

4.1460 Pleasant Valley Overlay Districts

Standards to be addressed in narrative

Standard	N/A	Findings
4.1465(B) – Characteristics		
4.1465(B)(1) – Location & Permitted Uses		The Neighborhood Transition Design area is a 100-foot transition area bordering the ESRA-PV resource boundary. This area contains, as appropriate, a mix of uses including open space, trails, infrastructure (e.g. stormwater treatment), parkways and boulevards, residences, community centers and ESRA-oriented facilities such as a nature center or interpretative kiosk. The proposed design includes residences within this area as permitted by this section.
4.1465(B)(2) – Residential Orientation		This section strives to orient residential dwellings toward the ESRA-PV area unless topography, existing development, street layout, or other reasons make this requirement impractical. As shown on submitted plans, development of the site is controlled by the location of Streets F and G intersecting SE 190th Drive along the west property line, ESRA-PV resources in the north, and City block length and lot layout standards. In addition, site topography presents challenges in achieving complete compliance with this standard. Because of these factors, about 50% of the future homes abutting the ESRA-PV will have their front or side yards oriented toward the resource and the other 50% will have their rear yard oriented toward the resource. The applicant considered design options to address this standard, but due to the site constraints noted above, full compliance with this standard is not practical. The applicant believes sufficient evidence exists to approve this design as submitted.
4.1465(B)(3) – Streets as Transitions		This section strive to encourage, where appropriate, local green streets to follow the edges of the residential community as part of the transition area bordering the ESRA. As shown on submitted plans, Street H is designed as a green street and will be located along the ESRA-PV boundary. Nine lots are located on the south side of this street across from the ESRA resource.
4.1465(C) – Master Plan Standards		
4.1465(C)(1) – Location of Compatible Uses		The submitted Master Plan has considered the location of residences and the ESRA-PV resources as required. No ESRA-oriented facilities have been identified requiring consideration in this design.
4.1465(C)(2) – Residential Orientation		This section strives to orient residential dwellings toward the ESRA-PV area unless topography, existing development, street layout, or other reasons make this requirement impractical. As shown on submitted plans, development of the site is controlled by the location of Streets F and G intersecting SE 190th Drive along the west property line, ESRA-PV resources in the north, and City block length and lot layout standards. In addition, site topography presents challenges in achieving complete compliance with this standard. Because of these factors, about 50% of the future homes abutting the ESRA-PV will have their front or side yards oriented toward the resource and the other 50% will have their rear yard oriented toward the resource. The applicant considered design options to address this standard, but due to the site constraints noted above, full compliance with this standard is not practical. The applicant believes sufficient evidence exists to approve this design as submitted.
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4.1465(C)(4) – Fence Height Limitation		This section requires when a lot or parcel borders the ESRA a maximum four foot high fence is permitted within 10 feet of the ESRA. This includes vegetative fencing. The applicant is requesting Master Plan and Subdivision approval at this time. The location and height of fences on all lots will be considered with building plan submittal following land use approval of this application.
Model Designs (Figure 4.1465)		
(A) – Community Uses	N/A	None of the uses in the section are proposed.
(B) – Street Edge		As shown on submitted plans, Street H is designed as a green street and will be located along the ESRA-PV boundary. Nine lots are located on the south side of this street across from the ESRA resource.
(C) – Pedways		As shown on the submitted Neighborhood Circulation and Future Street Plan, Block F containing Street H bordering the ESRA to the north and the extensions of Streets C and E is designed to provide a central focal point for the entire community to gain access to and enjoy Kelly Creek and the ESRA resource. With this unique design, no other pedestrian access is warranted or desired. The proposal complies with the intent of this section.