

ANDREWS PLACE, PLANNED UNIT DEVELOPMENT

NARRATIVE DESCRIPTION

BEFORE THE CITY OF JACKSONVILLE, OREGON:

In The Matter Of:

An Application for a Tentative Plan and Planned Unit Development approval, to allow construction of sixteen (16) single family dwelling units on a tract of 8.835 acres, located at 1055 Third Street, Jacksonville, Oregon:

Purpose:

The applicants are requesting approval of a 16-lot, single-family residential project proposed under the Planned Unit Development (PUD) criteria established by the City of Jacksonville. The focus of the project is to provide a variety of single family housing units, designed to be consistent with the historical character of Jacksonville, and to be constructed on a tract of 8.835 acres located at the south end of Third Street, within the City Limits of Jacksonville. The property is zoned HR 0.5 (two dwellings per acre). Maximum standard density under this zoning is 17.67 dwelling units ($8.835 \times 2 = 17.67$). Under the PUD ordinance, the maximum density may be increased by up to 35% depending upon the number of purpose statements satisfied, yielding a maximum of 23.85 dwelling units ($17.67 \times 1.35 = 23.85$).

Authority:

The provisions of Chapter 17.16 of the City of Jacksonville Land Development Code (JLDC) apply to all properties zoned in the HR (Hillside Residential) zoning district. Planned Unit Developments are a permitted use in this zoning district; however, subdivisions without an accompanying PUD are prohibited; ergo, a planned unit development is clearly necessary to develop properties within the HR zoning district. Section 17.64.010(B) of the JLDC clearly notes that the purpose of the PUD is to

“...encourage clustering to preserve resource trees, setbacks, connectivity options, natural topography, and view sheds.”

General Narrative:

The applicant has submitted a project design which proposes 16 single family dwelling units on individual lots located on the westerly half of the parent parcel adjacent to South Third Street near the City’s southerly Urban Growth Boundary. The undeveloped portion of the parcel will include an open space area in which the terrain and natural vegetation will remain undisturbed,

with the exception of the construction of hiking trails. Likewise, a portion of the individual lots will also remain natural in terrain and vegetation. The CC&Rs prohibit the construction of fences along interior property boundaries in order to promote an atmosphere of compatibly designed homes place into the environment of established trees and natural topography.

The street and lot design has been prepared in order to preserve the existing significant trees and to minimize the disturbance of the topography while still complying with the City's design standards. This design methodology also preserves the scenic aspect of the property by preserving the tree canopies which dominate the view shed. Every lot varies in terms of size and shape; every lot is one of a kind.

The design of the residences will be varied in several aspects in order to promote the differentiation that is identified as being the historical character of Jacksonville. The proposed residence designs will be submitted to HARC for review and approval. Differentiation in regards to structure design will be achieved by varying the architectural elements such as; exterior materials, the structure size, footprint, number of levels, roof slope and style, exterior articulations, location of garages and driveways, orientation to existing trees, orientation on the lot, and building setbacks. Every residence will be unique.

The following information is submitted to address the 'Narrative Description' criteria that are outlined in Section 17.64.030(D). The JLDC requires that Narrative Descriptions address the following four (4) criteria:

1. The nature, planned use, future ownership and method of perpetual maintenance of access ways and land to be left in natural or developed open space or which is otherwise to be held in common ownership.

Discussion: The attached PUD Site Plan and Preliminary Construction Plans show the location and orientation of the proposed lots in the PUD, and also show the topography, location of all open space, and delineate public facilities including water, sewer, and proposed streets and roads. In addition, the attached Tentative Plat also indicates the detailed size of the proposed parcels and configuration of the lots, access and common area.

Under the provisions of Section 17.64.080 (6), a "density bonus" can be assessed in seven percent (7%) increments for every purpose statement contained in Section 17.64.010 over the minimum basic requirement of three. The Findings of Fact prepared for this application demonstrate that the project meets all eight of the purpose statements providing for the maximum allowable density bonus of 35% or a total of 24 dwelling units.

In this application, the PUD is designed to provide for sixteen (16) individual single family residential lots, each will be developed with a uniquely-designed dwelling unit consistent with the historical character of the city.

The proposal provides for a range of house sizes from approximately 1,500 square feet to approximately 3,000 square. The house designs will provide for a differentiation in character involving the architectural style, the steepness of roof pitches, porches, and architectural detail designed to reflect the historic character of the city. Each structure will have, at a minimum, a 2-car garage and driveway, but designed in such a way to not be protruding or dominating the front portion of the house.

Ownership of the individual parcels subsequent to development will be on a fee-simple basis. The applicant proposes that the development will be served with public (City of Jacksonville) water, sewer, and streets, developed consistent with the applicable City Standards (see attached preliminary engineering plans).

As can be seen from the Preliminary PUD Plan and the Tentative Plat, a large portion of the property is reserved for common open space and preservation of the natural orientation of the property. A tree plan has been prepared showing the location and size of all trees that will remain, as well as those affected by the development. Approximately six of the 123 12-inch and larger trees on the parcel will need to be removed to construct the development.

The PUD concept provides for the developer to create a Homeowner's Association, which is the legal entity that will ultimately be in title of the lands noted on the plat and plan to be in common ownership. The developer will maintain control over the Homeowner's Association under the authority of ORS 94.600 until such time as two-thirds of the homes have been sold, at which time an organizational meeting will be held, and the Association, which is made up of lot owners, will take over operations under the authority of ORS 94.622. Until the time of the organizational meeting, the developer is responsible for the operations and maintenance of all common area, as provided by statute. As part of this responsibility, the developer is required by ORS 94.595 to establish a reserve account for maintaining, repairing and replacing common property, and developing a 'reserve study' on future costs, and providing a maintenance plan.

After the organizational meeting, the Homeowner's Association will operate under the authority provided by ORS 94.625, which includes assumption of all responsibilities for maintenance and operation of the common areas as provided by law, providing for insurance for the common areas, assessments for continuing maintenance costs, Under the scope of the Statutes, the maintenance plan will be provided by the Developer once the project is approved and built, so that accurate data can be generated regarding the reserve study for future costs.

2. A listing of all deviations from the strict provisions of the Code by citing each provision of the Code to be deviated from, followed by a brief explanation which covers the nature and extent of the deviation.

Discussion: The applicant has chosen to design this project such the all of the purpose

statements in the PUD chapter are satisfied without requesting deviations from the standards of the Development Code.

3. *A proposed development schedule which indicates the approximate date when construction of the PUD is expected to begin and end. If the PUD will be developed in phases, the development schedule for each phase shall be keyed to a plan that indicates PUD phasing boundaries.*

Discussion: The anticipated development schedule for “Andrews Place” is, of course, conditional upon the time frame that is necessary to approve this application via the City of Jacksonville land use process, consistent with the requirement for filing the Final PUD plan and construction of infrastructure as contained in Section 17.64.120. In anticipation of the project being approved during the winter of 2008-2009, the applicant proposes the following schedule:

Development Schedule:

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|---|---------------------|
| 1. Approval of the Process:
(Preliminary Plan and Tentative Plat, both phases) | Winter, 2008-2009 |
| 2. Removal or Demolition of Existing Structure | Spring, 2009 |
| 3. Begin Construction of infrastructure, Phase 1 | Spring/Summer, 2009 |
| 4. Finish infrastructure construction, Phase 1 | Summer, 2009 |
| 5. Submit Final Plan and Plat for Phase 1 | Summer, 2009 |
| 6. House construction, Phase 1 | Summer/Fall, 2009 |
| 6. Begin construction on Phase 2 * | Spring, 2010 |
| 7. Complete construction on Phase 2 | Summer, 2010 |
| 8. Submit Final Plan and Plat for Phase 2 | Summer, 2010 |

* *Construction on Phase 2 will likely depend upon market conditions.*

4. Such other pertinent information shall be included as may be considered necessary by the planning commission to make a determination that the contemplated arrangement or use makes it necessary and desirable to adopt regulations and requirements differing from those ordinarily applicable under this chapter.

Discussion: The applicant's design is not requesting the Commission to adopt regulations and requirements differing from those ordinarily applicable under this chapter. However, should a change or request be proposed that would require such an adoption, the applicant submits the following information that would provide such justification.

The subject property, due to its' configuration (long and narrow), location (South 3rd Street), orientation (steep sections, mature vegetation) and zoning (HR .5), presents a challenge in designing a development. The challenge is amplified by the applicant's goal of promoting all of the purpose statements and approval criteria without requesting deviations from the standards. However, the applicant has succeeded in doing exactly that.

This application provides 16 single family residences in a master-planned community, with generally smaller lots to preserve the vegetation, mature trees and view shed on the parcel and maintain a sense of connectivity with the existing undeveloped sites in the vicinity.

The design provides for a meandering streetscape, and due to the slopes and the meandering street, provides for a variety of loading options for both on-site parking and garages, allowing development of a particular architecturally-compatible design, while also providing for flexible floor plans and varied elevations.

The smaller lots provide for more common open space, preservation of major trees on site and providing each land owner with access to the Jacksonville hiking trails and related community amenities.

The unique orientation of this parcel, as well as the development plan, provides a special opportunity for a master-planned community that still provides for owner-occupied dwellings, pride of ownership, and a development that is compatible with not only abutting uses, but the general public in general. The architectural designs will be consistent with the historical trademark of differentiation within the community, but also provide an opportunity for new infill housing stock.

The property has been in the Owings family since 1946, therefore Mr. Owings has chosen the name Andrews Place in honor of his father. However, if the commission does not find that this reason adequately satisfies the requirement for historical names for subdivision, then Andrew Jackson can be used as the honoree.

Summary and Conclusion:

The project provides for an infill of 16 new, unique and historically compatibly designed houses, while preserving the natural vegetation and topography and maintaining the existing view shed. In addition, the applicant's design provides for a significant open space with hiking trails in an area of existing wildlife habitat and natural vegetation.

The project provides for the perpetual ownership and maintenance of the privately owned open space and the publicly owned streets and infrastructure. The project has been designed to satisfy all of the City's design standards without requesting deviations.

The project is proposed to be constructed in logical phases in accordance with a schedule relying upon the approval process and market conditions.