



Oregon  
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

12/11/2012

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Wilsonville Plan Amendment  
DLCD File Number 004-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, December 27, 2012

This amendment was submitted to DLCD for review prior to adoption with less than the required 35-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Blaise Edmonds, City of Wilsonville  
Gordon Howard, DLCD Urban Planning Specialist  
Jennifer Donnelly, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP	<input type="checkbox"/> In person <input type="checkbox"/> electronic <input type="checkbox"/> mailed
	DEPT OF
	DEC 07 2012
	LAND CONSERVATION AND DEVELOPMENT
For Office Use Only	

Jurisdiction: **City of Wilsonville**

Local file number: **DB12-0056**

Date of Adoption: **12/3/2012**

Date Mailed: **12/6/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 9/20/2012

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The purpose of this project is the development of the Piazza Park in Villebois. A Tentative Partition was approved to create the tract for the Piazza and to create a tract for the adjacent private streets (SW Campanile Lane and SW Piazza Lane). A zone change application is to rezone the tracts for the Piazza and the adjacent private streets as Village (V).

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from: **Public Facilities (PF)**

to: **Village (V)**

Location: **3S 1W 15AD TL 100**

Acres Involved: **.89**

Specify Density: Previous: **0 (Park)**

New: **0 (Park)**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☒ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☒ No



**DLCD file No.** 004-12 (19512) [17264]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None

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Local Contact: **Blaise Edmonds**

Phone: **(503) 570-1573** Extension:

Address: **29799 SW Town Center Loop E**

Fax Number: **503-682-7025**

City: **Wilsonville**

Zip: **97070-**

E-mail Address: **edmonds@ci.wilsonville.or.us**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)**  
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615 ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845 ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615 ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

## **ORDINANCE NO. 708**

**AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE PUBLIC FACILITY (PF) ZONE TO THE VILLAGE (V) ZONE ON .89 - ACRES COMPRISING THE SOUTHERLY PORTION TAX LOT 100 OF SECTION 15AD, T3S, R1W, CLACKAMAS COUNTY, OREGON. VILLEBOIS VILLAGE CENTER LLC, APPLICANT.**

### RECITIALS

WHEREAS, VILLEBOIS VILLAGE CENTER LLC, ("Applicant"), of the real property legally described and shown on Exhibit A, Attachments 1 and 2, attached hereto and incorporated by reference herein ("Property") has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, with conditions, which staff report was presented to the Development Review Board on October 22, 2012; and

WHEREAS, the Development Review Board Panel 'B' held a public hearing on the application for a Zone Map Amendment (DB12-0056) and other related development applications (DB12-0057-0059) on October 22, 2012, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 237, attached hereto as Exhibit C and incorporated by reference herein, which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB12-0056); approves all other related applications; adopts the staff report with modified findings, recommendations, and condition, all as placed on the record at the hearing; and contingent upon City Council approval of the Zone Map Amendment, authorizes the Planning Director to issue approvals to the Applicant consistent with the amended staff report, as adopted by DRB Panel 'B'; and

WHEREAS, on November 19, 2012, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the staff report, which record was



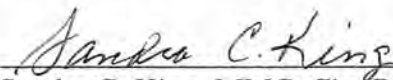
incorporated into the City Council public hearing record; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and the staff report, as contained in the record of the above described DRB hearing and incorporates them by reference herein, as if fully set forth.


Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB12-0056, attached hereto as Exhibit A, from the Public Facility (PF) Zone to the Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 19<sup>th</sup> day of November 2012, and scheduled for the second and final reading on December 3, 2012, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.


  
Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 3rd day of December, 2012, by the following

votes: Yes:5 No:-0-

  
Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 4<sup>th</sup> day of December 2012.

  
Tim Knapp, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Nunez	Yes
Councilor Starr	Yes
Councilor Goddard	Yes
Councilor Fitzgerald	Yes

Attachments:

- Exhibit A - Zoning Order DB12-0056
  - Attachment 1: Map depicting Zone Map Amendment
  - Attachment 2: Legal Description and Map
- Exhibit B – Planning Staff Report, Zone Change Findings, and Recommendation to City Council, Nov. 19<sup>th</sup>
- Exhibit C - DRB Panel B, Notice of Decision and Resolution No. 237.
- Exhibit D - Adopted Staff Report and DRB Recommendation (Exhibit A1), Oct. 22<sup>nd</sup> and the application on compact disk.
- Exhibit E – October 22<sup>nd</sup> DRB Minutes

**Exhibit A**  
**BEFORE THE CITY COUNCIL OF THE**  
**CITY OF WILSONVILLE, OREGON**  
**Piazza**

In the Matter of the Application of )  
Ms. Stacy Connery, Pacific Community )  
Design, Inc., )  
Agent for the Applicant, )  
Villebois Village Center, LLC., for )  
Rezoning of Land and Amendment )  
of the City of Wilsonville )  
Zoning Map Incorporated in Section 4.102 )  
of the Wilsonville Code. )

**ZONING ORDER DB12-0056**

The above-entitled matter is before the Council to consider the application of DB12-0056, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property ("Property"), legally described and shown on the attached Exhibits 1 and 2, has heretofore appeared on the City of Wilsonville Zoning Map as Public Facility (PF).

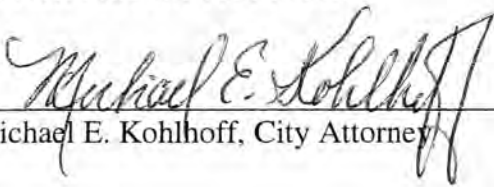
The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that The Property, consisting of .89 acres of the southerly portion of Tax Lot 100, Section 15 AD, T3S, R1W as more particularly shown in the Zone Map Amendment Map, Exhibit A, Attachment 2 and described in Exhibit A, Attachment 1 is hereby rezoned to Village (V), subject to conditions detailed in this Order's adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 3rd day of December, 2012.

  
TIM KNAPP, MAYOR

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michael E. Kohlhoff, City Attorney

ATTEST:

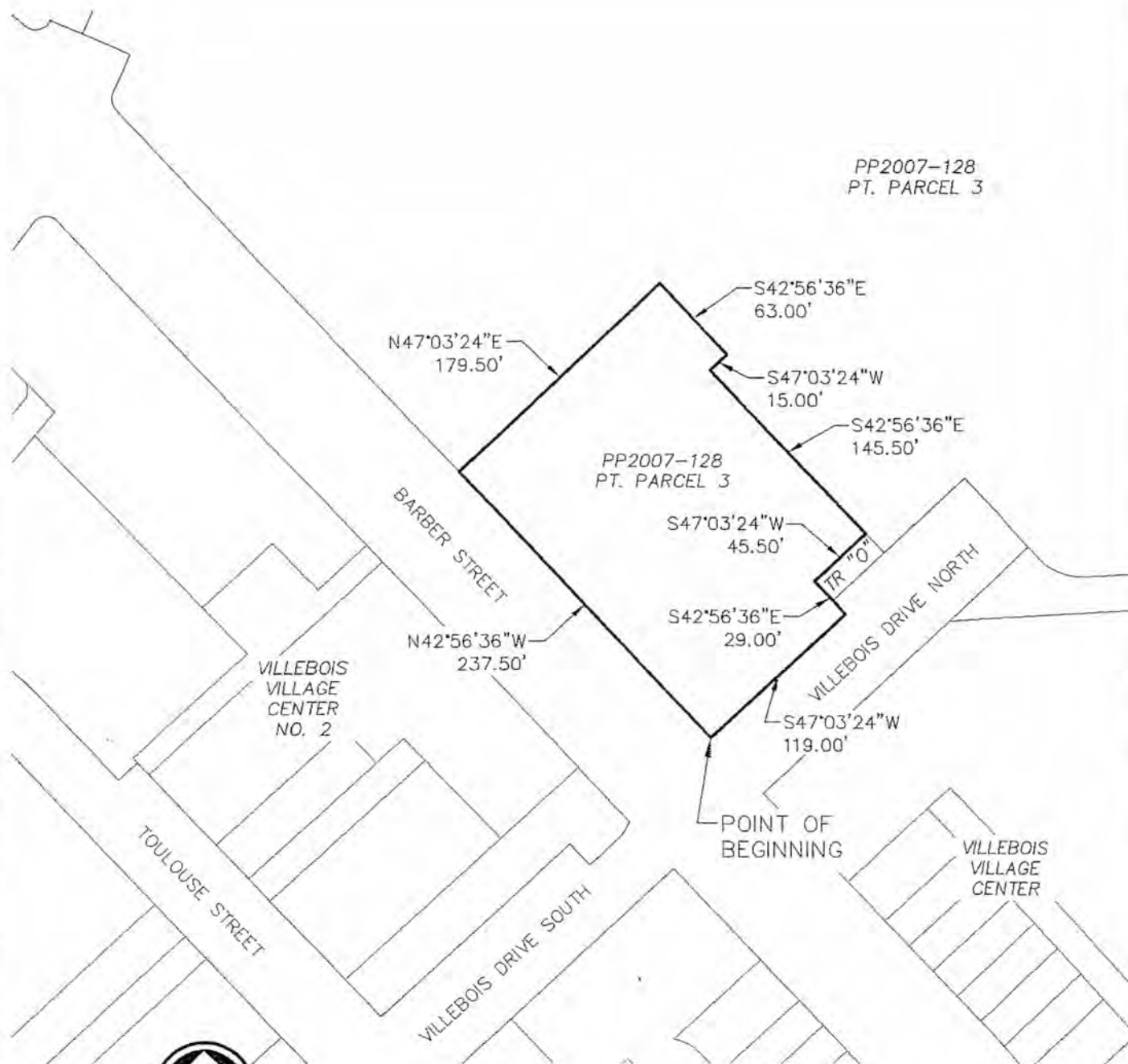
  
\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

Exhibit A: Zone Order

Attachment 1, Legal Description

Attachment 2, Map depicting Zone Map Amendment





SCALE

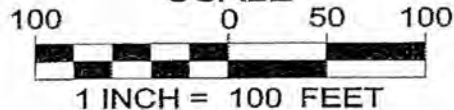


EXHIBIT "A"

DRAWN BY: TCJ DATE: 9/21/12

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO.: 398-050

SCALE: 1"=100'

PAGE 2 OF 2

*Pacific Community  
Design*

[T] 503-941-9484 [F] 503-941-9485

**EXHIBIT "A"**

September 21, 2012

**LEGAL DESCRIPTION**  
Zone Change

Job No. 398-050

A tract of land being a portion of Parcel 3 of Partition Plat No. 2007-128, in the Northwest and Northeast Quarters of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the most Southerly corner of said Parcel 3;

thence along the northerly right-of-way line of Barber Street, North  $42^{\circ}56'36''$  West, a distance of 237.50 feet;

thence leaving said right-of-way line, North  $47^{\circ}03'24''$  East, a distance of 179.50 feet;

thence South  $42^{\circ}56'36''$  East, a distance of 63.00 feet;

thence South  $47^{\circ}03'24''$  West, a distance of 15.00 feet;

thence South  $42^{\circ}56'36''$  East, a distance of 145.50 feet to the most Northerly corner of Tract "O" of the plat of "Villebois Village Center";

thence along the northerly line of said Tract "O", South  $47^{\circ}03'24''$  West, a distance of 45.50 feet, to the most westerly corner of said Tract "O";

thence along the westerly line of said Tract "O" and continuing onto the northerly right-of-way line of Villebois Drive North, South  $42^{\circ}56'36''$  East, a distance of 29.00 feet to an angle point in said right-of-way line;

thence continuing along said right-of-way line, South  $47^{\circ}03'24''$  West, a distance of 119.00 feet to the POINT OF BEGINNING.

Containing 0.88 acres, more or less.

Basis of bearing per Partition Plat No. 2007-128, Clackamas County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWES: 6/30/2013

## **EXHIBIT B**

**WILSONVILLE PLANNING DIVISION  
CITY COUNCIL  
QUASI - JUDICIAL PUBLIC HEARING  
STAFF REPORT  
*Piazza Villebois***

**Public Hearing Date:** November 19, 2012

**Application Numbers:** Request A: DB12-0056 Zone Map Amendment

**Property Owner/Applicant:**

**REQUEST:** Ms. Stacy Connery, of Pacific Community Design, acting as agent for Villebois Village Center, LLC, Applicant, proposes to develop the Piazza (Neighborhood Park – 7, Village Center Plaza) in the Villebois Village Center of the Villebois Village master Plan. The Applicant is proposing a Zone Map Amendment which would enable development of the Piazza. The Applicant's project introduction is found in Section 1A of Exhibit B1. The DRB approvals of a Preliminary Plan, Final Development Plan and a Tentative Partition Plat are contingent upon City Council approval of the Zone Map Amendment in case file DB12-0056.

**Current Comprehensive Plan Designation:** Residential - Village

**Current Zone Map Designation:** Public Facilities (PF).

**Proposed Zone:** Village (V)

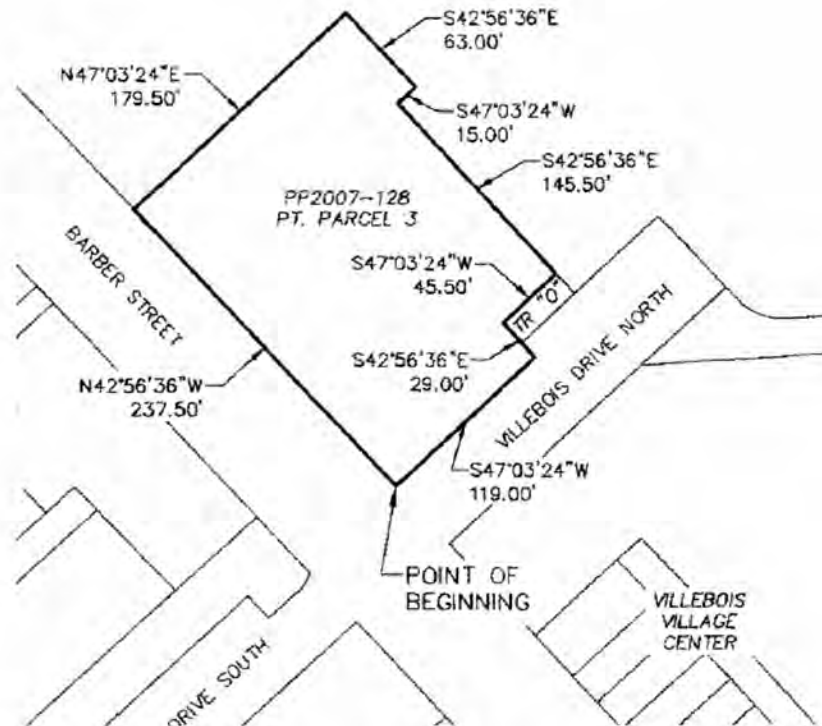
**ACTION:** The DRB Approved the application.

**Location:** The property is more particularly described as being a portion of Tax Lot 100 of Section 15AD; Township 3S, Range 1W; Clackamas County; Wilsonville, Oregon. The subject site has relatively level terrain containing a small cluster of deciduous trees. The Piazza is .52 acres and adjacent private roads are .37 acres for total .89 acres.



## ZONE MAP PF TO V

PP2007-128  
PT. PARCEL 3



### APPLICABLE REVIEW CRITERIA:

Wilsonville Code Section(s)	Description
Sections 4.008-4.015	Application Process – Findings and Conditions
Section 4.125	Village (V) Zone, Preliminary Development Plan, Final Development Plan
Section 4.136	Public Facility Zone
Section 4.197.02(A through G)	Zone Map Amendment

Other Planning Documents:
Villebois Master Plan, SAP-Central
Storm Water Master Plan

**Staff Reviewers:** Blaise Edmonds, Manager of Current Planning, Amanda Hoffman, Assistant Planner, Mike Ward City Civil Engineer, Don Walters, Plans Examiner, and Kerry Rappold, Natural Resources Program Manager.

## **PROJECT SUMMARY AND RECOMMENDATION:**

PDP-3 Central is located in the central core of the Villebois development. It will serve as part of the central hub of activities, services, and transportation serving the larger Villebois community. This is a high density residential and mixed-use area that serves as the southern entryway to the central Piazza. It provides a multi-modal transportation system facilitating pedestrians, bicycles, transit, and automobile access that connects residents to recreation, shopping, services, and their homes.

The Piazza is the heart of the Villebois community. Its design is inspired by European squares where hardscapes and informal spaces are prevalent. The Piazza will ultimately be surrounded by four story vertical mixed use buildings that will frame the space. The Piazza will provide the opportunity for community gatherings with the adjacent streets designed to be able to be closed to expand the space. The design of the Piazza includes pervious pavers, two bocce ball courts, a shelter, ornamental lighting, children's creative play and a decorative water fountain.

Several years ago, the City and Costa Pacific Communities received a large grant (over \$300K) from the Environmental Protection Agency (EPA) to implement innovative rainwater management strategies in Villebois. These strategies include elements such as rainwater planter boxes, vegetated bio-swales, deciduous trees, eco-roofs and pervious pavers. Many of these strategies have already been implemented. The EPA funds need to be expended by spring of next year or it could be reallocated to other projects. The timing of approval and construction of the Piazza is critical in order to utilize the EPA funds. Costa Pacific Communities plans to advance the construction of the Piazza through the fall and winter months in anticipation of meeting the EPA deadline.

A detailed project introduction and compliance report in support of the application is provided by the Applicant found in Exhibit B1. The Applicant's introduction in Section 1A adequately describes the project, the requested application components, and compliance findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the Applicant's submittal documents and compliance findings, rather than repeat their contents again here. The application components are described briefly, below:

Four (4) applications were requested for the Piazza:

- Zone Change to Village (V) for Piazza & adjacent private streets Section IIIA of Exhibit B1.
- Preliminary Development Plan for the Piazza – NP-7 (includes adjacent private streets).
- Final Development Plan for Piazza (includes adjacent private streets) Section IVA of Exhibit B1.
- Tentative Partition Plat Approval to create tracts for the Piazza & adjacent private streets of Campanile Lane & Piazza Lane. Section IIB of Exhibit B1.

The purpose of this project is the development of the Piazza. The DRB approved a Tentative Partition Plat to create the tract for the Piazza and to create a tract for the adjacent private streets (Campanile Lane and Piazza Lane). The remainder parent parcel is not proposed for

development at this time and would retain the existing Public Facilities (PF) Zone. The DRB approved a Final Development Plan (FDP) for the development of the Piazza and for adjacent private streets. The attached plans show the proposed private streets and Piazza development in compliance with the *Villebois Village Master Plan* and the *SAP Central Community Elements Book*.

## **CONCLUSION:**

**As demonstrated in findings A1 through A13, the proposed Zone Map Amendment meets all applicable requirements in Section 4.197 with no proposed conditions of approval.**

## **MASTER EXHIBIT LIST**

The following exhibits are hereby entered into the public record by the Development Review Board in consideration of the application as submitted:

- A1.** Staff Report, findings, recommendations and conditions.
- A2.** Staff PowerPoint presentation.

### **Applicant's Written and Graphic Materials:**

**B1.** Land Use application in large binder notebook and on compact disk, date received September 28, 2012 including; Code compliance/findings. Application, mailing list, introduction/project narrative, compliance reports to requests A through D, Zone Map Amendment Metes and Bounds description and map, DKS Traffic Report and site plan sheets.

**B2.** Full Size Drawings/Plan Sheets of the smaller plans in Exhibit B1.

- C1.1.** Existing Conditions Map
- C1.4.** Tentative Partition Plat
- C1.5.** Preliminary Utility Plan
- C1.5.** Preliminary Utility Plan
- C1.0.** Cover Sheet
- C1.2.** Tree Protection Plan
- C1.3.** Preliminary Circulation Plan
- C1.6.** Preliminary Grading Plan
- L1.0.** Preliminary Site Plan
- L2.0.** Preliminary Grading Plan
- L3.0.** Preliminary Planting Plan
- L4.0.** Piazza Details
- L4.1.** Piazza Details
- L4.2.** Piazza Details
- L4.3.** Shelter Details
- L4.4.** Piazza Fountain Details
- L4.5.** Piazza Details

### **Development Review Team:**

- C1.** Engineering Division Conditions, Dated October 10, 2012. Included in this staff report.



**C2.** Natural Resources Program Director Conditions, Dated October 10, 2012. Included in this staff report.

**C3.** Public Works Department condition Dated October 10, 2012. Included in this staff report.

**SMART** transit, no conditions of approval were proposed.

**Building Division Conditions**, no conditions of approval were proposed.

**TVFR**, no conditions of approval were proposed.

**Public Testimony:**

Letters (neither for nor Against):

Letters (In Favor): None submitted

Letters (Opposed): None submitted

## **FINDINGS OF FACT**

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1. **Existing Site Conditions:** The Applicant has provided a full project description in Exhibit B1. The subject property is currently zoned PF.

**Surrounding Development:** The adjacent land uses are as follows:

<b>Compass Direction</b>	<b>Existing Use(s)</b>
North	Vacant land, SAP-Central
East	SAP-Central – multi- family residential
South	SAP-South - residential
West	SAP-North - residential

**Natural Characteristics:** The relatively level Piazza property is .52 acres which includes a small number of conifer and deciduous trees.

**Streets:** The subject property abuts Barber Street and Villebois Drive (public streets) and Campanile Lane and Piazza Lane (private streets).

**Previous Planning Applications Relevant to the subject property:**

Legislative:

02PC06 - Villebois Village Concept Plan

02PC07A - Villebois Comprehensive Plan Text

02PC07C - Villebois Comprehensive Plan Map

02PC07B - Villebois Village Master Plan

02PC08 - Village Zone Text

04PC02 – Adopted Villebois Village Master Plan

LP-2005-02-00006 – Revised Villebois Village Master Plan

LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)

DB06-0006-Zone Map Amendment

DB06-0006-Preliminary Development Plan for Phase I

DB06-0006-Approve Type ‘C’ Tree Plan

DB06-0006-Tentative Subdivision Plat (Small Lot)

DB06-0010: DB06-0010-Final Development Plan for Phase I (The Alexan at Villebois Apartments and Building 1F)

DB06-0011: DB06-0011-Final Development Plan for Phase I (The Seville Row and Les Bois Rowhomes)

DB06-0012: DB06-0012-Tentative Subdivision Plat (Large Lot)

Quasi Judicial:

Several lot line adjustments, land partitions and Temporary Use Permits to allow Costa Communities offices at Dammasch.

2. The Applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.
3. Notice of the proposed project has been sent to the appropriate agencies involved in the review of public improvements. Comments and conditions of approval from the Building and Engineering Divisions, and Natural Resources Program Manager were received and are incorporated into this staff report.
4. The statutory 120-day time limit applies to this application. The application was initially received on September 14, 2012. Staff conducted a completeness review within the statutorily allowed 30-day review period, and advised the Applicant by letter on September 18, 2012, of missing items. On September 28, 2012, the Applicant submitted additional materials intended to complete the application. For procedural reasons, on October 1, 2012 the application was deemed complete. The City must render a final decision for the request, including any appeals, by January 18, 2013.

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### CONCLUSIONARY FINDINGS

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**The Applicant's compliance findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures are found in Exhibit B1 and are hereby incorporated into this staff report as findings for approval.**

<b>REQUEST A</b> <b>DB12-0056: ZONE MAP AMENDMENT</b>
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This request is for approval of a Zone Map Amendment from the Public Facility zone to the Village (V) zone for .89 acres involving the southerly portion of Tax Lot 100 and the adjacent SW Campanile Drive and SW Piazza Lane (private streets). Because the service levels vary throughout the City, the zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions related to needed public facilities improvements. All land development proposals are reviewed for conformity with the Comprehensive Plan and specific standards set forth in the zoning ordinance.

As set forth in Subsection 4.197(.02) of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Board must at a minimum, adopt findings addressing Criteria A-G, below.

**Criterion 'A'**



**“That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140.”**

- A1. The Applicant has provided findings in Exhibit B1 addressing the Zone Map Amendment criteria, which are included in this staff report as findings for approval. Approval of the proposed Zoning Map Amendment is contingent on approval by the City Council by a City Ordinance.

**Criterion ‘B’**

**“That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text.”**

**Proposed Comprehensive Plan Designation: Village**

- A2. The subject site is currently zoned Public Facility (PF). The Applicant proposes to change the Public facility (PF) Zone to the Village (V) zone on .52 acres and including the adjacent private streets (Campanile Lane and Piazza Lane) comprising .37 acres to enable development of the Piazza. On the basis of Section 4.125 the Applicant is seeking the appropriate V zone based on the ‘Village’ Comprehensive Plan Map designation.
- A3. The proposed Comprehensive Plan Map designation is ‘Village’. The gross site area of the Piazza is .52 acres. The proposed Preliminary Development Plan is reviewed in Request B of this staff report.
- A4. The Applicant’s zone change proposal would enable the development of the Piazza, which is located in the center of Villebois Village. The Applicant’s response findings in Exhibit B1 speak to the providing for the Piazza in the City, meeting these measures.

**Area of Special Concern**

- A5. The subject property is not located in an area of special concern by the Comprehensive Plan.

**Criterion ‘D’ – Public Facilities: “That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized.”**

- A6. The Deputy City Engineer’s recommended Public Facility (PF) conditions impose further performance upon the Preliminary Development Plan application, which requires the Applicant to provide adequate water and storm sewer infrastructure to serve Piazza. As currently configured, the Piazza satisfies all design requirements regarding needed infrastructure improvements.

**Criterion ‘E’ – Significant Resource Overlay Zone: “That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural**



**hazard, and/or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone.”**

**A7.** The subject property is not designated within the Significant Resource Overlay Zone (SROZ).

**Criterion ‘F’ “That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”**

**A8.** The Applicant’s submittal documents indicate the intent to develop the Piazza soon after final approvals are obtained from the City within years 2012 - 2013 meeting code.

**Criterion ‘G’ “That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards.”**

**A9.** The Applicant’s proposal, together with the Preliminary Development Plan conditions of approval will bring it into compliance with all applicable development standards.

**Subsection 4.197(.03) provides that “If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.”**

**A10.** The Applicant has made affirmative findings in Exhibit B1 to Subsection 4.197.02(A)-(G) meeting Subsection 4.197(.03).

**Subsection 4.197(.04) stipulates that the “City Council action approving a change in zoning shall be in the form of a Zoning Order.”**

**A11.** The DRB recommends approval of the proposed Zone Map Amendment with no conditions of approval being proposed. A City Council Zoning Order and Ordinance regarding the proposed Zone Map Amendment is required subsequent to contingent approval of the requested companion applications.

**Subsection 4.197(.05) provides “In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.”**

**A12.** The DRB recommends adoption of these findings to the Development Review Board in review of the application to modify the Zone Map designation from PF to V. Upon recommendation of approval by the Board, these will be forwarded to the City Council for final action.

**SUMMARY FINDING:**

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- A13.** The Applicant has demonstrated that the proposed Zone Map Amendment will meet all applicable requirements. Its approval may be recommended to the City Council.

Attachments: DRB Resolution No. 237, including adopted staff report with conditions of approval.



**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 237**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A ZONE MAP AMENDMENT FROM PUBLIC FACILITY (PF) TO VILLAGE (V), PRELIMINARY DEVELOPMENT PLAN, TENTATIVE PARTITION PLAT AND A FINAL DEVELOPMENT PLAN FOR THE DEVELOPMENT OF THE PIAZZA IN SAP-CENTRAL OF VILLEBOIS. THE SUBJECT PROPERTY IS LOCATED ON A PORTION OF TAX LOT 100 OF SECTION 15AD, T3S, R1W, CLACKAMAS COUNTY, OREGON. VILLEBOIS VILLAGE CENTER LLC, APPLICANT.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a staff report on the above-captioned subject dated October 15, 2012, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at a regularly scheduled meeting conducted on October 22, 2012, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board Panel B of the City of Wilsonville recommends that the City Council approve a request for a Zone Map Amendment (Case File DB12-0056) and does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendations and conditions placed on the record herein and authorizes the Planning Director to issue approvals consistent with said recommendations for Case File(s):

DB12-0056 Zone Map Amendment

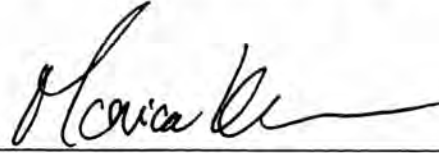
DB12-0057 Preliminary Development Plan for the Piazza

DB12-0058 Final Development Plan for the Piazza and adjacent streets.

DB12-0059 Tentative Partition Plat

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 22<sup>nd</sup> day of October 2012 and filed with the Planning Administrative Assistant on Oct. 23, 2012. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec*

4.022(.09) unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.



Monica Keenan, Chair  
Development Review Board, Panel B

Attest:



Shelley White, Planning Administrative Assistant

**EXHIBIT A1**

**WILSONVILLE PLANNING DIVISION  
DEVELOPMENT REVIEW BOARD PANEL 'B'  
QUASI - JUDICIAL PUBLIC HEARING  
STAFF REPORT  
*Piazza Villebois*  
(Amended and Adopted Oct. 22, 2012)**

**Public Hearing Date:** October 22, 2012  
**Date of Report:** October 15, 2012

**Application Numbers:** Request A: DB12-0056 Zone Map Amendment  
Request B: DB12-0057 Preliminary Development Plan (PDP-3 Central for the Piazza and adjacent streets)  
Request C: DB12-0058 Final Development Plan (FDP-3 for the Piazza and adjacent streets)  
Request D: DB12-0059 Tentative Partition Plat

~~Deleted words~~  
*New words*

**Property Owner/Applicant:**

**REQUEST:** Ms. Stacy Connery, of Pacific Community Design, acting as agent for Villebois Village *Center*, LLC, Applicant, proposes to develop the Piazza (Neighborhood Park - 7 Village Center Plaza) in the Villebois Village Center of the Villebois Village master Plan. The Applicant is proposing a Zone Map Amendment which would enable development of the Piazza. The Applicant's project introduction is found in Section 1A of Exhibit B1. Approvals of Requests B – D are contingent upon City Council approval of the Zone Map Amendment in case file DB12-0056 (Request A).

**Current Comprehensive Plan Designation:** Residential - Village

**Current Zone Map Designation:** Public Facilities (PF).

**Proposed Zone:** Village (V)

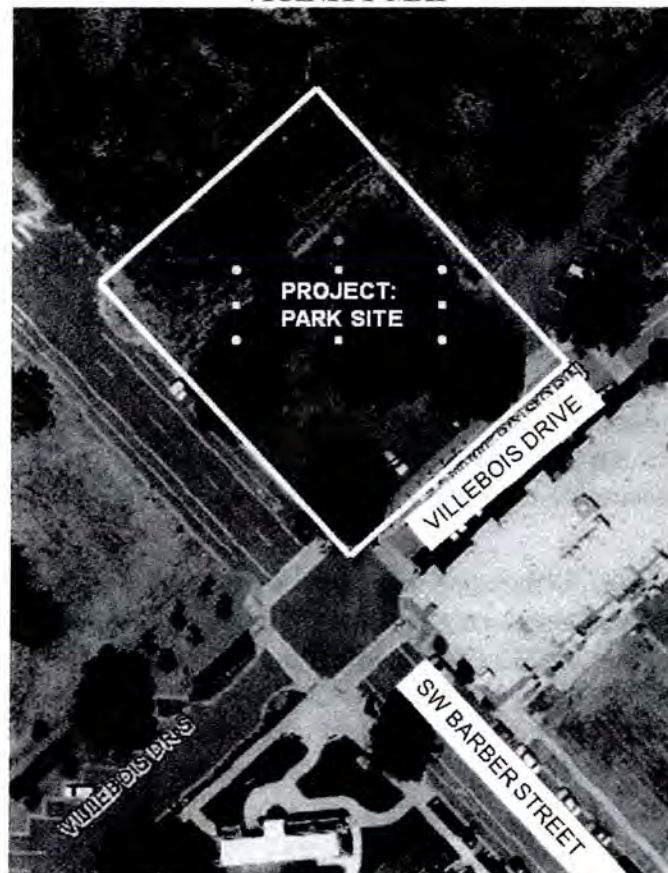
~~**STAFF RECOMMENDATION ACTION:**~~ *The DRB Approved* the application with conditions of approval beginning on page 5.

**Location:** The property is more particularly described as being a portion of Tax Lot 100 of Section 15AD; Township 3S, Range 1W; Clackamas County; Wilsonville, Oregon. The subject



site has relatively level terrain containing a small cluster of deciduous trees. The Piazza is .52 acres and adjacent private roads are .37 acres for total .89 acres.

**VICINITY MAP**



**APPLICABLE REVIEW CRITERIA:**

<b>Wilsonville Code Section(s)</b>	<b>Description</b>
Sections 4.008-4.015	Application Process – Findings and Conditions
Section 4.125	Village (V) Zone, Preliminary Development Plan, Final Development Plan
Section 4.136	Public Facility Zone
Section 4.154	Bicycle, Pedestrians and Transit Facilities
Section 4.155	Parking
Section 4.175	Public Safety and Crime Prevention
Section 4.155	Parking
Section 4.176	Landscaping
Section 4.177 (as applicable)	Street Improvement Standards
Section 4.178	Sidewalk and Pathway Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage
Section 4.197.02(A through G)	Zone Map Amendment
Sections 4.420 – 4.270	Land Divisions
Section 4.199	Outdoor Lighting
Sections 4.300 – 4.320	Underground Utilities



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<b>Other Planning Documents:</b>
Villebois Master Plan, SAP-Central
Storm Water Master Plan

**Staff Reviewers:** Blaise Edmonds, Manager of Current Planning, Amanda Hoffman, Assistant Planner, Mike Ward City Civil Engineer, Don Walters, Plans Examiner, and Kerry Rappold, Natural Resources Program Manager.

## **PROJECT SUMMARY AND RECOMMENDATIONS:**

PDP-3 Central is located in the central core of the Villebois development. It will serve as part of the central hub of activities, services, and transportation serving the larger Villebois community. This is a high density residential and mixed-use area that serves as the southern entryway to the central Piazza. It provides a multi-modal transportation system facilitating pedestrians, bicycles, transit, and automobile access that connects residents to recreation, shopping, services, and their homes.

The Piazza is the heart of the Villebois community. Its design is inspired by European squares where hardscapes and informal spaces are prevalent. The Piazza will ultimately be surrounded by four story vertical mixed use buildings that will frame the space. The Piazza will provide the opportunity for community gatherings with the adjacent streets designed to be able to be closed to expand the space. The design of the Piazza includes pervious pavers, two bocce ball courts, a shelter, ornamental lighting, children's creative play and a decorative water fountain.

Several years ago, the City and Costa Pacific Communities received a large grant (over \$300K) from the Environmental Protection Agency (EPA) to implement innovative rainwater management strategies in Villebois. These strategies include elements such as rainwater planter boxes, vegetated bio-swales, deciduous trees, eco-roofs and pervious pavers. Many of these strategies have already been implemented. The EPA funds need to be expended by spring of next year or it ~~will~~ **could** be reallocated to other projects. The timing of approval and construction of the Piazza is critical in order to utilize the EPA funds. Costa Pacific Communities plans to advance the construction of the Piazza through the fall and winter months in anticipation of meeting the EPA deadline.

A detailed project introduction and compliance report in support of the application is provided by the Applicant found in Exhibit B1. The Applicant's introduction in Section 1A adequately describes the project, the requested application components, and compliance findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the Applicant's submittal documents and compliance findings, rather than repeat their contents again here. The application components are described briefly, below:

This application requests approval of the following four (4) applications for the Piazza.

- Zone Change to Village (V) for Piazza & adjacent private streets Section IIIA of Exhibit B1.

- Preliminary Development Plan for the Piazza – NP-7 (includes adjacent private streets).
- Final Development Plan for Piazza (includes adjacent private streets) Section IVA of Exhibit B1.
- Tentative Partition Plat Approval to create tracts for the Piazza & adjacent private streets of Campanile Lane & Piazza Lane. Section IIB of Exhibit B1.

The purpose of this project is the development of the Piazza. A Tentative Partition is proposed to create the tract for the Piazza and to create a tract for the adjacent private streets (Campanile Lane and Piazza Lane). A zone change application is also included to rezone the tracts for the Piazza and the adjacent private streets as Village (V). The remainder parcel, which is not proposed for development at this time, will retain the existing Public Facilities (PF) Zone. The Final Development Plan (FDP) for the development of the Piazza and adjacent private streets is included. The attached plans show the proposed private streets and Piazza development in compliance with the *Villebois Village Master Plan* and the *SAP Central Community Elements Book*.

#### **Request A – Zone Map Amendment**

The proposal is to change the Public Facility (PF) zone to the Village (V) zone. The proposed park use is permitted under Wilsonville Code Section 4.125. The proposed Zone Map Amendment would enable the development permitting process.

As demonstrated in findings A1 through A13, the proposed Zone Map Amendment meets all applicable requirements in Section 4.197 subject to compliance with proposed conditions of approval.

#### **Request B – Preliminary Development Plan (PDP)**

As demonstrated in findings B1 through B76, the proposed Preliminary Development Plan meets all applicable requirements in Section 4.125.01 through .07 and of Specific Area Plan – Central.

#### **Request C – Final Development Plan (FDP)**

As demonstrated in findings C1 through C29, with conditions of approval referenced therein, the proposed Final Development Plan should be approved subject to compliance with proposed conditions of approval.

#### **Request D , Tentative Partition Plat**

As demonstrated in findings D1 through D13, Staff is recommending that the proposed tentative partition plat be approved.

## **DISCUSSION TOPICS**

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### **Issues related to the Preliminary and Final Development Plans:**

**Street Trees:** The conceptual planting plan for the Piazza show columnar Italian cypresses for street trees at Campanile Lane and along a short section of Barber Street. The SAP Central Community Elements Book does not require street trees on the Piazza boundaries.

**Restrooms:** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows two alternative sites for restrooms; Alternative 1 is at the northwest corner of the Piazza and Alternative 2 is north of Piazza Lane. Alternative restrooms 2 may be a freestanding building or incorporated in the post office within a multi-use building. This plan does not propose placing restrooms at the Piazza but would provide portable restrooms for special events.

**Observation Tower.** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows an off-site observation tower to be incorporated into one of the adjacent, future multi-use buildings. The tower is not proposed as part of this application.

**Parks Board:** The City's Parks and Recreation Advisory Board reviewed the Piazza plans at their regular meeting on October 11<sup>th</sup>. The Parks Board forward a recommendation of approval as designed.

**Maintenance:** The Piazza is identified in the Villebois Village Master Plan as a neighborhood park. Due to its small size (.52 acres), lack of regional amenities and specialized design, the Piazza will be privately maintained by the Villebois Village Center HOA in perpetuity. The Developer will be required to enter into an Operations and Maintenance Agreement for the PDP that clearly identifies ownership and maintenance responsibilities. This document will be recorded with the partition that creates the Piazza parcel. This requirement has been added as Condition of Approval PDD3.



## PROPOSED CONDITIONS OF APPROVAL FOR REQUESTS 'A' – 'D'

The applications and supporting documents are hereby adopted for approval with the following conditions:

PD = Planning Division conditions BD – Building Division Conditions PF = Engineering Conditions. NR = Natural Resources Conditions TR = SMART/Transit Conditions FD = Tualatin Valley Fire and Rescue Conditions PW = Public Works	Request A: DB12-0056 Zone Map Amendment Request B: DB12-0057 Preliminary Development Plan (PDP) Request C: DB12-0058 Final development Plan (FDP-3) Request D: DB12-0059 Tentative Partition Plat
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### ***Request A: DB12-0056: Zone Map Amendment***

On the basis of findings A1 through A13 this action approves the Zone Map Amendment from Public Facilities (PF) to Village (V), and forwards this recommendation to the City Council with no proposed conditions of approval.

### ***Request B: DB12-0057: Preliminary Development Plan***

On the basis of findings B1 through B76 this action approves the Preliminary Development Plan submitted with this application labeled Exhibit B1, approved by the Development Review Board with one conditions of approval, and stamped “Approved Planning Division.” Approval of the Preliminary Development Plan is contingent on City Council approval of the request for a Zone Map Amendment.

**PDB1.** Copies of “draft” legal documents relating to the creation of a non-profit home owner’s association must be provided to the City Attorney. The existing CC&R’s may need to be modified to include the Piazza and the adjacent private streets. See Finding B51.

***PDB2. The Applicant shall work with Staff to add temporary restroom facilities during high use times until other facilities are available.***

<b>Engineering Division - Standard Comments:</b>											
<b>PFA 1.</b>	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards.										
<b>PFA 2.</b>	Applicant <i>or applicant’s contractor</i> shall submit insurance requirements to the City of Wilsonville in the following amounts: <table> <tr> <td><i>General Aggregate</i></td><td><b>\$2,000,000</b></td></tr> <tr> <td><i>Products-Completed Operations Aggregate</i></td><td><b>\$2,000,000</b></td></tr> <tr> <td><i>Each Occurrence</i></td><td><b>\$2,000,000</b></td></tr> <tr> <td><i>Fire Damage (any one fire)</i></td><td><b>\$ 50,000</b></td></tr> <tr> <td><i>Medical Expense (any one person)</i></td><td><b>\$ 25,000</b></td></tr> </table>	<i>General Aggregate</i>	<b>\$2,000,000</b>	<i>Products-Completed Operations Aggregate</i>	<b>\$2,000,000</b>	<i>Each Occurrence</i>	<b>\$2,000,000</b>	<i>Fire Damage (any one fire)</i>	<b>\$ 50,000</b>	<i>Medical Expense (any one person)</i>	<b>\$ 25,000</b>
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<i>Fire Damage (any one fire)</i>	<b>\$ 50,000</b>										
<i>Medical Expense (any one person)</i>	<b>\$ 25,000</b>										
<b>PFA 3.</b>	No construction of, or connection to, any existing or proposed public										



	utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
<b>PFA 4.</b>	All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
<b>PFA 5.</b>	Plans submitted for review shall meet the following general criteria: <ul style="list-style-type: none"> <li>a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.</li> <li>b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.</li> <li>c. In the plan set for the PW permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.</li> <li>d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.</li> <li>e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.</li> <li>f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.</li> <li>g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.</li> <li>h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.</li> <li>i. Erosion control plan that conforms to City of Wilsonville Ordinance No. 482.</li> <li>j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.</li> <li>k. All engineering plans shall be stamped by a Professional Engineer registered in the State of Oregon.</li> </ul>
<b>PFA 6.</b>	Submit plans in the following format and order for all public works construction to be maintained by the City: <ul style="list-style-type: none"> <li>a. Cover sheet</li> <li>b. City of Wilsonville construction note sheet</li> <li>c. General construction note sheet</li> <li>d. Existing conditions plan.</li> <li>e. Erosion control and tree protection plan.</li> <li>f. Site plan. Include property line boundaries, water</li> </ul>

	quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
g.	Grading plan, with 1-foot contours.
h.	Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
i.	Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
j.	<b>Street plans.</b>
k.	Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
l.	Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
m.	Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
n.	Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
o.	Composite franchise utility plan.
p.	City of Wilsonville detail drawings.
q.	Illumination plan.
r.	Striping and signage plan.
s.	Landscape plan.
<b>PFA 7.</b>	Prior to manhole and sewer line testing, design engineer shall coordinate with the City and update the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to the updated numbering system. Design engineer shall also show the updated numbering system on As-Built drawings submitted to the City.
<b>PFA 8.</b>	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
<b>PFA 9.</b>	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a



	1200-CN permit from the City of Wilsonville is required.
<b>PFA 10.</b>	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall maintain all LID storm water components and private conventional storm water facilities located within medians and from the back of curb onto and including the project site.
<b>PFA 11.</b>	Fire hydrants shall be located in compliance with TVF&R fire prevention ordinance and approval of TVF&R.
<b>PFA 12.</b>	All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
<b>PFA 13.</b>	Sidewalks and pedestrian linkages shall be in compliance with the Department of Justice's ADA Standards for Accessible Design (2010).
<b>PFA 14.</b>	No surcharging of sanitary or storm water manholes is allowed.
<b>PFA 15.</b>	The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways. Street lighting shall be in conformance with the revised Villebois Village Community Elements Book Master Plan for street lights.
<b>PFA 16.</b>	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
<b>PFA 17.</b>	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
<b>PFA 18.</b>	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer.
<b>PFA 19.</b>	Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
<b>PFA 20.</b>	All water lines that are to be temporary dead-end lines due to the phasing of construction shall have a valved tee with fire-hydrant assembly installed at the end of the line.

<b>PFA 21.</b>	If not already in existence, Applicant shall provide a minimum 6-foot public utility easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along minor and major collectors. A 10-ft PUE shall be provided along minor and major arterials.
<b>PFA 22.</b>	<p><b>Mylar Record Drawings:</b></p> <p>At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. mylar and an electronic copy in AutoCAD, current version.</p>
<b>PFA 23.</b>	<p><b>Partition Plat:</b></p> <p>Paper copies of all proposed subdivision plats shall be provided to the City for review. Once the subdivision plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil. mylar copy of the recorded subdivision plat.</p>
Specific Comments:	
<b>PFA 24.</b>	A traffic study was not required for this proposed project.
<b>PFA 25.</b>	On Tract "B" submitted plans appear to indicate a public utility easement across its entirety. Applicant shall provide the city with pipeline easements in conformance with the requirements of PF 5. The City does not approve of having a utility easement over the entirety of Tract "B".
<b>PFA 26.</b>	If public easements are not provided on the partition plat, Applicant shall provide to City an easement recording fee of \$250 per tax lot with easement documents in conformance to PF 5.
<b>PFA 27.</b>	Storm detention facilities for this site are provided by existing detention facilities located in Palermo Park and Pond F. No additional detention facilities are required.
<b>PFA 28.</b>	Water quality for this site is provided by existing water quality facilities located in Pond F. No additional water quality facilities are required.
<b>PFA 29.</b>	On Campanile Lane, the Applicant shall remove the existing stormwater cleanout and connect the new system onto the existing system.
<b>PFA 30.</b>	On Piazza Lane, the Preliminary Utility Plan does not show catch basins. Applicant shall add catch basins or provide information on how storm drainage is to be accomplished.
<b>PFA 31.</b>	On Piazza Lane, the Preliminary Utility Plan does not show an extension of the storm main line. Applicant shall provide information on how storm service will be provided to the building site located northeast of Piazza Lane.
<b>PFA 32.</b>	On Campanile Lane, the Preliminary Utility Plan does not show an extension



	of the sanitary sewer main line. Applicant shall provide information on how sanitary service will be provided to the building site located northwest of Campanile Lane, building site located northeast of Piazza Lane, and to future building sites located on the future extension of Campanile Lane, future Valencia Lane and future Collina Lane.
<b>PFA 33.</b>	On Campanile Lane, Applicant shall remove the existing water blow-off and connect new water system. Applicant can install either an in-line valve or test new system against existing valve in Barber Street.
<b>PFA 34.</b>	It is understood by the City that Tracts "A" and "B" (which include Campanile Lane, Piazza Lane and the Piazza Park) shall be privately maintained. Applicant shall prepare an Ownership and Maintenance agreement between the City and the owner.

**Natural Resources Department:**

**Rainwater Management Plan:**

- NR1.** Provide a rainwater analysis for the Piazza that demonstrates the proposed rainwater management components satisfy the requirements of the SAP Central Rainwater Management Plan.
- NR2.** Pursuant to the City of Wilsonville Public Works Standards, access should be provided for the entire perimeter of the rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NR3.** All rainwater management components and associated infrastructure located in public areas shall be designed to the Public Works Standards. Rainwater management components in private areas shall comply with the plumbing code.
- NR4.** Plantings in rainwater management components located in public areas shall comply with the Public Works Standards. Plantings in rainwater management components located in private areas shall comply with the plant list in the Rainwater Management Program or Community Elements Plan.
- NR5.** The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

**Other:**

- NR6.** Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:

- a. Gravel construction entrance;

- b. Stockpiles and plastic sheeting;
- c. Sediment fence;
- d. Inlet protection (Silt sacks are recommended);
- e. Dust control;
- f. Temporary/permanent seeding or wet weather measures (e.g. mulch);
- g. Limits of construction; and
- h. Other appropriate erosion and sedimentation control methods.

**NR7.** The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200-C permit).

***Request C: DB12-0058: Final Development Plan***

**On the basis of findings C1 through C30 this action approves the Final Development Plan with this application, approved by the Development Review Board, and stamped “Approved Planning Division” unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process. Approval of the requested Final Development Plan is contingent upon City Council approval of the request for a Zone Map Amendment.**

**PDC1.** Construction and site development shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved by the Board. The Applicant/Owner shall develop the site as approved by the Board unless altered by a subsequent Board approval, or minor revisions are approved by the Planning Director under a Class I administrative review process.

**PDC2.** The Applicant/Owner shall provide a minimum of six (6) bicycle parking spaces to be dispersed throughout the project park. Bicycle racks shall be designed so that both wheels and bike frame can be secured as shown on Sheet L4.1 (detail 5) in Exhibit B1.

**PDC3.** Prior to installing plantings and trees the Applicant/Owner shall provide the Planning Division a final landscape plan that will be going out for bid demonstrating that the plantings meet the minimum size requirements of Section 4.176.06(A)(1 through 5)WDC. Prior to installation of required landscape materials, the Applicant/Owner shall:

- a. Assure that construction and site development shall be carried out in substantial accord with the Site Design Review plans as approved by the Development Review Board, except as may be subsequently altered by Board approval, or by minor revisions approved by the Planning Director under a Class I administrative review process.
- b. Assure that all shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon cans when available. The landscaping plan shall be planted at such a density so as to provide a minimum of 95% coverage of landscape areas with vegetation, within a 3 year time period. See Finding D14.
- c. Plant materials, once approved by the DRB, shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless the City approves appropriate substitute species.

**PDC4.** Assure that construction and site development shall be carried out in substantial conformance with the Final Development Plan as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

**PDC5.** The Applicant/Owner shall install a permanent, built-in, irrigation system with an automatic controller for landscaped areas. Either a spray or drip irrigation system, or a combination of the two, may be specified. Proposed is ground cover within the drip line of retained trees. The Applicant/Owner must not plant seeded grass or ground cover within the drip line of retained trees. The project arborist must advise the Applicant and the City of the appropriate irrigation design so as to not over irrigate and kill trees. See Finding C14.

**Public Works Department:**

**PW1.** Any kind of permanent Kiosk or Coffee or food service that is connected to the Sanitary Sewer shall have pretreatment grease removal device.



***Request D: DB12-0059: Tentative Partition Plat***

**On the basis of findings D1 through D13 this action approves the Tentative Partition Plat with this application, approved by the Development Review Board, and stamped “Approved Planning Division” unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process. Approval of the requested Tentative Partition Plat is contingent upon City Council approval of the request for a Zone Map Amendment.**

**PDD1.** Assure that construction and site development shall be carried out in substantial conformance with the Tentative Partition Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

**PDD2.** Prior to approval of the Final Partition Plat, the Applicant/Owner shall:

- a. Assure that the lots shall not be sold or conveyed until such time as the final plat is recorded with Clackamas County.
- b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. The Applicant/Owner shall also provide materials for review by the City’s Planning Division in accordance with Section 4.220 of City’s Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by the Development Review Board and as amended by these conditions, except as may be subsequently altered by Board approval, or by minor revisions approved by the Planning Director.
- c. Submit final construction plans, to be reviewed and approved by the Planning Director, City Engineer, the Tualatin Valley Fire and Rescue District, Natural Resources Manager, and the City Building Official, prior to the project's construction.
- d. Submit final drawings and construction plans for the water quality/detention facilities and their outfalls for review and approval of the City Engineer, the Natural Resources Manager and the Environmental Services Division.
- e. Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by the project.
- f. Illustrate existing and proposed easements, on the Final Plat.
- g. Dedicate all rights-of-way and easements necessary to construct all private and public improvements required for the project.
- h. Provide the City with a recordable instrument guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on the private streets.



**PDD3.** The Applicant/Owner shall enter into an Operations and Maintenance Agreement for the PDP that includes the Piazza and the adjacent private streets that clearly identifies ownership and maintenance responsibilities. This document will be recorded with the partition that creates the Piazza parcel and the adjacent private streets.

### **MASTER EXHIBIT LIST**

The following exhibits are hereby entered into the public record by the Development Review Board in consideration of the application as submitted:

- A1.** Staff Report, findings, recommendations and conditions.
- A2.** Staff PowerPoint presentation.

#### **Applicant's Written and Graphic Materials:**

**B1.** Land Use application in large binder notebook and on compact disk, date received September 28, 2012 including: Code compliance/findings. Application, mailing list, introduction/project narrative, compliance reports to requests A through D, Zone Map Amendment Metes and Bounds description and map, DKS Traffic Report and site plan sheets.

**B2.** Full Size Drawings/Plan Sheets of the smaller plans in Exhibit B1.

- C1.1.** Existing Conditions Map
- C1.4.** Tentative Partition Plat
- C1.5.** Preliminary Utility Plan
- C1.5.** Preliminary Utility Plan
- C1.0.** Cover Sheet
- C1.2.** Tree Protection Plan
- C1.3.** Preliminary Circulation Plan
- C1.6.** Preliminary Grading Plan
- L1.0.** Preliminary Site Plan
- L2.0.** Preliminary Grading Plan
- L3.0.** Preliminary Planting Plan
- L4.0.** Piazza Details
- L4.1.** Piazza Details
- L4.2.** Piazza Details
- L4.3.** Shelter Details
- L4.4.** Piazza Fountain Details
- L4.5.** Piazza Details

#### **Development Review Team:**

- C1.** Engineering Division Conditions, Dated October 10, 2012. Included in this staff report.
- C2.** Natural Resources Program Director Conditions, Dated October 10, 2012. Included in this staff report.
- C3.** Public Works Department condition Dated October 10, 2012. Included in this staff report.
- SMART** transit. no conditions of approval were proposed.
- Building Division Conditions**, no conditions of approval were proposed.
- TVFR**, no conditions of approval were proposed.

**Public Testimony:**

Letters (neither for nor Against):

Letters (In Favor): None submitted

Letters (Opposed): None submitted

## FINDINGS OF FACT

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1. **Existing Site Conditions:** The Applicant has provided a full project description in Exhibit B1. The subject property is currently zoned PF.

**Surrounding Development:** The adjacent land uses are as follows:

Compass Direction	Existing Use(s)
North	Vacant land, SAP-Central
East	SAP-Central – multi- family residential
South	SAP-South - residential
West	SAP-North - residential

**Natural Characteristics:** The relatively level Piazza property is .52 acres which includes a small number of conifer and deciduous trees.

**Streets:** The subject property abuts Barber Street and Villebois Drive (public streets) and Campanile Lane and Piazza Lane (private streets).

### **Previous Planning Applications Relevant to the subject property:**

#### Legislative:

02PC06 - Villebois Village Concept Plan  
02PC07A - Villebois Comprehensive Plan Text  
02PC07C - Villebois Comprehensive Plan Map  
02PC07B - Villebois Village Master Plan  
02PC08 - Village Zone Text  
04PC02 – Adopted Villebois Village Master Plan  
LP-2005-02-00006 – Revised Villebois Village Master Plan  
LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)  
DB06-0006-Zone Map Amendment  
DB06-0006-Preliminary Development Plan for Phase I  
DB06-0006-Approve Type ‘C’ Tree Plan  
DB06-0006-Tentative Subdivision Plat (Small Lot)  
DB06-0010: DB06-0010-Final Development Plan for Phase I (The Alexan at Villebois Apartments and Building 1F)  
DB06-0011: DB06-0011-Final Development Plan for Phase I (The Seville Row and Les Bois Rowhomes)  
DB06-0012: DB06-0012-Tentative Subdivision Plat (Large Lot)

#### Quasi Judicial:

Several lot line adjustments, land partitions and Temporary Use Permits to allow Costa Communities offices at Dammasch.



2. The Applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.
3. Notice of the proposed project has been sent to the appropriate agencies involved in the review of public improvements. Comments and conditions of approval from the Building and Engineering Divisions, and Natural Resources Program Manager were received and are incorporated into this staff report.
4. The statutory 120-day time limit applies to this application. The application was initially received on September 14, 2012. Staff conducted a completeness review within the statutorily allowed 30-day review period, and advised the Applicant by letter on September 18, 2012, of missing items. On September 28, 2012, the Applicant submitted additional materials intended to complete the application. For procedural reasons, on October 1, 2012 the application was deemed complete. The City must render a final decision for the request, including any appeals, by January 18, 2013.

## CONCLUSIONARY FINDINGS

**The Applicant's compliance findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures are found in Exhibit B1 and are hereby incorporated into this staff report as findings for approval.**

<p style="text-align: center;"><b>REQUEST A</b> <b>DB12-0056: ZONE MAP AMENDMENT</b></p>
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This request is for approval of a Zone Map Amendment from the Public Facility zone to the Village (V) zone for .89 acres involving the southerly portion of Tax Lot 100 and the adjacent SW Campanile Drive and SW Piazza Lane (private streets). Because the service levels vary throughout the City, the zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions related to needed public facilities improvements. All land development proposals are reviewed for conformity with the Comprehensive Plan and specific standards set forth in the zoning ordinance.

As set forth in Subsection 4.197(.02) of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Board must at a minimum, adopt findings addressing Criteria A-G, below.

### **Criterion 'A'**

**"That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140."**

- A1.** The Applicant has provided findings in Exhibit B1 addressing the Zone Map Amendment criteria, which are included in this staff report as findings for approval. Approval of the proposed Zoning Map Amendment is contingent on approval by the City Council by a City Ordinance.

### **Criterion 'B'**

**"That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text."**

### **Proposed Comprehensive Plan Designation: Village**

- A2.** The subject site is currently zoned Public Facility (PF). The Applicant proposes to change the Public facility (PF) Zone to the Village (V) zone on .52 acres and including the adjacent private streets (Campanile Lane and Piazza Lane) comprising .37 acres to enable development of the Piazza. On the basis of Section 4.125 the Applicant is seeking the appropriate V zone based on the 'Village' Comprehensive Plan Map designation.
- A3.** The proposed Comprehensive Plan Map designation is 'Village'. The gross site area of the Piazza is .52 acres. The proposed Preliminary Development Plan is reviewed in Request B of this staff report.

- A4. The Applicant's zone change proposal would enable the development of the Piazza, which is located in the center of Villebois Village. The Applicant's response findings in Exhibit B1 speak to the providing for the Piazza in the City, meeting these measures.

**Area of Special Concern**

- A5. The subject property is not located in an area of special concern by the Comprehensive Plan.

**Criterion 'D' – Public Facilities:** "That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized."

- A6. The Deputy City Engineer's recommended Public Facility (PF) conditions impose further performance upon the Preliminary Development Plan application, which requires the Applicant to provide adequate water and storm sewer infrastructure to serve Piazza. As currently configured, the Piazza satisfies all design requirements regarding needed infrastructure improvements.

**Criterion 'E' – Significant Resource Overlay Zone:** "That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone."

- A7. The subject property is not designated within the Significant Resource Overlay Zone (SROZ).

**Criterion 'F'** "That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change."

- A8. The Applicant's submittal documents indicate the intent to develop the Piazza soon after final approvals are obtained from the City within years 2012 - 2013 meeting code.

**Criterion 'G'** "That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards."

- A9. The Applicant's proposal, together with the Preliminary Development Plan conditions of approval will bring it into compliance with all applicable development standards.

**Subsection 4.197(.03)** provides that "If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied."



**A10.** The Applicant has made affirmative findings in Exhibit B1 to Subsection 4.197.02(A)-(G) meeting Subsection 4.197(.03).

**Subsection 4.197(.04) stipulates that the “City Council action approving a change in zoning shall be in the form of a Zoning Order.”**

**A11.** Staff recommends approval of the proposed Zone Map Amendment with no conditions of approval being proposed. A City Council Zoning Order and Ordinance regarding the proposed Zone Map Amendment is required subsequent to contingent approval of the requested companion applications.

**Subsection 4.197(.05) provides “In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.”**

**A12.** Staff recommends adoption of these findings to the Development Review Board in review of the application to modify the Zone Map designation from PF to V. Upon recommendation of approval by the Board, these will be forwarded to the City Council for final action.

#### **SUMMARY FINDINGS FOR REQUEST A:**

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**A13.** The Applicant has demonstrated that the proposed Zone Map Amendment will meet all applicable requirements. Its approval may be recommended to the City Council.

<b>REQUEST B</b> <b>DB12-0057: PRELIMINARY DEVELOPMENT PLAN - 3 (PDP-3)</b>
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The Applicant has provided compliance findings to the applicable criteria (See Exhibit B1). Staff concurs with these findings except where otherwise noted.

- B1.** The Applicant is requesting approval of a Preliminary Development Plan (PDP) depicted in the application notebook (Exhibit B1). The subject property abuts Barber Street and Villebois Drive. (See the Vicinity Map in the introductory section of this staff report). The subject property is master planned for a Piazza. This request is being submitted concurrently with applications for Final Development Plan, and a tentative partition plat. The elements of the proposed Preliminary Development Plan can be made to meet all applicable development standards through required conditions of approval.
- B2.** The Applicant's submittal document indicates intent to build the Piazza shortly after final land use approvals are obtained from the City.

#### **LAND USES**

- B3.** PDP-3 Central is located in the central core of the Villebois development. It will serve as part of the central hub of activities, services, and transportation serving the larger Villebois community. This is a high density residential and mixed-use area that serves as the southern entryway to the central Piazza. It provides a multi-modal transportation system facilitating pedestrians, bicycles, transit, and automobile access that connects residents to recreation, shopping, services, and their homes.

**Table A. Range of Residential Units and Retail/Office Space in Specific Area Plan Central:**

<b>Product Type</b>	<b>SAP-Central Total</b>
Small	9
Row House	142
Condominium	127
Specialty Condos	127
Village Apartment	
Future FDP	411
Urban Apartments	90
Mixed-use	
Apartment	104
Condominium (TBD with Future FDP)	
<b>Total Residential Units</b>	<b>1010</b>

## **PARKS**

Connectivity to parks and open space is a defining feature of the Villebois community. The PDP-3 area includes the Piazza along Barber Street and Villebois Drive that connects residents to the Central Plaza (Piazza Park), the Promenade to the west and Sofia Park, and surrounding residences and future retail/office spaces.

The Piazza, the Promenade and the network of sidewalks and pathways it connects to enable citizens to walk, run, or bike to a variety of active and passive recreational opportunities ranging from swimming pools to play structures, horseshoe pits, and community events. The Piazza will include benches along wide walkways and will incorporate rainwater components into its design such as permeable pavers.

Residents of SAP-Central will be able to walk out their front door to attend community events, play a game of bocce ball, and enjoy lunch from one of the vendors at the Piazza. This area serves as a focal point for the entire community and the sidewalks, pedestrian/ bicycle pathways, transit routes, and roads leading to the Piazza Park offer residents a variety of means for accessing its amenities.

## **UTILITIES**

### **Sanitary Sewer**

- B4.** The sanitary sewer system is shown on *Sheet C1.5 Preliminary Utility Plan* (see Section IVB of the Applicant's submittal notebook. The Piazza will not have public restrooms but the existing sanitary sewer is a gravity system. The sewer connection locations include the adjacent Barber Street and Villebois Drive.

### **Water**

- B5.** The proposed 8" water main will be extended in Campanile Lane. There are two water mains in Barber Street and Villebois Drive. (See Plan *Sheet C1.5 Preliminary Utility Plan* in Section IVB of this notebook). Water service can adequately be provided to this area in compliance with the Villebois Village Master Plan and the City's Water System Master Plan. This is more than adequate water service for the proposed decorative water fountain and drinking fountain.

### **Stormwater**

- B6.** The Piazza will utilize a gravity storm system to convey the necessary water quality and detention volumes. The entire PDP is divided up into several drainage basins which will flow into Ponds E1, E2 (Palermo Park) and F that were part of the PDP 1 & 2 (SAP - South) applications. These ponds have been designed to accommodate the flows from SAP Central with minor modifications to orifice sizes.



## **Rainwater**

- B7.** Rainwater will be treated through a variety of components within this PDP for the Piazza. Several components are provided within the Piazza including permeable concrete unit pavers and tree wells. These components will be further detailed in Request C for the Final Development Plan.

## **CIRCULATION**

- B8.** The transportation infrastructure will provide convenient neighborhood circulation and a range of transportation options. Sheet C1.3 – Preliminary Circulation Plan illustrates the circulation include adjacent public and private streets and pathways.

## **PHASING**

- B9.** The Piazza improvements will be constructed in one phase. Final Development Plan (FDP) application has been submitted concurrent with this application.

## **Wilsonville Planning & Land Development Ordinance**

### **Section 4.125 Village (V) Zone**

#### **(.02) Permitted Uses**

**Examples of principal uses that typically permitted:**

- A. Single Family Detached Dwellings**
  - B. Accessory Dwelling Units, subject to the standards of Section 4.113 (.11)**
  - C. Duplexes**
  - D. Row Houses**
  - E. Multi-Family Dwellings**
  - F. Cluster Housing**
  - G. Residential Facilities, Residential Homes and Community Housing developed to implement ORS 426.508.**
  - H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.**
  - I. Commercial uses within the Village Center, subject to the standards of (.06) Standards Applying to Commercial Uses and similar to the following is Subsection 4.125.02(I)( 1 through 5).**
  - J. Neighborhood Commercial.**
- B10.** The proposed Preliminary Development Plan is intended for development of the Piazza. The Piazza use is permitted pursuant to subsection 4.125(.02)H.

#### **(.05) Development Standards Applying to All Developments in the Village Zone**

**All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:**

- A. **Block, Alley, Pedestrian and Bicycle Standards:**
1. **Maximums Block Perimeter:** 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
  2. **Maximum spacing between streets for local access:** 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.
  3. **If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.**
- B11. The proposed Piazza will become a tract for a private park but with public access, not a residential housing block, so the maximum block perimeter and spacing for street requirements are not applicable. Alleys are not proposed. The Piazza as proposed is consistent with SAP-Central.
- B. **Access:** All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

**(.09) Street & Access Improvement Standards**

- A. **Except as noted below, the provisions of Section 4.177 apply within the Village Zone:**
1. **Generally:**
    - a) **All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:**
    - b) **street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:**
- B12. Four streets frame the proposed Piazza: Existing are Barber Street and Villebois Drive and proposed are Campanile Lane and Piazza Lane. The streets will comply with the applicable City Public Works Standards. Campanile Lane and Piazza Lane will be built with the Piazza project with concrete unit pavers. The pavers must have the City Engineer's approval. The street system within this PDP-3 is designed to provide for the continuation of streets within Villebois Central and to adjoining properties or

subdivisions which meets code. (See Sheet C1.3 of Section IVB – Preliminary Circulation Plan), which meets code.

- 2) **All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.**

**B13.** Street classifications and cross-sections within proposed PDP-3 surrounding the Piazza will be curbed streets. Plan Sheet C1.3 show the location of curbs, bikeways, sidewalks, etc. and comply with the cross-sections in the Master Plan which meets code.

**2. Intersections of streets**

- a) **Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.**
- b) **Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.**

**B14.** Public and private streets surrounding the Piazza intersect at angles consistent with the above standards.

- c) **Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:**

- 1) 1000 ft. for major arterials
- 2) 600 ft. for minor arterials
- 3) 100 ft. for major collector
- 4) 50 ft. for minor collector

**B15.** Opposing intersections on public and private streets surrounding the Piazza are not offset, as appropriate, so that no danger to the traveling public is created.

**d) Curb Extensions:**

- 1) **Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:**
- 2) **Not obstruct bicycle lanes on collector streets.**
- 3) **Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.**

**B16.** Curb extensions will not obstruct bicycle lanes on collector streets. The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.



3. **Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.**
- B17. Plan Sheet C1.6 of Section IVB– Grading and Preliminary Grading Plan demonstrate that proposed streets can comply with this standard.
4. **Centerline Radius Street Curves:**  
**The minimum centerline radius street curves shall be as follows:**
  - a) **Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.**
  - b) **Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.**
  - c) **Local streets: 75 feet**
- B18. The proposed Tentative Partition Plat in Request D demonstrates that all streets will comply with the above standards.
5. **Rights-of-way:**
  - a) See (.09) (A), above.
- B19. Proposed rights-of-way are shown on the plan sheets following the Supporting Compliance Report in Section IVB. The private streets will not be dedicated.
6. **Access drives.**
  - a) See (.09) (A), above.
  - b) **16 feet for two-way traffic.**
- B20. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.
7. **Clear Vision Areas**
  - a) See (.09) (A), above.
- B21. Clear vision areas will be reviewed by the City Engineering Division to assure compliance with the Section 4.177.
8. **Vertical clearance:**
  - a) See (.09) (A), above.
- B22. Vertical clearance will be provided and maintained in compliance with the Section 4.177.
9. **Interim Improvement Standard:**
  - a) See (.09) (A), above.

**B23.** No interim improvements are necessary for the Piazza development.

**(.10) Sidewalk and Pathway Improvement Standards**

**A. The provisions of Section 4.178 shall apply within the Village zone.**

**B24.** All sidewalks and pathways within the Piazza will be constructed in accordance with the standards of Section 4.178 and the Villebois Village Master Plan.

**(.11) Landscaping, Screening and Buffering**

**A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:**

- 1. Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.**

**B25.** Plan Sheets L1.1 through L3.0 – Planting Plans, located in Section IVB of the submittal notebook demonstrate that the proposed Piazza within does not comply with the Street Tree Master Plan of the SAP-Central Community Elements Book. The City has historically expressed a desire for increased planting of tree species which will provide high, spreading canopies when mature, especially in parks, but also along streets and Greenways wherever possible. The Applicant is proposing to retain five deciduous trees with large canopies within the Piazza so there is not a need for additional shade trees.

**(.12) Signage and Wayfinding**

**A. Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.**

**B26.** Signage and Wayfinding Plans for SAP Central is approved.

**(.13) Design Principles Applying to the Village Zone**

**A. The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.**

- 8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.**

**B27.** The proposed PDP-3 for the Piazza complies with the form and function supported by the standards of this subsection.

**.14) Design Standards Applying to the Village Zone**

**A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in**

the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

**1. Generally:**

- a. Flag lots are not permitted.**

**B28.** Flag lots are not being proposed.

**2. Building and site design shall include:**

- a) Proportions and massing of architectural elements consistent with those established in an approved Pattern Book or Village Center Design.**
- b) Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Design.**
- c) Protective overhangs or recesses at windows and doors.**
- d) Raised stoops, terraces or porches at single-family dwellings.**
- e) Exposed gutters, scuppers, and downspouts.**
- f) The protection of existing significant trees as identified in an approved Community Elements Book.**
- g) A landscape plan in compliance with Section (.11), above.**
- h) Building elevations of block complexes shall not repeat an elevation found on an adjacent block.**
- i) Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.**
- j) A porch shall have no more than three walls.**
- k) A garage shall provide enclosure for the storage of no more than three vehicles.**

**B29.** This application requests PDP-3 approval to enable the development of the Piazza. Conformance with the approved Community Elements Book will assure consistency with the Design Standards of subsection (.14). Subsequent Building Permit applications will review the proposed shelter and Final Development Plans for consistency with the Village Center Architectural Standards and approved landscape/street tree plans.

**B30.** Plan Sheets L1.0 through L4.5 – Planting Plans and Street Tree Plans, located in Section IVB, depict the landscape and program elements for the Piazza. Final Development Plan applications will advance the park and open/space planning.

**B31.** Plan Sheet C1.2 – Tree Protection Plan identifies proposed tree retention. This application does not include a request to remove significant trees but to protect and retain five significant trees within the Piazza project area. One Pissard plum in poor condition will be removed as part of the site grading permit next to the recently filled area at the west side of the project site.

**3. Lighting and site furnishings shall be in compliance with the approved...Community Elements Book....**



**B32.** The approved Communities Elements Book indicates site furnishings for the park/open space areas. Street Tree and Lighting Plan shows proposed street trees and street lighting. The proposed Final Development Plan shows the proposed Piazza amenities which are reviewed in request C.

- 4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein.**

**B33.** As noted previously, no buildings are proposed with this PDP-3 for the Piazza except for wood 12' x 26' framed shelter shown on Plan Sheet L4.3.

**(.18) Village Zone Development Permit Process**

**G. Preliminary Development Plan Approval Process:**

- 1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:**

- a) Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.**

**B34.** This application includes a request for PDP-3 approval for the Piazza Park of SAP – Central, as shown on the SAP – Central Phasing Plan meeting code.

- b) Be made by the owner of all affected property or the owner's authorized agent; and.**

**B35.** This application has been filed by the property owner meeting code.

- c) Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and.**

**B36.** The appropriate application form and fee have been filed with this submittal meeting code.

- d) Set forth the professional coordinator and professional design team for the project; and.**

**B37.** The professional coordinator and professional design team are set forth in the Introductory Narrative located in Section IA of the application notebook.

- e) State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.**

- f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.**

**B38.** Proposed PDP-3 includes the Piazza. The Piazza design is shown on Plan Sheets L1.0. It includes .52 acres of usable park area, pathways and a shelter/gathering space. The Piazza concept plan, as proposed in SAP-Central, meets the requirements of the Master Plan. Proposed is a Tentative Partition Plat to create a tract for the Piazza.

**g) Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.**

**B39.** As part of this application the DRB and the City Council will review a proposed amendment to zone the subject PDP/Piazza area from the Public Facility zone to create the Village (V) zone.

**2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:**

**a) A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.**

**b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:**

**i) One (1) foot contours for slopes of up to five percent (5%);**

**ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);**

**iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and**

**iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).**

**c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.**

**B40.** The above information is illustrated on Plan Sheet C1.6 of Section IIB – Existing Conditions. The subject property is not within the SROZ.

**d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.**

**B41.** The above information is listed in Section IV of the submittal notebook.

- e) **The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.**
- B42.** The above information is shown on Plan Sheet C1.1 – Existing Conditions; Sheet C1.4 - Tentative Partition Plat, Sheet C1.3 – Circulation Plan and Sheet C1.2, Tree Protection Plan that identifies all trees 6 inches and greater d.b.h. on the project site.
- f) **Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.**
- B43.** Plan Sheet L4.3 shows the proposed Piazza shelter.
- g) **A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.**
- B44.** Proposed storm drainage facilities, water lines and sanitary lines are shown on Plan Sheet C1.5 of Section IVB – Preliminary Utility Plan.
- h) **If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.**
- B45.** PDP-3 will be executed in a single phase for the Piazza development. Construction is anticipated to begin at the end of 2012 or early 2013.
- i) **A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.**
- B46.** The Applicant must provide a performance bond or other acceptable security for the capital improvements required by the project. See PF conditions.
- j) **At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).**



- B47.** DKS has not prepared an addendum Traffic Impact Analysis for the Piazza as it is not needed for park development.

**H. PDP Application Submittal Requirements:**

- 1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:**
    - a) The location of water, sewerage and drainage facilities;**
    - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;**
    - c) The general type and location of signs;**
    - d) Topographic information as set forth in Section 4.035;**
    - e) A map indicating the types and locations of all proposed uses; and**
    - f) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.**
- B48.** Plan Sheet C1.1 – Existing Conditions shows site features, including topographic features. Sheet C1.4 – Tentative Partition Plat and Sheet L1.0 – Site/Land Use Plan illustrates the Piazza uses. Plan Sheet C1.6 – Grading Plan show the location of drainage facilities, topographic information, and a preliminary grading. Plan Sheet C1.5 – Preliminary Utility Plan indicates the location of water and sanitary sewer lines. Plan Sheets L1.0 through L3.0, Planting Plans show the conceptual landscaping. The architectural elevations for the proposed shelter are shown on Plan Sheet L4.3. All plan sheets referenced above can be found in Section IVB of this application notebook. Signs are not proposed.
- 2. In addition to this information, and unless waived by the City’s Community Development Director as enabled by Section 4.008(.02)(B), at the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.**
- B49.** See Finding B47.
- 3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.**
- B50.** The attached drawings for proposed PDP-3 provide sufficient detail to indicate fully the ultimate operation of the subject the Piazza development. The proposed Final Development Plan provides more specific details regarding proposed design features.

4. **Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.**

**B51.** Copies of "draft" legal documents relating to the creation of a non-profit home owner's association must be provided to the City Attorney. The existing CC&R's may need to be modified to include the Piazza and the adjacent private streets. See Condition PDB1.

**I. PDP Approval Procedures**

1. **An application for PDP approval shall be reviewed using the following procedures:**
  - a) **Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.**
  - b) **A public hearing shall be held on each such application as provided in Section 4.013.**
  - c) **After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.**

**B52.** In accordance with the procedures contained in Section 4.012, the city has provided notice of a public hearing before the Development Review Board on the proposed PDP. A public hearing will be held on each request submitted in conjunction with this application as provided in Section 4.013 at which time the Board will determine whether the proposal conforms to the applicable permit criteria set forth in the City's Code.

**J. PDP Refinements to Approved Specific Area Plan**

1. **In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.**
  - a) **Refinements to the SAP are defined as:**
    - 1) **Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.**

**B53.** Refinements to the street network are not proposed.

- 2) **Changes to the nature or location of park types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.**

**B54.** The parks and open space areas provided SAP-Central are not being refined through this application.

- 3) **Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.**

No changes to the nature or location of utilities or storm water facilities are proposed.

**K. PDP Approval Criteria**

**The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:**

**1. That the proposed PDP:**

- i) **Is consistent with the standards identified in this section.**

**B55.** Section IVA of the supporting compliance report provides an explanation of how proposed PDP-3 for the Piazza is consistent with the standards of the Village zone.

- ii) **Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).**

**B56.** Section IVA of the supporting compliance report provides an explanation of how proposed PDP-3 for the Piazza is consistent with the applicable standards of the Planning and Land Development Ordinance.

- iii) **Is consistent with the approved Specific Area Plan in which it is located.**

**B57.** PDP-3 for the Piazza is consistent with proposed SAP-Central, as demonstrated by the attached drawings located in Section IVB.

- iv. **Is consistent with the approved Pattern Book and, where required, the approved Village Center Design.**

**B58.** A shelter is proposed shown on Plan Sheet L4.3.

2. **If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.**

**B59.** Proposed PDP-3 for the Piazza will be developed in one phase. The Piazza will be completed on a reasonable schedule. Construction is anticipated to begin at the end of 2012 or early 2013.

3. **The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.**



- B60.** Proposed PDP-3 for the Piazza is in conformance with proposed SAP-Central, and, thus, the *Villebois Village Master Plan*, and the applicable requirements and standards of the Planning and Land Development Ordinance.

**Section 4.139-Significant Resource Overlay Zone (SROZ) Ordinance**

- B61.** There is no SROZ in SAP-Central.

**Section 4.156-Sign Regulations**

- B62.** The Master Signage and Wayfinding Plan was approved in 2006. Signs are not proposed with this application.

**Section 4.171 General Regulations – Protection of Natural Features & other Resources**

**(.02) General Terrain Preparation**

**A.** All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.

**B.** All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:

- 1.** Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
- 2.** Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
- 3.** Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

- B62.** The drawings located in Exhibit B1 demonstrate that the subject PDP-3 for the Piazza is designed with maximum regard to natural terrain features and topography. No steep hillside areas or floodplains are located within the subject PDP-3. Plan Sheet C12 shows proposed tree protection. Plan Sheet C1.6 – Grading Plan shows proposed grading within the subject area. All subsequent grading, filling and excavating will be done in accordance with the Uniform Building Code. Disturbance of soils will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats. The Applicant will comply with all state and federal requirements for construction (e.g., DEQ NPDES #1200-C permit). Also required is a grading and erosion control plan pursuant to City of Wilsonville Ordinance 482.

**(.03) Hillsides:** All developments proposed on slopes greater than 25% shall be limited to the extent that:

**B63.** Proposed PDP-3 for the Piazza does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

**(.04) Trees and Wooded Areas.**

**A.** All developments shall be planned, designed, constructed and maintained so that:

**1.** Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.

**2.** Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.

**3.** Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.

**B.** Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:

**1.** Avoiding disturbance of the roots by grading and/or compacting activity.

**2.** Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.

**3.** Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.

**4.** Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

**B64.** Trees that are retained will be protected during site preparation and construction in accordance with City Public Works design specifications and Section 4.171(.04).

**(.05) High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:**

**A.** Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage power line easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage power line easements and rights of way and petroleum pipeline easement shall be carefully reviewed.

**B.** Any proposed non-residential development within high voltage power line easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

**B65.** Proposed PDP-3 for the Piazza does not contain any high voltage power line easements or rights-of-way.

**(.06) Hazards to Safety: Purpose:**

- A.** To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B.** To protect lives and property from damage due to soil hazards.
- C.** To protect lives and property from forest and brush fires.
- D.** To avoid financial loss resulting from development in hazard areas.

**B66.** Development of PDP-3 for the Piazza will occur in a manner that minimizes potential hazards to safety.

**(.07) Standards for Earth Movement Hazard Areas:**

- A.** No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

**B67.** Development of PDP-3 for the Piazza will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject area.

**(.08) Standards for Soil Hazard Areas:**

- A.** Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.

- B.** The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

**B68.** Development of PDP-3 for the Piazza will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

**(.09) Historic Protection: Purpose:**

- A.** To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

**B69.** A Historic/Cultural Resource Inventory was conducted by a Registered Professional Archeologist for SAP-Central. There are no structures, sites, or objects currently listed on any registries. However, one Native American Cascade style projectile point (arrowhead) was found near the location of Hilltop Park but the archaeologist concluded that the arrowhead was lost during hunting and it was an isolated find.

#### **Section 4.172-Flood Plain Regulations**

- B70.** Proposed PDP-3 for the Piazza does not include any areas impacted by a 100-year flood plain. Therefore, the standards of Section 4.172 are not applicable.

#### **Section 4.176-Landscaping, Screening & Buffering**

- B71.** The proposed Final Development Plan for the Piazza includes a Landscape Plan. The proposed Community Elements Book depicts street trees along rights-of-way within the subject PDP-3. See the findings in Request C for the Final Development Plan for the detailed analysis of the proposed landscaping, screening and buffering.

#### **Section 4.177-Street Improvement Standards**

- B72.** As indicated previously, proposed rights-of-way are shown on the attached drawings. The adjacent private streets; Campanile Lane and Piazza Lane will not be dedicated right-of-ways. The drawings located in Section IVB demonstrate that all adjacent streets for the Piazza will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department.

#### **Section 4.178-Sidewalk & Pathway Standards**

- (.01) Sidewalks.** All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

**(.02) Pathways**

- A.** Bicycle facilities shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.

- 1. Bike lane.** This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day.

- B73.** Plan Sheet L1.1 located in Section IVB depict the proposed sidewalks and pathways in compliance with the above standards and proposed SAP-Central.

#### **E. Recreational Area in Multi-family Residential and Mixed Use Developments**

**Recreational Area requirement is intended to provide adequate recreational amenities for occupants of multiple family developments and mixed use developments where the majority of the developed square footage is to be in; residential use.**



2. Recreational Area is defined as the common area of all lawns, gardens, play lots, day care centers, plazas, court yards, interior and exterior swimming pools, ball courts, tennis clubs, game rooms, social rooms, exercise rooms, health club facilities, libraries, internet/electronic media rooms, decks and other similar areas for common recreational uses. Recreational Area may include Parks required under the Villebois Village Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, shall not constitute or contribute to the measurement of Recreational Area.

3. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.

4. Recreational Area shall be calculated at both the PDP and the SAP level and shall be provided at the ratio of 195 square feet per residential unit for each SAP and an additional 30 square feet per residential unit for each PDP.

5. Recreational Area shall be considered to be part of the Open Space requirement in Section 4.125(.08).

Thus, this Implementation Measure must be met upon compliance with the Public Facilities (PF) Conditions of Approval. This Goal and related Policy for storm water availability must also be satisfied at the Preliminary Development Plan review of proposed building(s).

**B74.** Approval of a final plat is contingent upon compliance with the Public Facilities (PF) Conditions of Approval. All construction plans for the sanitary sewer system must be submitted for review and approval by the City Engineer prior to construction to insure that they comply with City standards.

**B75.**

**Transit:**

- There is one fully constructed bus pullout at Villebois Drive next to the Piazza.
- SMART will provide all bus stop signs and the developer will provide shelters at their discretion.
- Service may be adjusted as needed.

**SUMMARY FINDING FOR REQUEST B:**

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**B76.** The Applicant has demonstrated that the proposed Preliminary Development Plan will meet all applicable requirements.

<p style="text-align: center;"><b>REQUEST C</b> <b>DB12-0058: FINAL DEVELOPMENT PLAN</b></p>
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The Applicant's project narrative and findings (Exhibit B-1) addressing the Wilsonville Planning & Development Ordinance respond to the majority of the applicable criteria and are hereby incorporated in this staff report. In the case where the applicant has adequately addressed the criteria, the staff findings simply refer to the relevant text in the applicant's narrative.

- C1.** This application requests Final Development Plan of the Piazza. Conformance with the approved SAP-Central Architectural Pattern Book and the approved Community Elements Book will assure consistency with the Design Standards of subsection (.14).

**Section 4.125(.13): Design Principles Applying to the Village Zone**

- A.** The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.
- 1.** The design of landscape, streets, public places and buildings shall create a place of distinct character.
  - 2.** The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
  - 3.** The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the Villebois Village Master Plan.
  - 4.** The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
  - 5.** The design of buildings shall incorporate regional architectural character and regional building practices.
  - 6.** The design of buildings shall include architectural diversity and variety in its built form.
  - 7.** The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
  - 8.** The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
  - 9.** The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.
  - 10.** The design of exterior lighting shall minimize off-site impacts, yet enable functionality.
- C2.** Design Principles 2, 3, 4, 5, 6, 7 and 9 relate to developments with buildings and are not applicable to park development. The Applicant's findings in Exhibit B-1 demonstrate that the proposed the Piazza complies with the form and function supported by the remaining principles.
- C3.** The approved Communities Elements Book indicates site furnishings for the park/open space areas. It shows proposed street trees and lighting for SAP-Central. The proposed FDP plans illustrate that lighting and site furnishings will be provided in compliance with the Community Elements Book.

Subsection 4.125.18(P)(1 and 2) sets forth the approval criteria for Final Development Plans.

Subsection 4.125.18(P)(1): An application for approval of a FDP shall be subject to the provisions of Section 4.421.

#### **Section 4.421: Site and Design Review - Criteria and Application of Design Standards**

(.01) The following standards shall be utilized by Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. The specification of one or more particular architectural styles is not included in these standards.

**A. Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

**C4.** The proposal for the Piazza does not include removing any landscaped areas or trees except for a plum tree at the west side of the project site. Therefore this criterion does not apply.

**B. Relation of Proposed Buildings to Environment.** Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

**C5.** This Final Development Plan (FDP) does not include a review of the buildings except for a small metal framed shelter shown on Plan Sheet L4.3, and is limited to the review the proposed Piazza. So the purpose of this FDP is to provide more detailed park design and landscape information. The Piazza is not located in a Significant Natural Resource Overlay Zone nor does it contain areas of steep slopes. Furthermore, the Piazza has been sited such that it is central to Villebois Village and can be viewed from multiple angles and to interface with existing and future Village Center development. From a windshield or even pedestrian perspective it is a part of the greater central park system. The proposed Piazza has been reviewed in accordance with the adopted Villebois Village Master Plan Technical Appendix. The proposed Piazza is consistent with the feasibility plan.

#### **Section 4.176-Landscaping, Screening & Buffering**

**C6.** The proposed FDP includes Landscape Plans. The proposed Community Elements Book depicts street trees along rights-of-ways, but no street trees required in the Plaza Boundary. The applicant's response indicates the Piazza is to be predominantly

landscaped with retention of existing trees and the addition of planters. The plan also provides a diversified planting theme. The plan is aesthetically pleasing and functional. The proposed landscaping plan satisfies the purpose criteria of the landscaping section.

**(.02) Landscaping and Screening Standards**

**1. Required Materials**

**a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.**

**C7.** The proposal does not include parking lots internal to the park so this criterion is not applicable. There is existing curbside parking along Barber Street that will accommodate approximately 6 cars.

**b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.**

**C8.** The subject site does not contain planting areas 30 feet deep or greater; therefore, this provision does not apply.

**(.06) Plant Materials.**

**C9.** Shrubs – 4.176(.06)(1): This code section specifies the size of plant material required for new development as well as standards related to species selection, and growth rate. Shrubs are required to be equal or better than two-gallon containers, and shall have a 10"-12" spread. Plan Sheet L3.0 identifies the proposed plants or low shrubs.

**C10.** Ground cover - Ground covers in one gallon containers are to be planted on 4' centers minimum, 4" pots are to be spaced at 2' centers, 2 1/4" pots are to be spaced at 18" centers. All ground covers are to be planted at a density so as to cover 80% of the planting area within 3-years of planting. Plan Sheet L3.0 provides a summary of proposed plants.

**(.07) Installation and Maintenance.**

**C11.** Plant materials, once approved by the DRB, shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless the City approves appropriate substitute species. Failure to maintain landscaping as required in this subsection shall constitute a violation of the City Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.



**(.08) Landscaping on Corner Lots**

- C12.** The Piazza site is surrounded by four streets. Landscaping will be required to meet the vision clearance requirements of Section 4.177. The Engineering Division, however, will examine vision clearance issues in more detail in the Public Works Permit.

**(.10) Completion of Landscaping.**

- C13.** The Applicant will be required to post a bond or other security acceptable to the Community Development Director for the installation of the approved landscaping, should the approved landscaping not be installed at the time of final use of the Piazza.

**Subsection 4.176(.07)(C)(1-3): Irrigation**

- C14.** Staff is recommending a condition of approval requiring a permanent, built-in, irrigation system with an automatic controller located at the maintenance building. Either a spray or drip irrigation system, or a combination of the two, may be specified. Proposed is ground cover within the drip line of retained trees. The Applicant/Owner must not plant seeded grass or ground cover within the drip line of retained trees. The project arborist must advise the Applicant and the City of the appropriate irrigation design so as to not over irrigate and kill trees. The planting of native plants and the use of some type of breathable fabric with bark mulch is encouraged to keep the weeds down. Otherwise, staff finds that proposed ground covers meet the code requirement. See proposed condition PDC5.

**Subsection 4.125.18(P)(1): An application for approval of a Site Design Plan shall be subject to the provisions of Section 4.421.**

- C15.** The Applicant has provided compliance findings to the applicable criteria (See Exhibit B1). Staff concurs with these findings except where otherwise noted.

**C. Drives, Parking and Circulation.** With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

- C16.** The Piazza will not provide an internal circulation system for automobiles. The Piazza is accessible from the adjacent street rights-of-way and adjacent private streets as shown on Plan Sheet L1.0. All streets accommodate two-way traffic.

## **Drives, Parking and Circulation**

- C17.** Exhibit B-1 provides compliance findings regarding parking and circulation. No driveways or parking areas are proposed or required with this FDP for park development. The Piazza is accessible from adjacent streets and pathways, as shown on Plan Sheet L1.0.

### **Section 4.125(.14)(3): Lighting and site furnishings shall be in compliance with the approved...Community Elements Book....**

- C18.** The proposed benches, trash receptacles and lighting are in compliance with the details on Plan Sheets L4.0 and L4.1. The Planters are not identified in the approved Communities Elements Book but are of classic European design that will blend in with the Piazza design.

### **Section 4.421. Criteria and Application of Design Standards.**

- (.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)**

#### **A. Preservation of Landscape.**

- C19.** The Applicant has provided findings to demonstrate that any soils removal will be kept to a minimal and there are numerous existing trees on this site. There are no major grade changes that will affect the neighboring sites. Plan Sheet L2.0 – Preliminary Grading Plan demonstrate that grading will be limited to preparation of the park.

#### **B. Relation of Proposed Buildings to Environment.**

- C20.** The project does not involve buildings except for a small 12' x 26' wood framed shelter shown on Plan Sheet L4.3.

#### **C. Surface Water Drainage.**

- C21.** Plan Sheet C1.6 (Preliminary Drainage Plan) in Exhibit B-1 the project will include a storm drainage collection system to be connected to swale for water quality treatment. Hardscape, sidewalks, and street runoff will be routed to planters or swales for water quality treatment. A conventional pipe network will convey runoff from various stormwater management facilities to the project outfall.

- C22.** Furthermore, the Applicant has the responsibility to fund and install all necessary storm water facilities to meet the requirements of the City's Storm Water Master Plan. The final

design and installation of storm water facilities will require a public works permit from the City's Engineering Division.

**D. Utility Service.**

- C23.** Any utilities added to this site will to be underground. Engineering review of construction documents will ensure compliance with this provision.

**E. Advertising Features.**

- C24.** Proposed signs must comply with the SAP- Central Master Sign and Wayfinding Plan.

**F. Special Features.**

- C25.** The Piazza is itself is a special feature. Also the proposal includes the use of flow-through planter type stormwater facilities for pre-treatment of all stormwater.

**Pavers:** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows primarily paver surfacing within the Piazza and Campanile lane and Piazza Lane which is proposed with concrete paver units with three different colors, materials and sizes.

**Restrooms:** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows two alternative sites for restrooms; Alternative 1 is at the northwest corner of the Piazza and Alternative 2 is north of Piazza Lane along the lane. Alternative 2 restrooms may be a freestanding building or within a post office in one of the multi-use buildings. This plan does not propose placing restrooms at the Piazza and must be included in the development plans of the northerly multi-use building.

**Observation Tower.** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows an off-site observation tower to be incorporated into one of the adjacent, future multi-use buildings. The tower is not proposed as part of this application.

**Water Feature.** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows a major water feature. Proposed on Plan Sheet L4.4 is a decorative water fountain within a 21'-2" diameter basin.

**Bocce Ball Court.** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows one bocce ball court, proposed are two bocce ball courts.

**Existing Trees:** Sheet 15 of the Villebois Village Master Plan Technical Appendix for NP-7 (Piazza) shows retaining one or more existing trees, proposed are retaining 5 – trees.

**Shelter:** Proposed is a wood framed 12' x 26' shelter.

**Planters:** proposed are 6 – freestanding planters with seasonal plantings.

#### **Section 4.199 Outdoor Lighting**

##### **Section 4.199.40: Lighting Systems Standards for Approval**

###### **(.01) Non-Residential Uses and Common Residential Areas.**

###### **A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.**

- C26.** The Applicant has provided lighting cut sheets on Plan Sheet L4.1. See the compliance findings in Exhibit B-1. The lighting shown on the plans is consistent with the Lighting Master Plan Diagram shown on page 5 of the Community Elements Books for SAP Central. Lighting is proposed in the Piazza as it would function like a City neighborhood park from dawn to dusk.

#### **Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas**

###### **(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.**

###### **(.02) Location Standards:**

- C27.** Staff finds that the locations for combined solid waste and recycling centers have been designed in accordance with standards established by the Wilsonville Development Code.

###### **(.03) Design Standards.**

- C28.** Staff finds that the proposed trash collection exceeds the design standards of this subsection.

#### **Section 4.125(.12) Signage and Wayfinding**

###### **A. Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.**

- C29.** Signage and Wayfinding Plans were approved with SAP-Central. The Applicant is not proposing additional signage.

#### **SUMMARY FINDING FOR REQUEST C:**

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- C30.** The Applicant has demonstrated that the proposed Final Development Plan will meet all applicable requirements.



<p style="text-align: center;"><b>REQUEST D</b> <b>DB12-0059</b> <b>TENTATIVE PARTITION PLAT</b></p>
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The Applicant has provided compliance findings to the applicable criteria (See Section IIB in Exhibit B1). Staff concurs with these findings except where otherwise noted.

**Section 4.210(.01)(B) - Tentative Plat Submission**

- D1.** The proposed tentative partition plat for one (23.99 acres) parcel and two tracts; Tract A – Piazza (.52 acres) and Tract B (.37 acres) – two private streets meeting this criterion.

**General Requirements – Streets**

**Section 4.236(.01) – Conformity to the Master Plan or Map**

- D2.** The two existing public streets, Barber Street and Villebois Drive, which abut the Piazza, conform to the Villebois Master Plan.

**Section 4.236(.02)(A) - Relation to Adjoining Streets**

- D3.** Barber Street, Villebois Drive, Campanile Lane and Piazza Lane are part of street grid that serves all of Village Center and Villebois meeting Code.

**Section 4.236(.08) – Existing Streets**

- D4.** The City Engineer's Public Facilities conditions require that all right-of-way dedications, easements and street improvements are to be completed to the requirements of the City's 2003 Transportation System Plan. As indicated previously, the subject site fronts on Barber Street and Villebois Drive, Campanile Lane (not built) and Piazza Lane street (not built). Barber Street will have on-street parking and the remaining three streets will not have on-street parking.

**Subsection 4.177(.01)(G) – Dead End Streets**

This section requires that “new dead-end streets or cul-de-sacs shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, that prevent future street extension and connection.”

- D5.** The proposed partition plat will not create dead end streets.

**Section 4.237(.02) – Easements**

- D6.** The Applicant's submittal documents indicate appropriate easements will be provided as part of the final plat. The Engineering Division requires that all easements on the final

plat shall be specified per the City's Public Works Standards and should be approved by the City Engineer prior to the issuance of Engineering Division permits for the project.

**Section 4.237(.03) – Pedestrian and bicycle pathways.**

- D7.** Sidewalks and pathways will be integrated with the Piazza which is will have concrete unit paver brick surface meeting code.

**Section 4.237(.04) – Tree Planting**

- D8.** Plan Sheet L3.0 identifies the location of proposed street trees, which are Italian cypress @ 8 – 10' height along Barber Street and Campanile Lane.

**Section 4.237(.05) – Lot Size and Shape**

**Subsection 4.125.4, V specifies the following for lot size and shape:**

**Section 4.237(.05) – Lot Size and Shape**

**Section 4.237(.12) – Land for Public Purposes**

- D9.** The Applicant will be required to dedicate all rights-of-way and public utility easements deemed necessary by the civil engineer for the project, prior to approval of any final inspection requested subsequent to this action, if approved.

**Section 4.237(.13) – Corner Lots**

- D10.** All radii within the proposed partition plat are in excess of 10 feet, which meet this criterion.

**Section 4.262 – Improvements – Requirements**

- D11.** The Deputy City Engineer's conditions require the installation of all public utilities to the City's Public Works standards.

**4.264 – Improvements – Assurance**

- D12.** The Applicant has not furnished an assurance to the City for the complete installation of all improvements. The Applicant will be required to provide a cost estimate and security acceptable to the City Engineer for the completion of all public improvements.

**SUMMARY FINDING FOR REQUEST D:**

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- D13.** The Applicant has demonstrated that the proposed Tentative Partition Plat will meet all applicable requirements.



**PLANNING DIVISION**

FAX: (503) 682-7025  
(503) 570-1575  
[swhite@ci.wilsonville.or.us](mailto:swhite@ci.wilsonville.or.us)

**Delivery via Certified  
Mail**

**Letter of Transmittal**

TO: Attention: Plan Amendment Specialist

Department of Land Conservation & Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

FROM: Shelley White

Administrative Assistant

DATE: December 6, 2012

**WE ARE TRANSMITTING THE FOLLOWING:**

**1 paper copy of the following:**

- DLCD Notice of Adoption for a Zone Map Amendment (Public Facilities to Village) for the Piazza
- Signed Ordinance No. 708 and supporting documents



**CERTIFIED MAIL™**



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12/06/2012

Mailed From 97070  
**US POSTAGE**



**CITY OF WILSONVILLE  
29799 SW TOWN CENTER LP E  
WILSONVILLE OR 97070**

**TO**

Attention: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

**DEPT OF**  
**DEC 07 2012**  
**LAND CONSERVATION  
AND DEVELOPMENT**