

Comprehensive Plan Map Amendment / Zone Change and Development Code Text Amendment

Sagebrush Development, LLC

La Pine Planning Commission
Public Hearing
November 20, 2019

Blackmore Planning
AND DEVELOPMENT SERVICES, LLC

Development Team

Applicant

Sagebrush Development, LLC
Vic and Vicki Russell, Randy Akacich

Land Use Consultant

Blackmore Planning and Dev. Ser
Greg Blackmore, Principal Planner

Land Use Attorney

Brix Law
Laura Craska –Cooper, Partner

Civil Engineer

HWA
Grant Hardgrave, P.E.

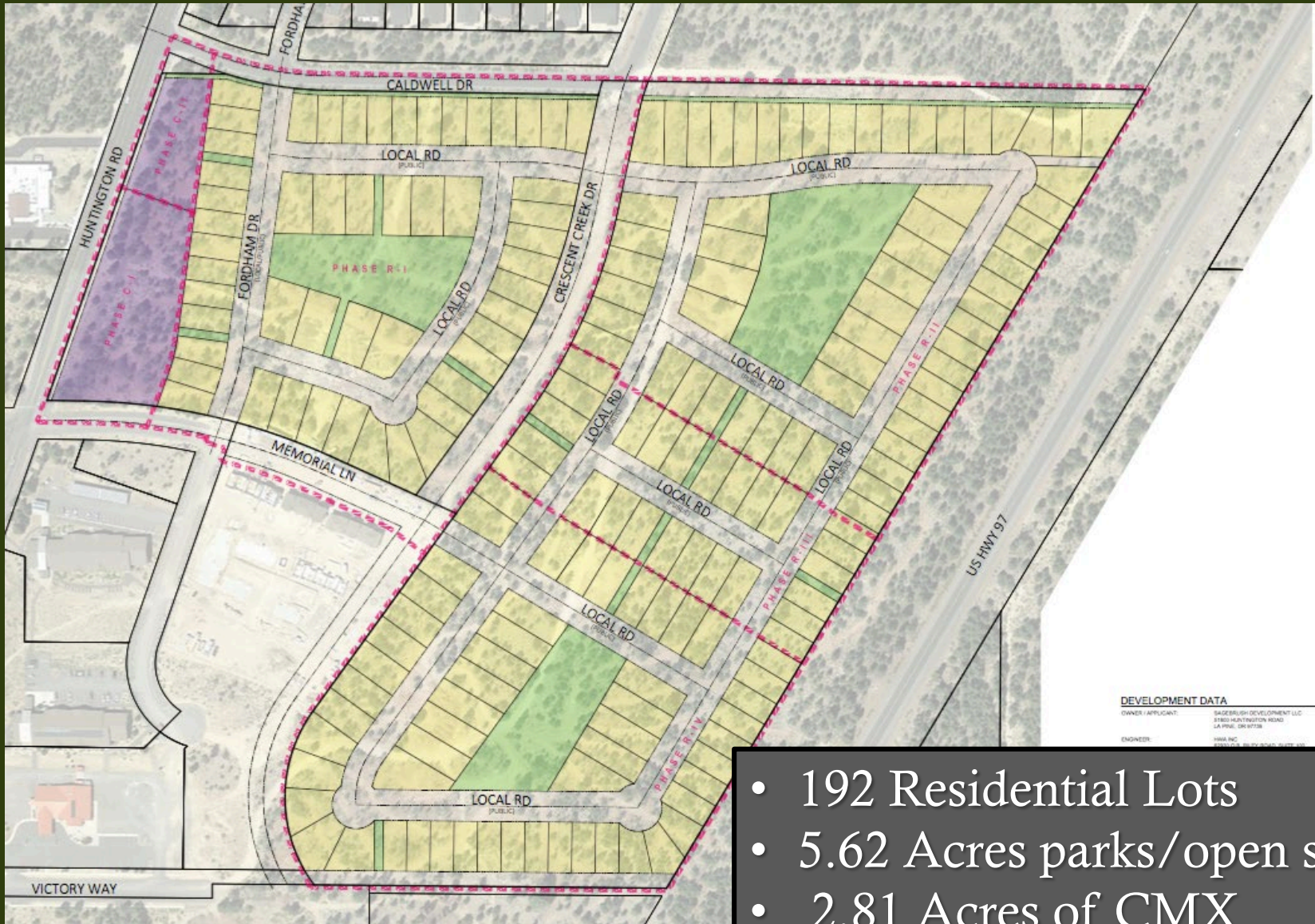
Traffic Engineer

Transight Consulting, LLC
Joe Bessman, P.E.

Location



Proposal



- 192 Residential Lots
- 5.62 Acres parks/open space
- 2.81 Acres of CMX

Proposal

Sagebrush Development, LLC Slides

Background

Challenge – Code would would not allow the plan.

Reasons why:

- *NNPA established Deschutes County Code, prior to City of La Pine incorporation (established by rural planners)*
- *Centrally located park*
- *Unnecessary eastern collector*
- *Rural types of buffers*
- *Inconsistencies in the Code*
- *References to repealed County Ordinances*
- *Uncertainty of what Codes apply and how they will be imposed / interpreted*

Background

Challenge – Code would not allow the plan.

Centrally Located Park

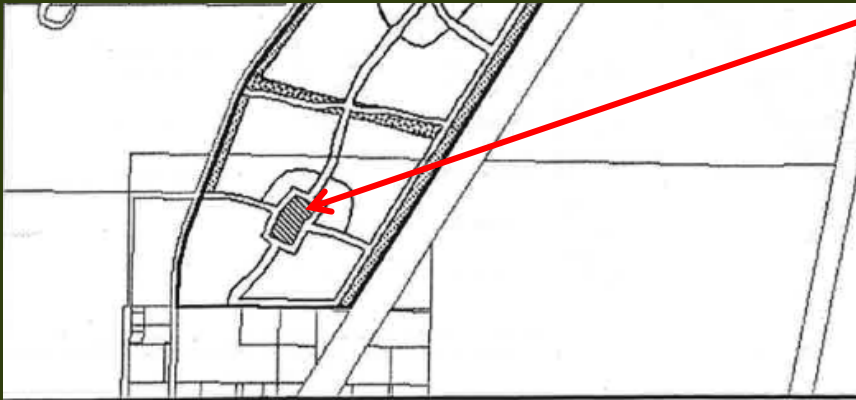
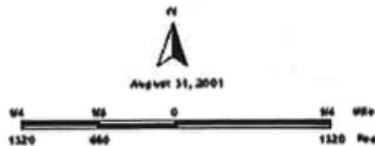


Figure 17
Neighborhood Planning Area
Parks and Open Space Plan

SYMBOLS

- Collector Road Rights-of-way
- Neighborhood Planning Area Boundary
- Neighborhood Park
- Perimeter Open Space
- Corridor Open Space
- Taxlots



Eastern Collector

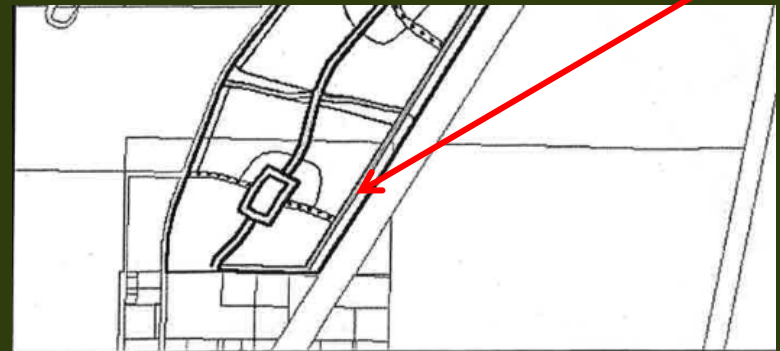
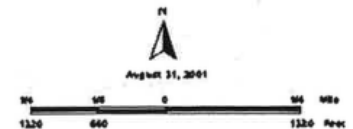


Figure 15
Neighborhood Planning Area
Street Plan

SYMBOLS

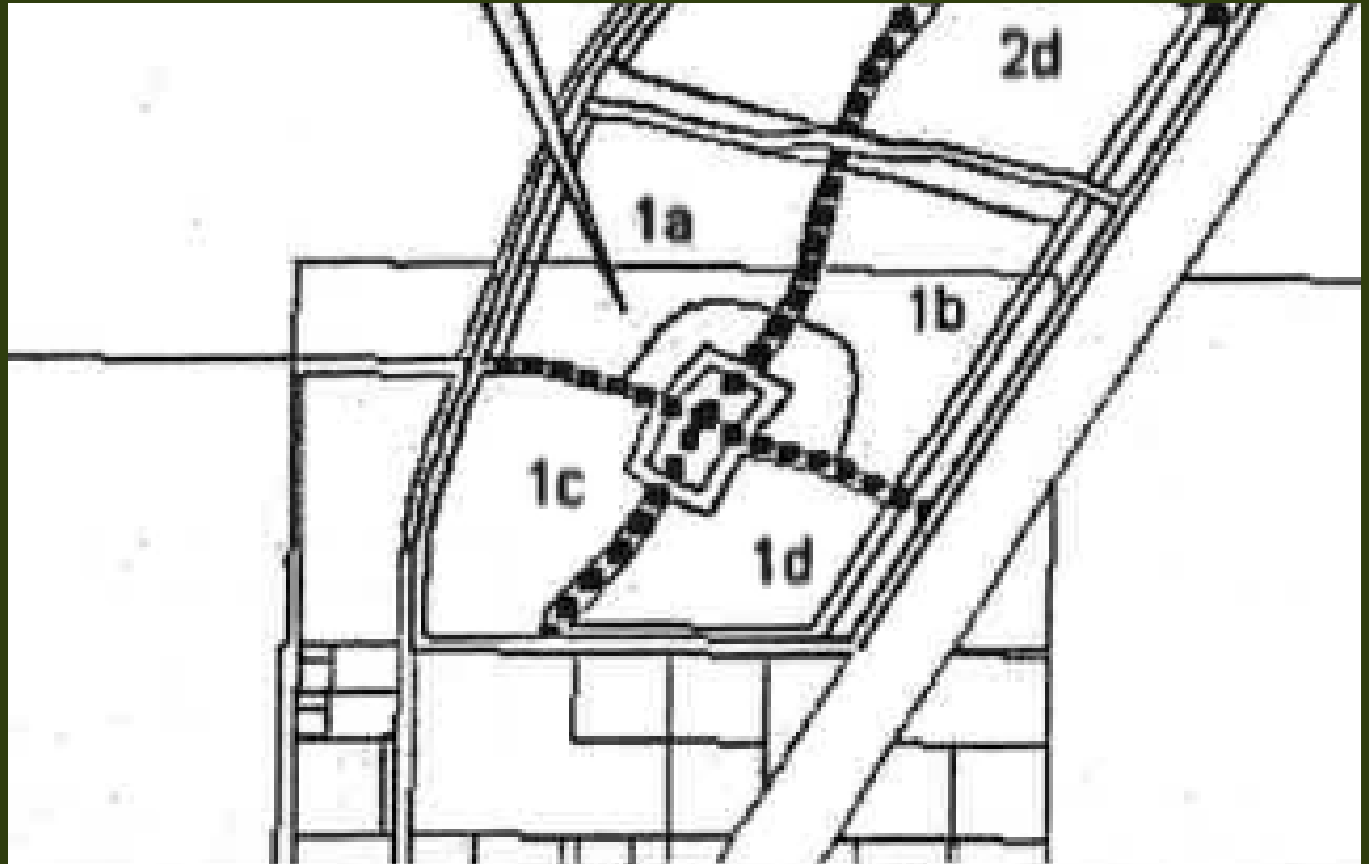
- Neighborhood Planning Area Boundary
- Central Collector
- Perimeter Collector
- Neighborhood Collector
- Taxlots



Background

Approach –

Amendments to NNPA Overlay Zone, specifically
Quadrants 1a, 1b and 1d.



Development Code Changes

General

- Remove references to repealed Deschutes County Code.
- Clarify street type discrepancies.
- Refer to the La Pine Comprehensive Plan and not the Deschutes County Comprehensive Plan

Park/Open Space

- Allow Multi-use path to be located in the Hwy 97 right of way, instead of on the property
- Allow parks to be separated amongst the quadrants instead of one that is central to the Neighborhood
- Allow the parks to be developed with the Quadrants
- Allow open spaces and path locations to be identified through the Quadrant Planning Process

Development Code Changes



- No requirement of a Residential Center District Neighborhood 1
- No requirement of a 500 foot wide corridor Open Space between Neighborhood 1 and 2.
- No requirement for a 200 foot wide buffer along Hwy 97
- Allow lots up to 10,000 sf in Neighborhood 1

Development Code Changes

Concern -

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.

- Inefficient use of land for Urban Area
 - Increase costs per lot / decrease affordability
 - Do not see this in other areas of La Pine or other jurisdictions
 - Possibly needed between different uses, but not same uses
 - Long Term - Expand into farm / forest land
- Direct Impact - would need to modify Lot Depth requirement (Table 15.32-2) to 90 feet.

Approval Criteria

Established in LPDC 15.334.040

- A. Consistent with the Comprehensive Plan
- B. Be in the public interest, respond to a change, correct a mistake
- C. Conform to the TPR

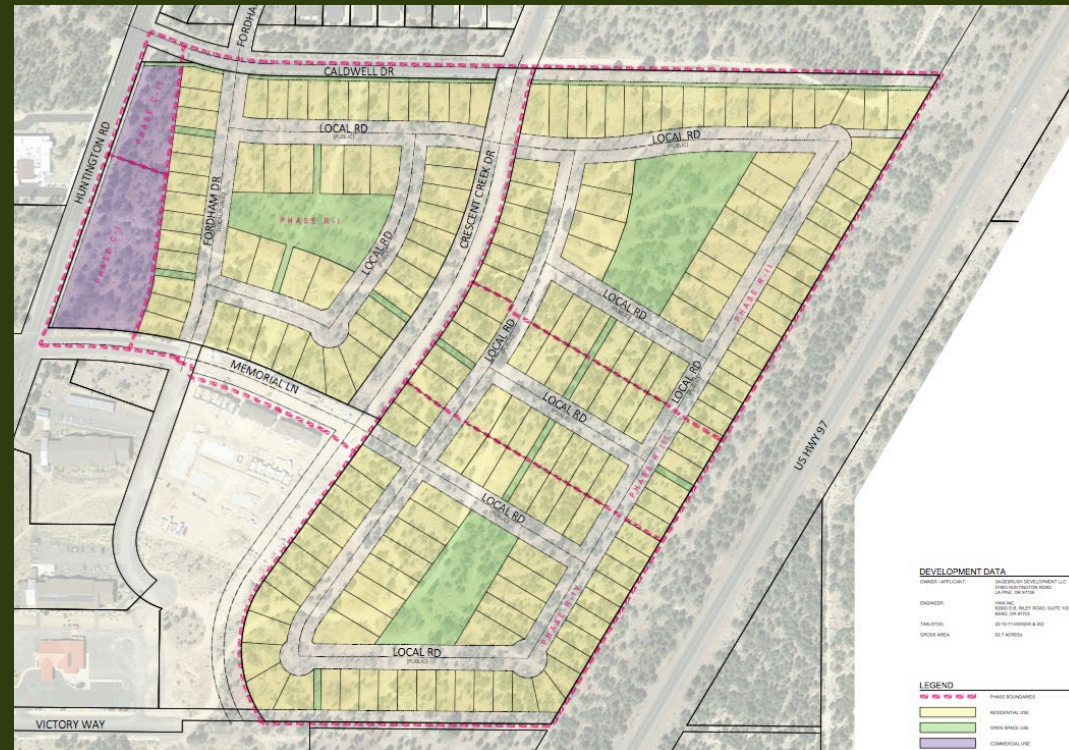
Steps to Development

Current Applications

- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Development Code Text Amendment

Future Applications

- Quadrant Plan
- Subdivision
- Site Plan
- Design Review



Comments

Pahlisch – Not opposed, noted concerns about potential impact to their parks.

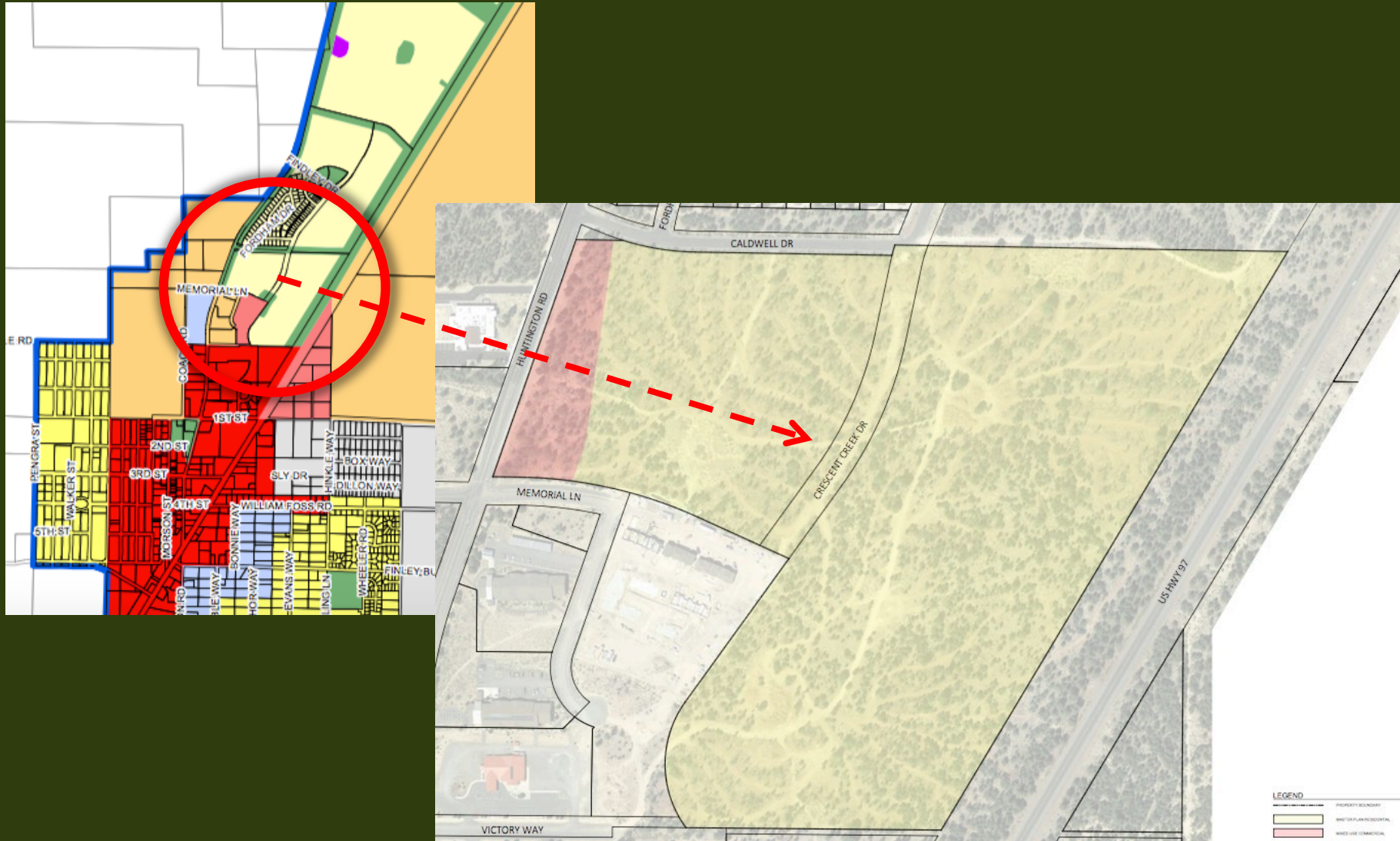
Wiedeman –

- Questions
- Items related to Quadrant Plan / Future Site Plans
- Buffer width

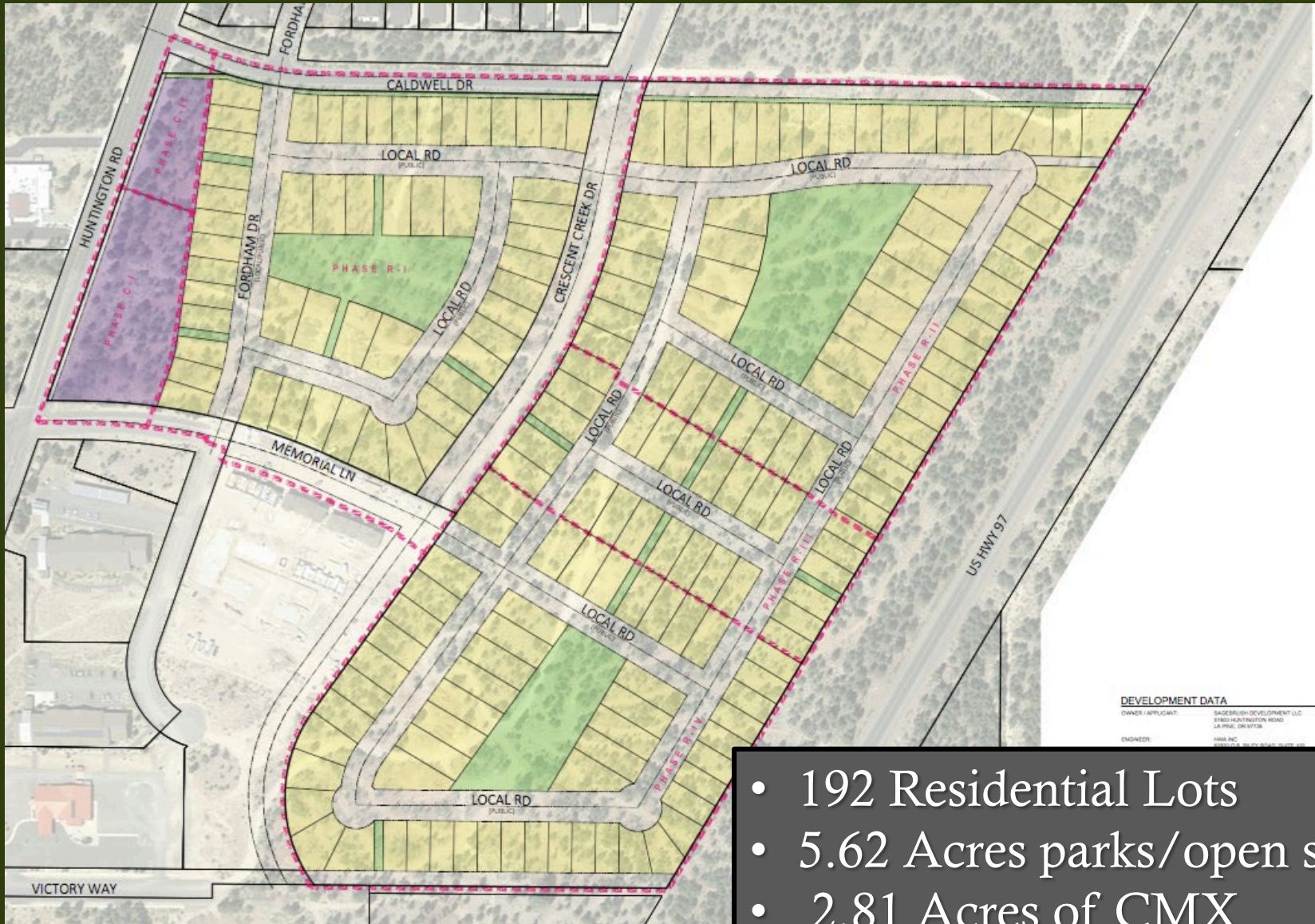
Questions

Comprehensive Plan & Zone

Existing and Proposed



Proposal



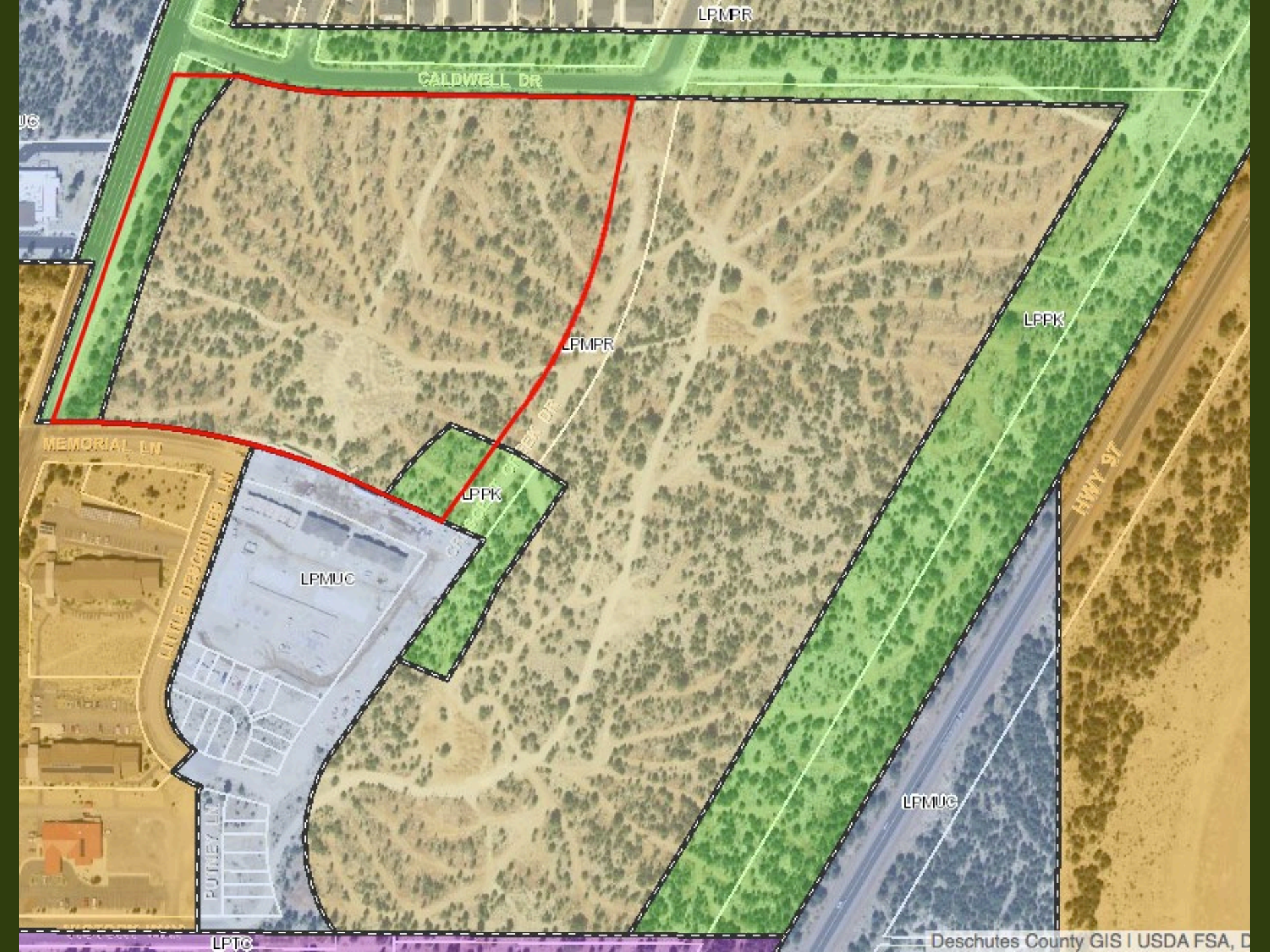
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- D.
 - 1 – Consistent with Statewide Planning Goals
 - 2 – Consistent with relevant policies of the Comprehensive Plan
 - 3 – Adequate public facilities
 - 4 – Will not destabilize the land use pattern

Questions



LPMPR

CALDWELL DR

UG

LPMPR

LPPK

MEMORIAL LN

UNDE DESCHUTES LN

LPPK

LPMUC

HWY 97

POTREY LN

LPMUC

LPTC

Deschutes County GIS | USDA FSA, D