



CITY OF BEND

CITY COUNCIL ISSUE SUMMARY

MEETING DATE: February 19, 2020

SUBJECT: Quasi-judicial amendment to Bend Development Code Chapter 2.7, Special Planned Districts, to create the Treeline Master Planned Development (MPD); a 28.3 acre Major Community Master Plan. (PZ 19-0793)

STAFF MEMBER: Karen Swenson, Senior Planner

DEPARTMENT: Community Development

ACTION REQUIRED:

- Motion
- Public Hearing Date:** February 19, 2020
- Ordinance 1st Reading Date:** Feb. 19, 2020
- Ordinance 2nd Reading Date:** March 4, 2020
- Resolution
- Information/Direction
- Consent Agenda (*adopted by motion*)

ADVISORY BOARD/COMMISSION RECOMMENDATION:

- Approval
- Denial
- None Forwarded
- Not applicable

Comments: The Planning Commission voted unanimously to recommend approval of the Treeline Master Planned Development.

RECOMMENDED MOTION:

Motion for Public Hearing and First Reading February 19, 2020: I move for the first reading of the ordinance to amend Bend Development Code Chapter 2.7, Special Planned Districts, to create the Treeline Master Planned Development as proposed.

Motion for Adoption March 4, 2020: I move for the second reading and adoption by roll call vote of the ordinance to amend Bend Development Code Chapter 2.7, Special Planned Districts, to create the Treeline Master Planned Development as proposed.

ISSUE / COUNCIL DECISION & DISCUSSION POINTS:

The subject property is identified as Master Plan Area 2 of the 2016 West UGB Expansion Area. In accordance with Bend Comprehensive Plan (BCP) Policies 11-100 through 11-108 Master Plan Area 2 is required to provide a maximum of 65 housing units including at least 12 single-family attached townhomes. The proposed Development Code standards for the Treeline MPD will ensure development is consistent with the relevant BCP policies for this area.

The Treeline property is zoned Urbanizable Area (UA), but designated RL - Low Density Residential (40 acres). The Treeline MPD will accommodate these Comprehensive Plan designations, but the applicant proposes single-family detached and attached housing, pursuant to Comprehensive Plan

Policy 11-104. The Treeline MPD will meet the specified density and housing type through the imposition of a Single Lot Residential zoning overlay on the eastern side of the subject property.

BACKGROUND:

In accordance with BCP Policy 11-100, and BDC 4.9.300.B, master plan approval is required prior to or concurrently with annexation. The applicant submitted an annexation request under PZ 20-0062, which is being processed concurrently with this MPD proposal.

The Development Agreement adopted by the City Council in October 2018 establishes the timing and requirements for the construction of sewer, water and transportation system improvements required to mitigate the impacts of development for each West Expansion Area Master Plan in accordance with the development requirements specified in the related Comprehensive Plan Policies of Chapter 11.

The Bend Comprehensive Plan (BCP) Map and Policies designate the West Master Plan Area 2 as Urban Low Density Residential (RL). The RL zone that implements this plan designation requires 10,000 square-foot minimum lot sizes and a limited variety of housing types as allowable uses. It would not be possible to meet the housing type requirements of Bend Comprehensive Plan Policy 11-104 without deviating from the RL zoning requirements to allow single-family attached housing and a mix of smaller lot sizes. This is best accomplished through the Major Community Master Plan process, which allows deviations to Development Code standards, to create a Single Lot Residential zoning overlay. The Treeline Master Plan also incorporates approximately 6.9 acres of open space in compliance with BDC 4.5.200.E.4.

The Treeline MPD application was submitted in October 2019. The Planning Commission held a public hearing for the Treeline MPD on January 27, 2020, and issued a recommendation of approval to the Council. Approval of the MPD and annexation will allow development of needed housing planned for the West UGB Expansion Area Master Plan Area 2.

CURRENT YEAR BUDGET IMPACTS IDENTIFIED BY DEPARTMENT:

DEPARTMENT DIRECTOR REVIEW

Reviewed by: Russ Grayson Date: February 12, 2020

FINANCIAL REVIEW

Reviewed by: Melissa Bradley Date: February 12, 2020

LEGAL REVIEW

Reviewed by: Ian Leitheiser Date: February 12, 2020

COMMUNITY OUTREACH PROCESS AND POTENTIAL IMPACTS:

Prior to submittal of this application and related applications, the applicants hosted a public meeting on August 5, 2019 in accordance with BDC 4.1.215. The Planning Commission held a public hearing for the Treeline MPD on January 27, 2020, at which two individuals testified and one individual submitted written comments immediately prior to the hearing. Public notice for the City Council hearing was provided in accordance with the requirements of BDC 4.9.300.A.3, and BDC 4.1.423-4.1.425. On January 30, 2020, the Planning Division mailed notice to surrounding owners of record of property within 250 feet of the subject properties, and to the Summit West Neighborhood Association representative. On February 7, 2020, Notice of Proposed Development signs were posted by the applicant along the property frontages at two locations, visible from adjacent rights of way

ATTACHMENTS:

- PC Recommendation
- Ordinance
 - Exhibit A – Treeline MPD Code Text
 - Exhibit B – Findings