



**01TA-19 Sagebrush Request: Text  
*Amendments to Newberry  
Neighborhood Planning***

**City of La Pine**

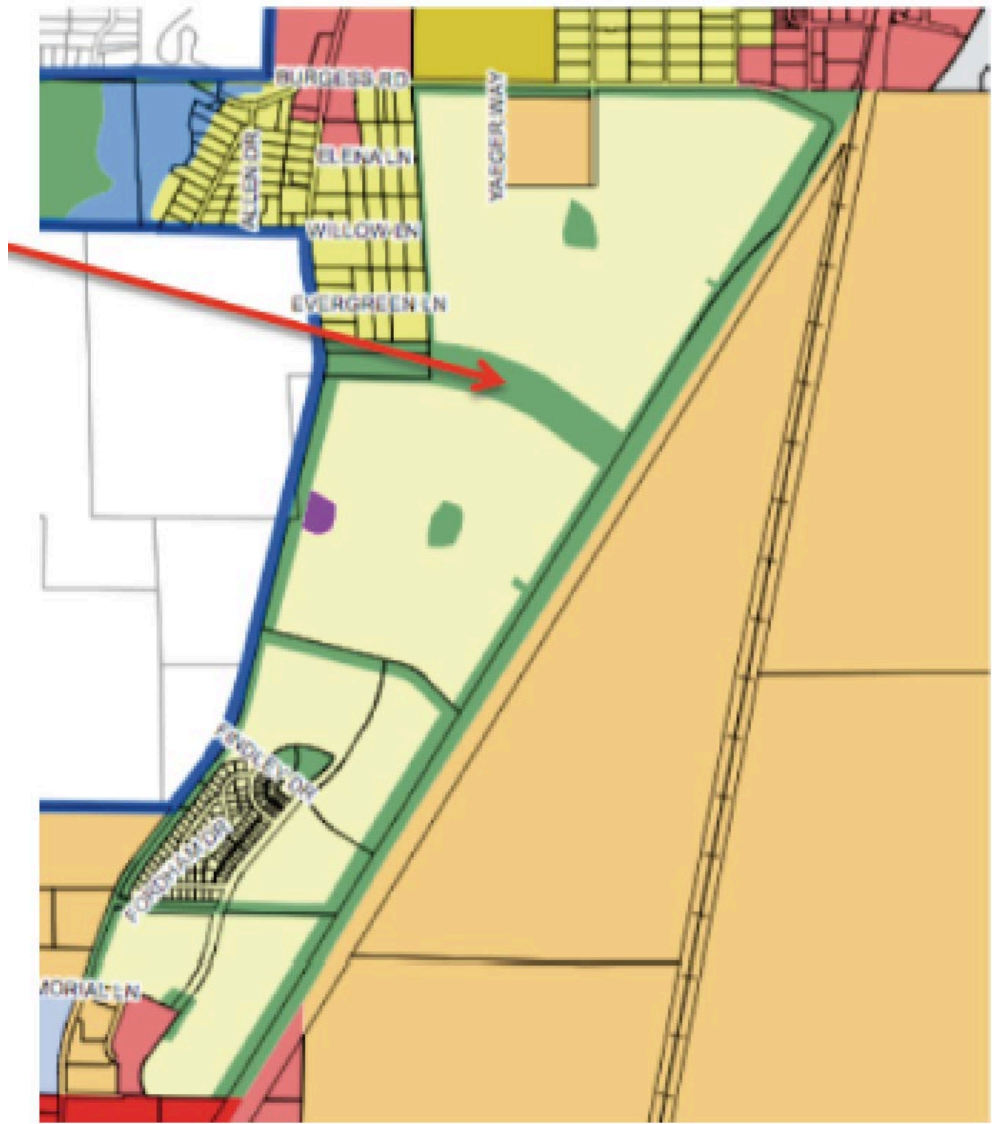
Planning Commission Legislative Hearing

November 20, 2019

# Applicable Review Criteria

- *City of La Pine Development Code*
  - Article 7 - Procedures - Chapter 15.204.040 Type IV  
(Legislative Decisions)
  - Article 8 - Applications and Reviews - Chapter 15.334 – Text  
and Map Amendments
- *City of La Pine Comprehensive Plan*







CALDWELL DR

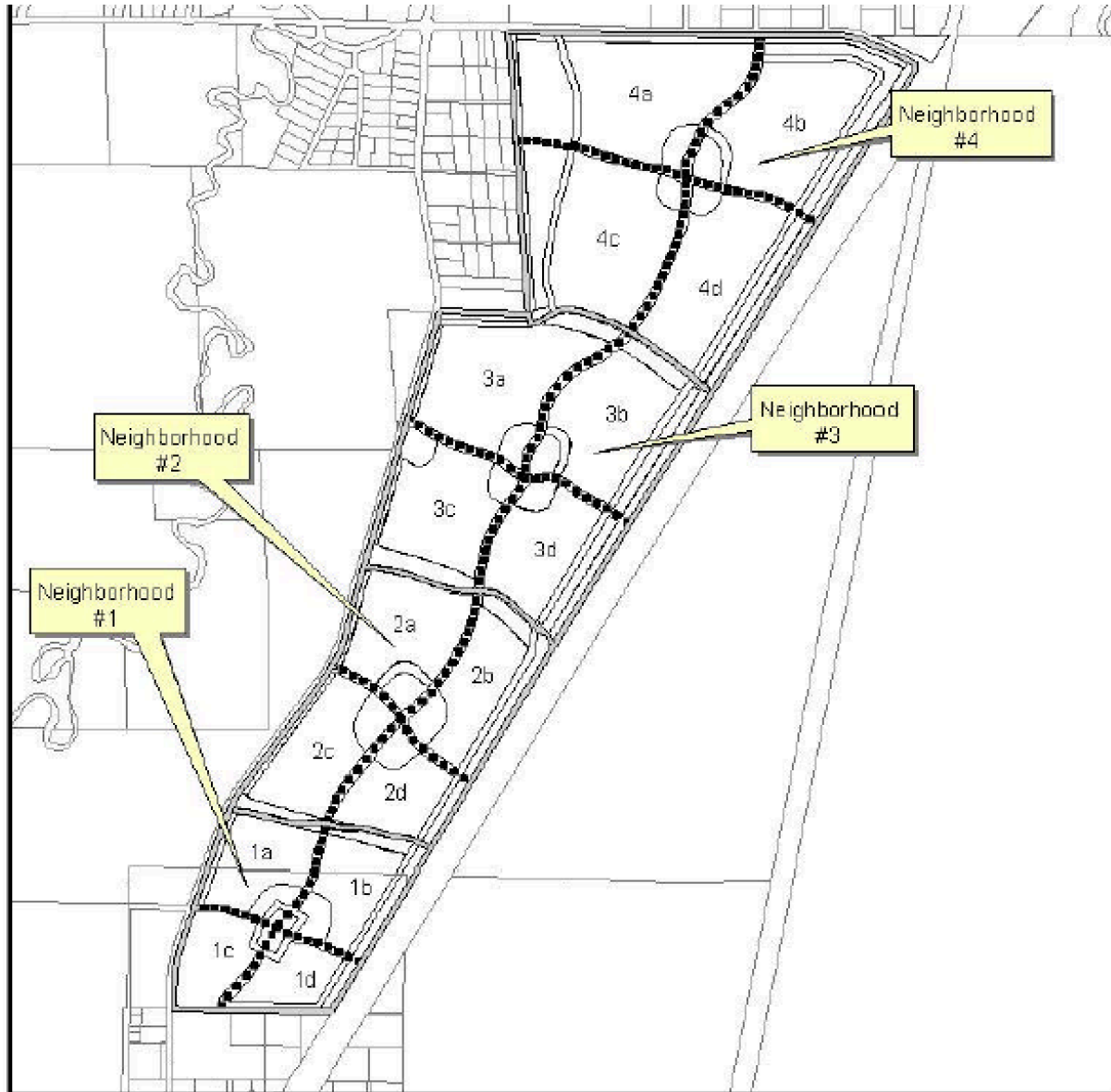
CRESCENT CREEK DR

MEMORIAL LN

LITTLE DESCHUTES LN

PUEBLO

HWY 97







Neighborhood #2

Neighborhood #1

Neighborhood #3

Neighborhood #4

**SYMBOLS**

-  Collector Road Right-of-way
-  Neighborhood Boundary
-  Quadrant Boundaries
-  Taxlots

**Figure 11**  
**Neighborhood Planning Area**  
**Quadrant Plan**



2014-2015  
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# Amendments

- *Applicant* – proposed amendments specific to Neighborhood 1
- *City Staff recommendation* – broaden changes to all NNPA neighborhoods
- *Buffer between Neighborhood 1 and 2:*  
Applicant requested 10', City Staff recommends 20'



**Amendment #1: Amending La Pine Development Code, Article 4 Overlay Zones, Newberry  
Neighborhood Planning Area (NNPA), Section 15.32.020**

**15.32.020 General Standards**

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**B. Transportation**

1. Two perimeter collector and three neighborhood collector roads will provide access from Huntington Road into the neighborhoods.
2. ~~The central collector~~ Crescent Creek Drive and a perimeter collector will provide access from Burgess Road. The three perimeter collectors dividing the neighborhoods will be adjacent to open space corridors that provide buffers between the four Neighborhoods in the Neighborhood Planning Area.
3. Driveway access will not be allowed onto ~~the central collector~~ Crescent Creek Drive and the neighborhood collectors.
4. Rather than a continuous paved parking shoulder, parking in designated pullout areas can be provided along the collectors for access to open space, parks and residential lots.

5. Direct access from residential lots onto the local streets and perimeter collectors is permitted.
6. Shallow vegetated swales alongside ~~the~~ roads will provide for drainage.
7. A network of multi-use paths will be developed parallel to many of the collector roads ~~and in the~~ in open space buffer areas within the development ~~and~~ along Huntington Road ~~and~~ along the eastern perimeter collector parallel to Highway 97 or within the Highway 97 right of way, if sufficient right of way exists and ODOT authorizes the construction of a multi-use path in its right-of-way.
8. The precise layout of these roads and multi-use paths will occur during the Quadrant Plan approval process as each Neighborhood and Quadrant is planned.
9. Modifications to the layout and/or alignment of a path or trail outside of the Neighborhood/Quadrant process ~~shall follow~~ may be approved at the City Engineer's discretion through an administrative review process ~~as determined by the City.~~
10. Use of the term "collector" in this Chapter 15.32 means a street meeting the "collector" standard as defined in the City of La Pine Transportation System Plan. Crescent Creek Drive, Findlay Drive, Half Moon Drive, Campfire Drive, and Caldwell Drive are "collectors". Notwithstanding anything herein to the contrary, the City Engineer may authorize a different street design standard through the Quadrant Planning Process.

**Amendment #2: Amending La Pine Development Code, Article 4 Overlay Zones, Newberry**

**Neighborhood Planning Area (NNPA), Section 15.32.100**

**G. Park District.** The purpose of this district is to provide Neighborhood Parks in each of the four neighborhoods within the Neighborhood Planning Area. This district may also apply to an optional Regional Park that may be located in Neighborhood 2 ~~and~~ or 3 during Quadrant Plan approval process.

- a. **Size standard.** Each Neighborhood ~~Parks shall~~ Park must be a minimum of two acres and no more than five acres in size. Neighborhood Park areas do not need to be contiguous, so long as a multi-use path or sidewalks allow for pedestrian connection between the Neighborhood Park areas. If Neighborhood Parks are provided in a non-contiguous fashion, and notwithstanding anything herein to the contrary, each individual Neighborhood Park must be a minimum of one acre and the total Neighborhood Park area within an individual neighborhood must be a minimum of 3 acres.
- b. **Location.** Neighborhood Parks must be located at approximately the center of each Neighborhood or Quadrant, must front a public street on at least one side, and must have multi-use path connections to a public street other than a frontage street.
- ~~b. **Location.** Neighborhood Parks shall be located at the center of each Neighborhood and be fronted on at least three sides by public streets including the central collector and a neighborhood collector.~~

- c. **Boundary Determination.** The exact boundaries of the Neighborhood Parks ~~are generally depicted on the Neighborhood Planning Area Park Plan, Figure 17 in the Deschutes County Comprehensive Plan, DCC 23.36.052. The exact boundaries of the Neighborhood Parks shall~~ will be established at the time of approval of a Quadrant Plan ~~under DCC 18.61.050(J) until the City develops its own standards.~~
- d. **Platting.** Neighborhood Parks ~~shall~~ will be platted as part of the first phase ~~subdivision~~ for each quadrant in an approved Quadrant Plan.
- e. **Development.** The timing of Neighborhood Park development will be established through the Quadrant Plan approval process.

H. **Open Space District.** The purpose of this district is to provide two types of open space in the Neighborhood Planning Area. Perimeter Open Space is located adjacent to Huntington and Burgess Roads, Highway 97, and between existing residential lots west of Neighborhood 4. Perimeter Open Space will provide visual and noise screening and locations for multi-use paths. If Highway 97 provides sufficient width for a perimeter buffer, is or will be improved with an ODOT approved multi-use path that includes a 10-foot buffer between the path and property line, the Planning Commission may allow for the Highway 97 right-of-way to serve as the eastern Perimeter Open Space as part of the Quadrant Plan approval process. Corridor Open Space divides the four Neighborhoods, helps to maintain a rural feeling, and contains multi-use paths.

The Quadrant Plan for each neighborhood must designate the following minimum areas as Open Space District, as applicable to each quadrant:

- (1) In addition to the required dedication of right-of-way, a minimum 20-foot-wide Corridor Open Space Buffer must be provided on either side of the right-of-way separating adjacent neighborhoods.
- (2) Minimum 200-foot-wide Perimeter Open Space adjacent to the Highway 97 right-of-way, unless through the Quadrant Plan approval process the Planning Commission determines that the Highway 97 right of way is sufficient to accommodate a multi-use path while providing adequate buffering between the path and adjacent properties lines. The applicant must have prior approval from ODOT to construct the multi-use path in the Highway 97 right-of-way in order to utilize this exception.
- (3) Minimum 75-foot-wide Perimeter Open Space adjacent to Huntington and Burgess Roads.
- (4) Minimum 50-foot-wide Perimeter Open Space on the west edge of Quadrants 4a and 4c.
- (5) A 500-foot wildlife corridor must be established in either Neighborhoods 3 or 4. The wildlife corridor must be unimproved and align with an existing or planned wildlife Highway 97 undercrossing to the extent practical.

## I. Quadrant Plan.

Plan Approval Required. Prior to issuance of a building permit, approval of a tentative plan or initiation of development (including, ~~without limitation,~~ streets or placement of utilities) within a Neighborhood or Quadrant, a Quadrant Plan ~~shall~~ must be approved according to the ~~provisions of DCC 18.61.050 until the City develops its own standards~~ Type III Procedures of the La Pine Development Code Section 15.204.030 and the Quadrant Plan Approval criteria in 15.32.100.1.3.

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3. Quadrant Plan Approval. Approval of a Quadrant Plan is a land use action ~~and shall be~~ reviewed under the ~~provisions of DCC 22.20.020 until the City develops its own standards. Notwithstanding the order of hearings bodies listed under DCC 22.24.020(A), Quadrant Plans shall be~~ Type III Procedures of LPDC Section 15.204.030. Quadrant Plans are subject to a public hearing before the City of La Pine Planning Commission. The Planning Commission ~~shall make~~ makes the decision to approve or deny an application for a Quadrant Plan. The ~~Board of County Commissioners~~ City Council will act as the hearings body on an appeal of such a decision. An appeal of a ~~quadrant plan decision shall be considered pursuant to DCC Chapter 22.32, Appeals~~ Quadrant Plan will be conducted in accordance La Pine Development Code Chapter 15.212. A Quadrant Plan may be approved subject to conditions with findings that the following criteria are met:

- a. The Quadrant Plan application contains all of the elements required in ~~DCC 18.61.050(J)(3) until the City develops its own standards~~ 15.32.100.1.2.

- b. The Quadrant Plan conforms to the relevant policies in the ~~Deschutes County~~ City of La Pine Comprehensive Plan, ~~DCC 23.36.052 until the City develops its own standards.~~
- c. There is adequate sewer and water capacity to serve the development planned for the Quadrant and agreements to provide service have been signed with appropriate water and sewer districts or providers.
- d. The streets proposed in the Quadrant Transportation Plan conform to the general location and connection requirements of the La Pine Neighborhood Street Plan, Figure 15 in the Deschutes County Comprehensive Plan, DCC 23.36.052. The ~~proposed~~ City Engineer must approve of the street design ~~conforms to the standards in DCC Title 17, Table 15.32-2 for the La Pine Neighborhood Planning Area.~~ Final locations of road rights-of-way approved under a ~~quadrant plan~~ Quadrant Plan will be determined through the process for approval of a tentative plat under ~~DCC Title 17 until the City develops its own standards.~~ LPDC Article 9.
- e. ~~The~~ Except as approved by the City through a Quadrant Plan, the multi-use paths ~~are~~ must be located within or adjacent to the Perimeter or Corridor Open Space as generally shown in the Non-Motorized Plan, Figure 16 in the Deschutes County Comprehensive Plan, DCC ~~23.36.052~~ until the City develops its own standards. Path(s) and modifications of paths and/or trail alignments must be consistent with the intent of the Quadrant Plan as determined by the City through an administrative process. Any modifications of these locations must be in compliance with LPDC 15.32.020.B.7.
- f. ~~The~~ Except as approved by the City through a Quadrant Plan, the open space in the Open Space and Park Plan ~~conforms~~ must conform to the standards in Deschutes County Comprehensive Plan, DCC 23.36.020(D) and general location shown in the La Pine Neighborhood Parks and Open Space Plan, Figure 17 in the Deschutes County Comprehensive Plan, ~~DCC 23.36.052~~ until the City develops its own standards. Any modifications of these locations must be in compliance with LPDC 15.32.100.I.G and LPDC 15.32.100.I.H.

g. The Zoning Plan conforms to the following performance standards:

- (1) Neighborhood Commercial District. A minimum of two and a maximum of four acres of Neighborhood Commercial District ~~shall~~must be established in Quadrant 3a or 3c. Alternatively, if Quadrant Plans for Quadrant 3a and 3c are approved at the same time, the maximum area of Neighborhood Commercial District may be divided between the two Quadrants. The Neighborhood Commercial zone ~~shall~~must be located at the intersection of Huntington Road and the neighborhood collector that bisects Neighborhood 3.
- (2) Community Facility District. Quadrant 1c ~~shall~~will be zoned as Community Facility District.
- (3) Community Facility Limited District. The portion of Quadrant 3a that is located west of Huntington Road ~~shall~~will be zoned Community Facility Limited. A maximum of 15 acres in the northwest section of Quadrant 4a may be zoned Community Facility Limited.
- (4) Residential Center District. Each Quadrant except ~~Quadrant~~Quadrants 1a, 1b, 1c and 1d ~~shall~~must have a Residential Center District with a minimum of three acres and a maximum of six acres. The area of the Residential Center District is gross acres including public rights-of-way. The Residential Center District ~~shall~~must be a contiguous area located so that it is adjacent to both ~~the central collector~~Crescent Creek Drive and the collector street that bisects the Neighborhood.
- (5) Residential General District. The area zoned Residential General ~~shall~~will be the area in each Quadrant that remains after the mandatory minimum Residential Center, Neighborhood Parks and Open Space zoning is defined.



- ~~4. Neighborhood Park District. Where a Neighborhood Park is specified on the La Pine Neighborhood Parks and Open Space Plan (Figure 17 in the Deschutes County Comprehensive Plan, DCC 23.36.052, the Quadrant Plan shall zone a minimum of two acres and a maximum of five acres as Neighborhood Park District until the City develops its own standards. The Neighborhood Park District shall be located at the intersection of the central collector and the neighborhood collector that that bisects the Neighborhood.~~
- ~~5. Open Space District. The Quadrant Plan shall designate the following minimum areas as Open Space District:
  - ~~(1) Minimum 500 foot wide Corridor Open Space Buffer between Neighborhoods 1 and 2; 2 and 3; and 3 and 4.~~
  - ~~(2) Minimum 200 foot wide Perimeter Open Space adjacent to Highway 97.~~
  - ~~(3) Minimum 75 foot wide Perimeter Open Space adjacent to Huntington and Burgess Roads.~~
  - ~~(4) Minimum 50 foot wide Perimeter Open Space on the west edge of Quadrants 4a and 4c.~~~~

- h. ~~6.~~ The proposed residential densities and lot sizes conform with the requirements of the Residential General and Residential Center Zones as further described as follows in Tables 15.32-1 and 15.32-2:

**Table 15.32-1. La Pine Neighborhood Planning Area Density Standards**

	Maximum Density	Minimum Density	Lot Size Range for Single-family
<b>Neighborhood 1</b>			
- Residential Center	12 units/acre	8 units/acre	2,400 – 4,500
- Residential General	6 units/acre	3 units/acre	4,000 – <del>7,000</del> <u>10,000</u>
<b>Neighborhood 2, 3 &amp; 4</b>			
- Residential Center	12 units/acre	6 units/acre	2,400 – 7,000
- Residential General	6 units/acre	2 units/acre	7,000 – 15,000

Note: Density is calculated using gross acres, excluding collector street right-of-way.

**Table 15.32-2. La Pine Neighborhood Planning Area Zoning Standards**

	Residential General	Residential Center	Community Facility	Community Facility Limited	Neighborhood Commercial
<b>Lot Size</b>					
<b>Single Family Neighborhood 1</b>					
- Maximum sq. ft.	<del>7,000</del> - <u>10,000</u>	4,500	N/A	N/A	N/A
- Minimum sq. ft.	4,000	2,400	N/A	N/A	N/A
<b>Single Family Neighborhood 2</b>					
- Maximum sq. ft.	15,000	5,000	N/A	N/A	N/A
- Minimum sq. ft.	7,000	3,500	N/A	N/A	N/A
<b>Townhome</b>					
- Minimum sq. ft.	N/A	2,400	2,400	N/A	N/A
<b>Duplex Triplex</b>					
- Minimum sq. ft.	8,000	8,000	8,000	N/A	N/A
<b>Multi-family</b>					
- Maximum sq. ft.	no maximum	no maximum	no maximum	N/A	N/A
- Minimum sq. ft.	15,000	10,000	10,000	N/A	N/A
<b>Other uses</b>					
- Maximum sq. ft.	no maximum	no maximum	no maximum	no maximum	22,000

**Table 15.32-2. La Pine Neighborhood Planning Area Zoning Standards**

	Residential General	Residential Center	Community Facility	Community Facility Limited	Neighborhood Commercial
<b>Lot Size</b>					
Single Family Neighborhood 1					
<b>Other uses</b>					
- Maximum sq. ft.	no maximum	no maximum	no maximum	no maximum	22,000
- Minimum sq. ft.	7,000	4,500	None	None	7,000
<b>Lot Width</b>					
Minimum (feet)	50 45' for detached dwellings; <u>lots on cul-de-sacs or bulbed corners may be 30'</u> ; 24' for attached townhome	35' for detached single-family dwelling; <u>lots on cul-de-sacs or bulbed corners may be 30'</u> ; 24' for attached townhome or zero lot line development	50'	50'	50'

# Process/Notices

- *DLCD Noticed in Advance*
- *Public Notice*
  - Newspapers
  - Website
  - Regular locations around town
- *Planning Commission Hearing November 20, 2019*
- *City Council Hearing TBD*
- *Public Comments – 2 submitted*

# Applicable Review Criteria

- *City of La Pine Development Code*
  - Article 7 - Procedures - Chapter 15.204.040 Type IV (Legislative Decisions)
  - Article 8 - Applications and Reviews - Chapter 15.334 – Text and Map Amendments
- *City of La Pine Comprehensive Plan*

# Review

- *City of La Pine Development Code*

Article 8 - Applications and Reviews - Chapter 15.334 – Text and Map Amendments

**B. The proposal must be found to:**

- 1. Be in the public interest with regard to community conditions; or**
- 2. Respond to changes in the community, or**
- 3. Correct a mistake or inconsistency in the subject plan or code; and**





# Recommended Motion

I move to recommend to City Council the amendments to the La Pine Development Code, initiated through file 01TA-19, and as recommended to be amended by City staff.