

PROJECT #: QUADRANT 2D NEWBERRY NEIGHBORHOOD

SUBJECT: REQUEST FOR PROPOSAL ATTACHMENT

FROM: ALEXA REPKO, PRINCIPAL PLANNER

DATE: DECEMBER 2, 2021



General Site Comments

1. The subject property contains 19.02 acres.
2. Comp Plan – Residential Master Plan; Zoning – Residential Master Plan Overlay – Newberry Neighborhood Planning Area (NNPA); Neighborhood – 2 District – Residential General; Quadrant – 2D
3. The subject property abuts Crescent Creek Drive and Findley Drive.

Zoning & Development Standards

4. Density range for the Neighborhood 2 of the Residential General District of the Residential Master Plan Zone is 2 units per acres minimum and 6 units per acre maximum.
5. The maximum building height in the Residential General District of the Residential Master Plan Zone is 30 feet for the primary structure and 20 feet for an accessory dwelling or structure.
6. The maximum lot coverage in the Residential General District of the Residential Master Plan Zone is 50 percent.
7. The minimum lot size in Neighborhood 2 of the Residential General District of the Residential Master Plan Zone is based on the unit type:

Unit Type	Minimum & Maximum Lot Sizes
Single-Family	Minimum: 7,000 sq. ft. Maximum: 15,000 sq. ft.
Townhome	Minimum: 8,000 sq. ft. Maximum: N/A
Multi-family	Minimum: 15,000 sq. ft.

	Maximum: N/A
Other uses	Minimum: 7,000 sq. ft. Maximum: N/A

8. The minimum lot width in the Residential General District of the Residential Master Plan Zone is 45 feet for detached dwellings, 30 feet for lots on cul-de-sacs and bulbed corners, and 24 feet for attached townhomes.
9. The minimum setbacks in the Residential General District of the Residential Master Plan Zone include 15 feet in the front, 10 feet in the rear, and 10 feet on either side. The garage setback is 20 feet in the front.
10. Minimum landscaping varies based on the unit type. Duplexes and triplexes require 25 percent and multi-family dwelling complexes containing four or more units require 20 percent.
11. Minimum parking varies based on the unit type:

Unit Type	Minimum & Maximum Lot Sizes
Single-Family	One space per dwelling
Duplex	Two spaces per duplex
Accessory Dwelling	Two spaces total for primary dwelling and accessory dwelling
Multi-family	One space per dwelling unit

12. Access in the Newberry Neighborhood Planning Area shall include:
 - Two perimeter collector and three neighborhood collector roads will provide access from Huntington Road into the neighborhoods.
 - 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.
 - Driveway access will not be allowed onto Crescent Creek Drive and the neighborhood collectors.
 - 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.

- Direct access from residential lots onto the local streets and perimeter collectors is permitted.

**Above information is taken directly from the La Pine Development Code, Article 3 Zoning Districts Chapter 15.20 Residential Master Plan Zone, Article 4 Overlay Zones Chapter 15.32 Newberry Neighborhood Planning Area (NNPA) Overlay Zone, and Article 5 Development Standards. Future development will be subject to any additional standards found in these and other sections of the La Pine Development Code.*

Public Works & Engineering Comments

1. Sewer – One sewer service per tax lot. The City of La Pine utilizes a S.T.E.G.(Septic Tank Effluent Gravity) wastewater collection system and each tax lot will be required to provide a septic tank that is sized adequately to the development. System Development Charges are due prior to issuance of building permits.
2. Water - One water service per tax lot. Minimum sizing requires ¾” copper service lines for residential development. Premise Isolation backflow protection is required at the water service. System Development Charges are due prior to issuance of building permits.
3. Streets – All land use development will adhere to the City of La Pine TSP with construction of new streets, sidewalks/pathways, landscaping, and streetlighting. System Development Charges are due prior to issuance of building permits

**Future development will be subject to City review for capacity of water, wastewater, and transportation infrastructure.*