

Sisters Woodlands

Cottage and Townhome Prototypes

Deviations/ Variances narrative for some townhome and cottage lots

The project team's primary objective during comprehensive site planning was to resolve constraints in conforming to City of Sisters right-of-way guidelines and addressing proper safety (fire truck access) while accommodating and preserving trees. In our various attempts and fine tuning on our block layout, we were able to preserve twice as many trees as we originally targeted.

We then moved into more detailed design of each lot within each block, particularly for cottage/ townhome lots, and deliberately modified and removed lots to further preserve tree clusters, as encouraged by the head of Urban Forestry. We also focused on larger trees - first on the 'giants' - then moved through the smaller sized trees. At this level, we focused on adjustments and changes to all the lot configurations, in conjunction with dedicating large open spaces and our smaller "pocket parks" to further preserve tree clusters.

In conjunction with this site planning, (6) townhome and (5) cottage prototypes were developed (attached for reference). These were devised to provide further site planning flexibility for specific tree preservation. Using these test fits, we made further iterations on modifying each lot configuration, added 10' wide tracts for connecting pathways at the optimal tree locations, and shifted lot lines to straddle other significant trees. We also reworked our building footprints and shifted these on each site as needed to preserve trees.

The townhome lots typically conform, but we have identified (5) types of non-conforming lot types among the townhomes – all of which were generated to maintain a reasonable yield of townhomes (almost all of which still provision for a small ground-floor ADU) while preserving trees and enhancing public walkways and connectivity.

Every cottage conforms to SDC Chapter 4.6 for lot size, setbacks, building area, etc, and has a least (2) off-street parking spaces, with the exception of two cottages (Case F. below).

As such, we've provided the following deviation requests for lots that will not fully conform to setbacks, due to saving a substantial number of trees and creating significant open space areas and pedestrian/bicycle amenities.

Please refer to Sheet P1.3 in our MP + Subdivision Plan drawings (Exhibit B1).

All house plans have already been reduced in size / footprint to allow for more open space on each lot. We have made smaller footprints and favored 3-story units to create this additional open area.

Further, for the townhomes in these departure requests, these specific building footprints have been made as small as workable to fit the lot, while providing the benefit outlined in each case as follows.

Case A. Example Lot 103 and 164: (Variance - rear yard setback)

Lot 103: Rear setback reduced to 10' (front extended to 30') to preserve 34" dia and 27" dia Pine trees.

Lot 164: The rear setback was reduced to 10' (front extended to 30') to preserve 24" dia and 27" dia Pine trees.

Case B. Example Lot 106: (Variance - front yard setback)

Front setback reduced to 7' (rear extended to 28') to preserve a 28" Pine tree, along with 21" Pine tree that can now be accommodated due to the larger driveway.

Note that the public ROW in front of this townhome, along Pine St, has a much larger pedestrian and planting area (with meandering path) making the effective setback much larger than 7'.

Case C. Example Lot 162 (Deviation - lot width + lot size), Lot width deviation applies to Lots 156-167; Lot size deviation applies to lots 157-167:

Lot width reduced by 1' (from 35' to 34') and lot area reduced by 100sf (from 3500sf to 3400sf) for a 3% reduction in SDC minimums. All 12 lots (Lots 156-167) have this same lot width to accommodate a 10' wide tract for a pathway from Pine St into the development and Lots 157-167 have similar lot sizes ranging from 3400 sf to 3425 sf.

Case D. Lot 92 (Variance - lot size; Deviation - lot width):

A 10' public pathway access has been provided adjacent to Lot 92 connecting the thru-street to shared alley (which then has a connection from the alley to the open space in the cottage development). The path placement results in a more optimal tree preservation count in the entire run of townhomes (Lots 84-96) and preservation of 31" dia and 34" dia Pines, as well as allowing for the preservation of an additional (4) Pines over 24" in this block lay-out.

The lot conforms to SDC in lot size and minimum dimensions for a townhouse lot, matching the surrounding lots. However, although the proposed unit is simply one half of the designed attached townhomes, its detached nature places it into the definition of a single family detached dwelling which requires a larger lot size of 4,500 sf. This variance requests the allowance of a 3,500 sf lot, matching all other surrounding townhome lots.

Additionally, the required lot width for a single family is 40'. The proposed lot 92 is 35', the required townhome lot width, matching all surrounding lots. The requested deviation is to reduce the required lot width for this lot by 12.5% to 35'. For Lot 92 preliminary building lay-out, there is an effective net distance between the townhomes of 15' to the NE and 25' to the SE, for a total of 40' (creating an average side setback between townhomes of 20').

Case E. Lots 118 and 125 (Variance - lot size; Deviation - lot width):

Similar to our strategy for Lot 92, we propose two non-conforming townhomes across the street from Lot 92. As with Lot 92, these lots conform to SDC in lot size and minimum dimensions for a townhouse lot, matching the surrounding lots. However, although the proposed unit is simply one half of the designed attached townhomes, their detached nature places them into the definition of a single family detached dwelling, which requires a larger lot size of 4,500 sf. This variance requests the allowance of a 3,500 sf lot, matching all other surrounding townhome lots.

Additionally, the required lot width for a single family is 40'. The proposed lot 92 is 35', the required townhome lot width, matching all surrounding lots. The requested deviation is to reduce the required lot width for this lot by 12.5% to 35'.

This variance and deviation allows for more tree preservation (incl. 30", 32" and 35" diameter Pines) and another 10' wide dedicated pathway. Further, by breaking up this pair of townhomes and placing them on their own lots, a handful of other substantial Pines can be preserved in the block of Lots 113-130.

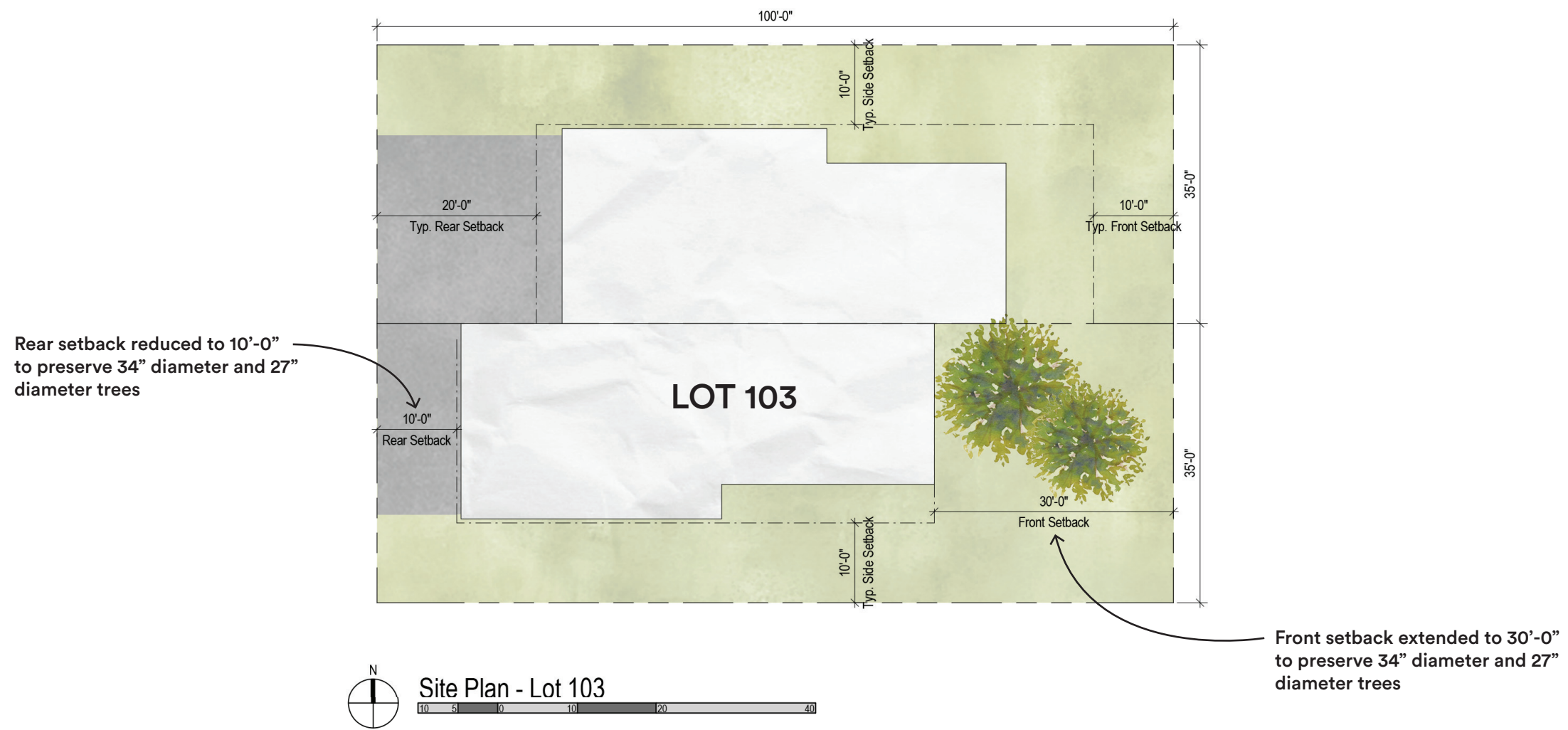
Case F. Lots 69 and 75 (Deviation - exterior side yard setback):

For these cottages adjacent to alleys, assuming that the SDC provision 4.6.100.D.1.f.iv requiring 10' side yard setbacks at streets also applies to alleys, we're requesting a 20% reduction in each exterior side yard, from 10' to 8', for each of these 2 cottage lots.

During our final plat and in maintaining all ROW requirements, this cottage development shrank and we now have more single car garage lot sizes than intended. This modest side yard reduction allows us to maintain one additional two car garage cottage lot.

Case G. Lot 109 (Variance - lot size):

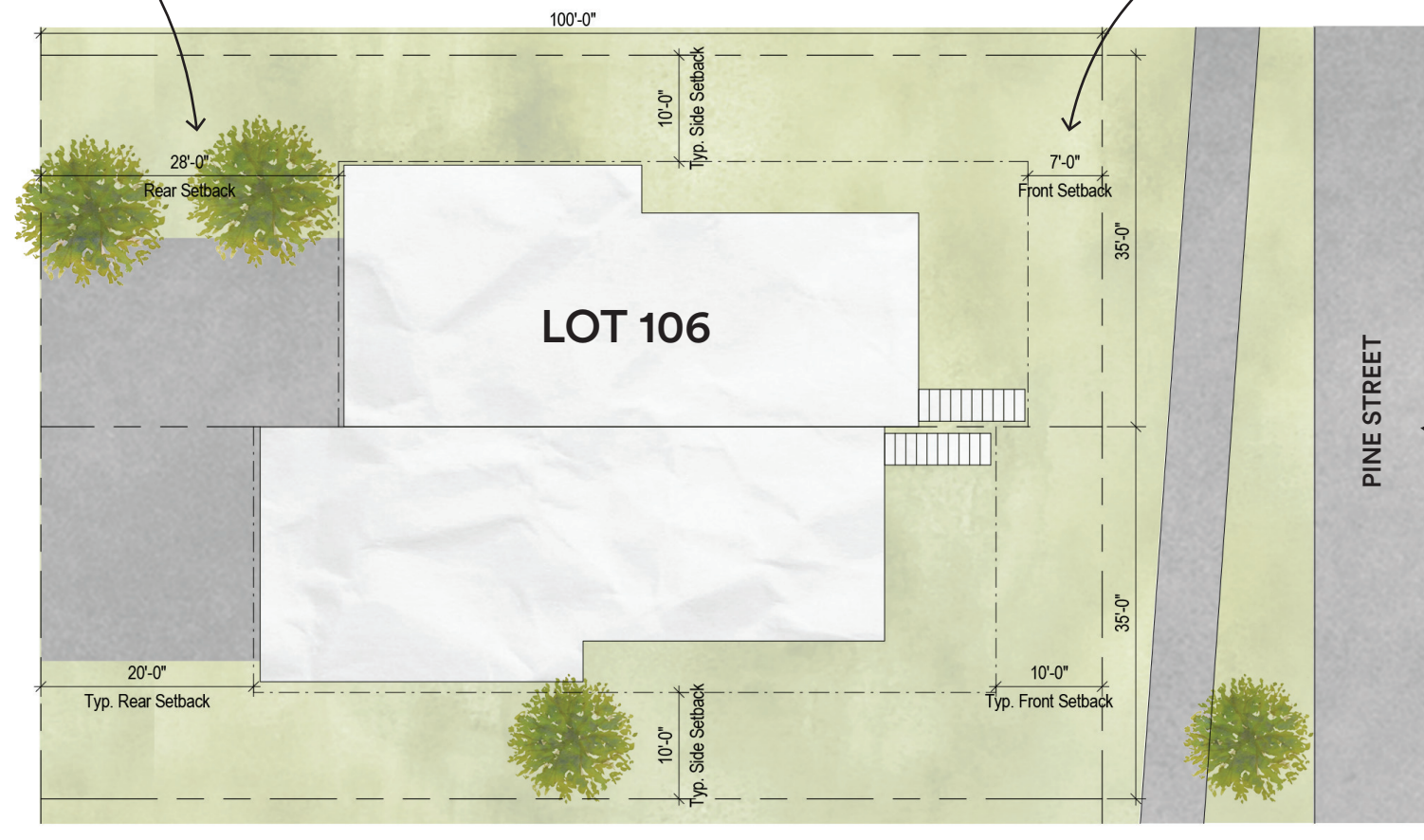
Lot 109 was created in response to the City's request for the preservation of an exceptionally large tree, now titled the "58er" by the development team. In order to save the tree, four townhome lots in this area were replaced by a triplex lot and an open space tract was created to house the significant tree. This reduced the number of units in this area from four to three. The resulting triplex lot is 6,278 sf, less than the minimum triplex lot size of 9,000 sf and a variance is requested to facilitate preservation of possibly the largest tree on the site.



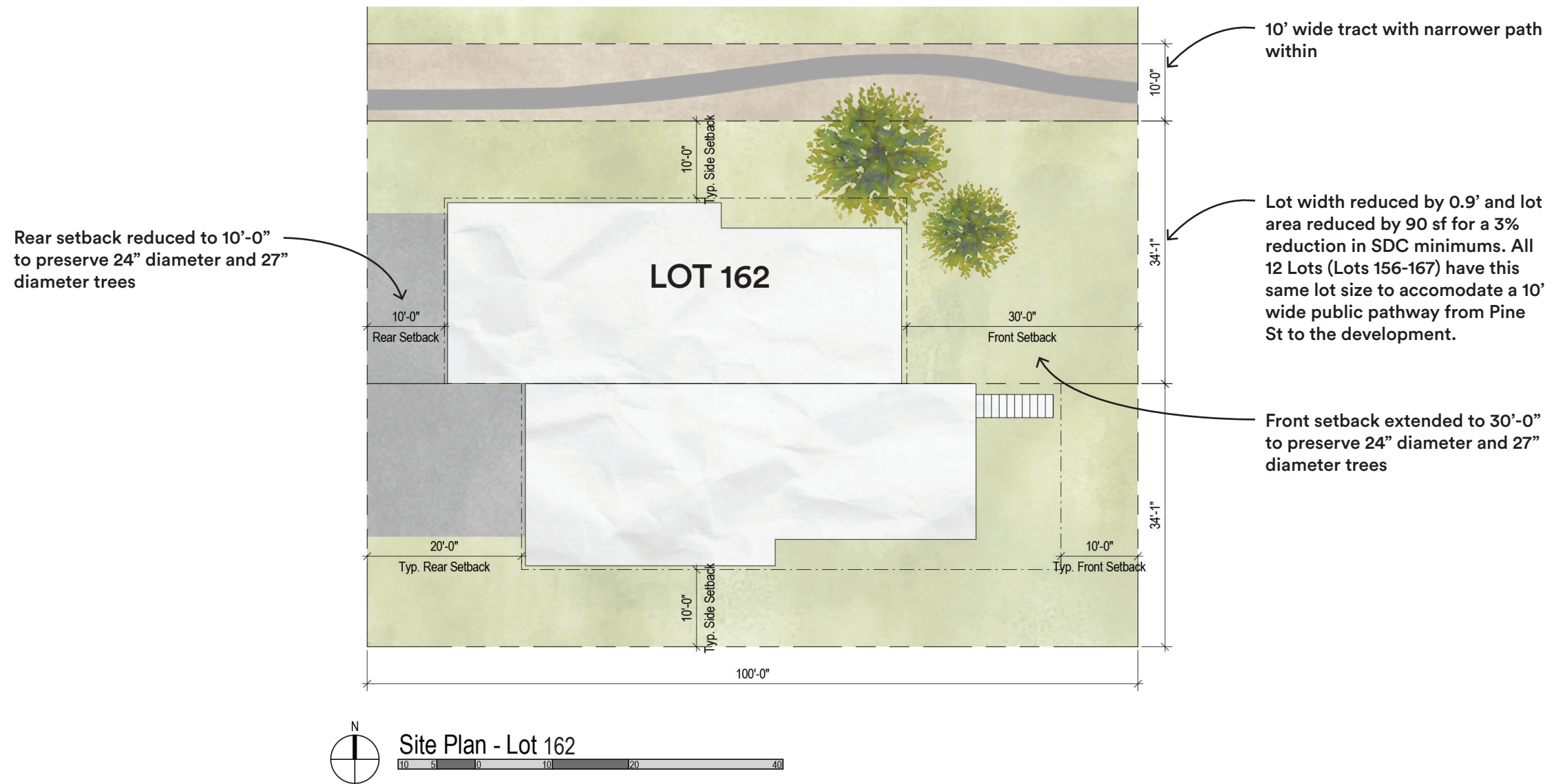
Rear setback extended to 28'-0" in order to preserve 28" diameter and 21" diameter trees

Front setback reduced to 7'-0" to preserve trees in rear yard

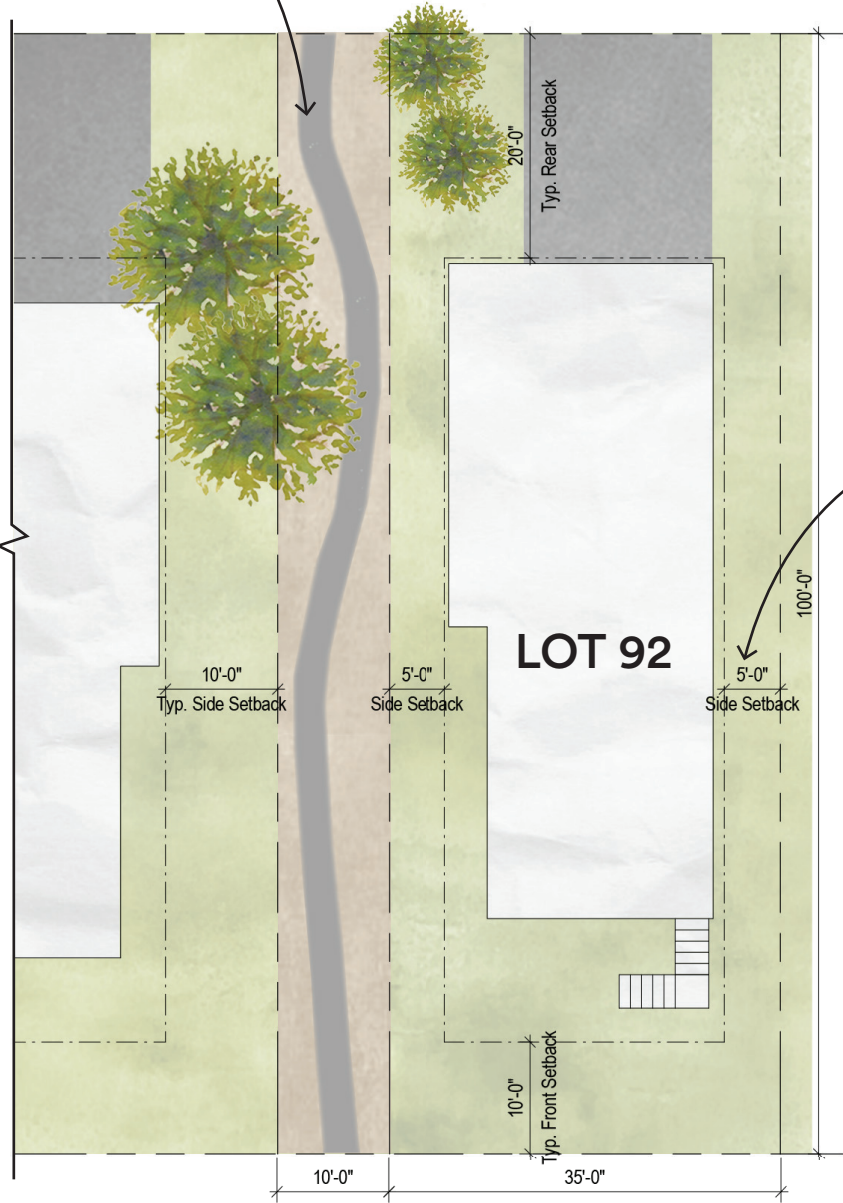
*Note: Public ROW in front of this townhouse, along Pine St, has a much larger pedestrian and planting area, making the effective setback much larger than 7'-0"



N
Site Plan - Lot 106
0 5 10 20 40



Pathway placement to preserve 31" diameter and 34" diameter pines, as well as allowing for the preservation of an additional (4) pines over 24" in this block layout



Code Interpretation:
Interior side yards allowed to be 5'-0" per SDC Table 2.3.2 in Chapter 2.3.300A.
This provision at Lot 92 provides an optimal tree preservation count for this block of townhomes, Lots 84-96.

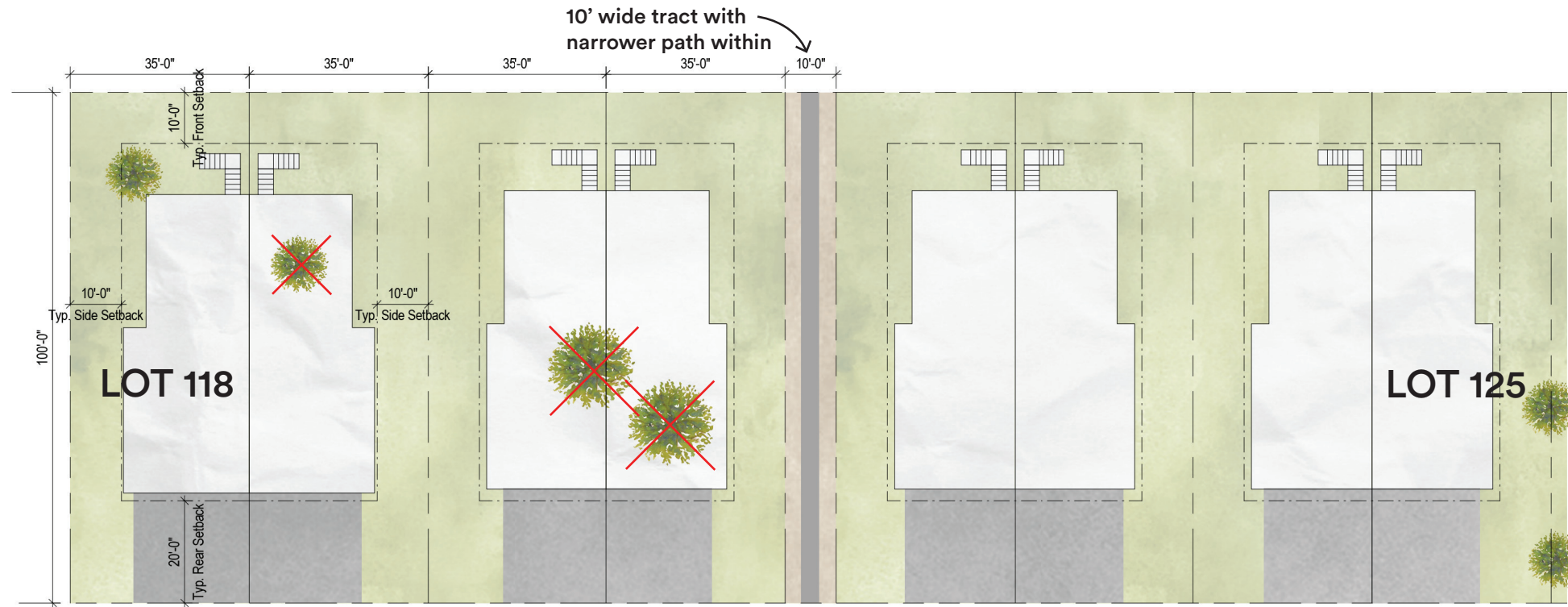


Site Plan - Lot 92



TYPICAL LAYOUT

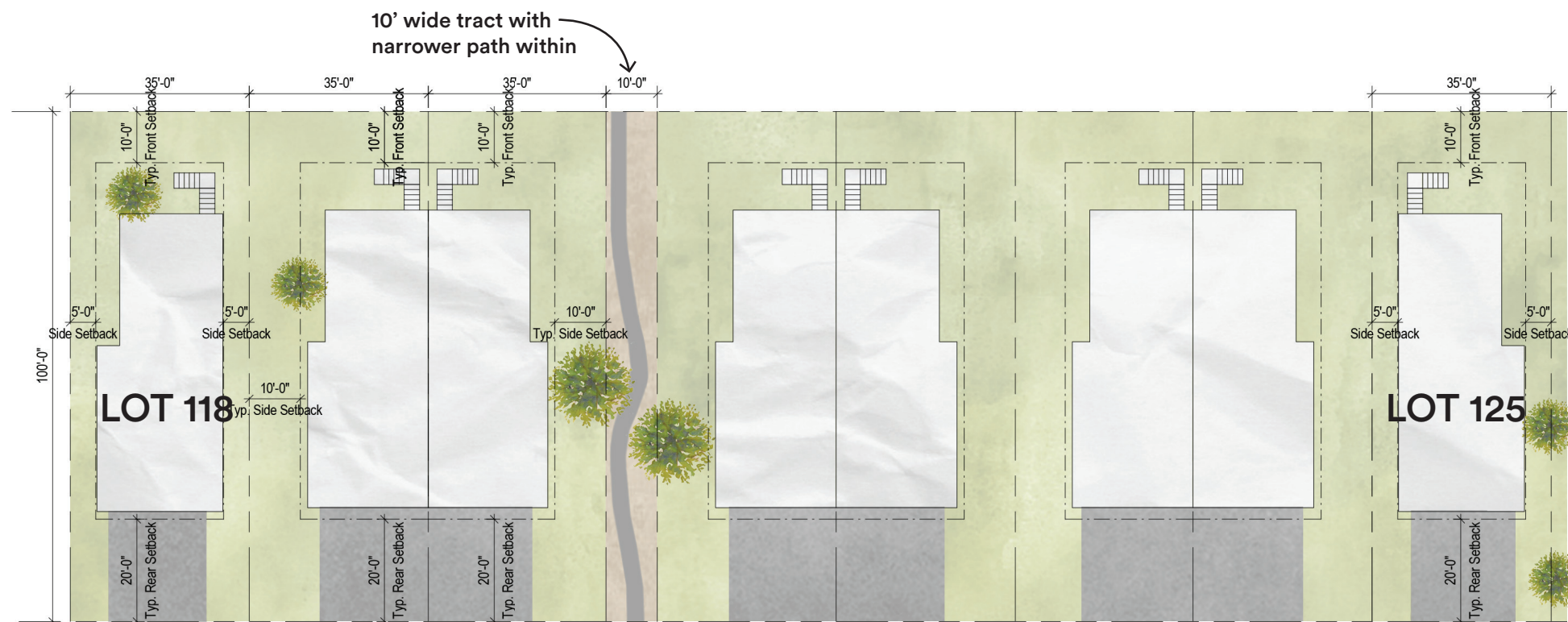
In this layout with paired townhouses sharing a party wall, three large pines will need to be removed to accommodate the buildings (30", 32" and 35" diameter pines).



PREFERRED LAYOUT

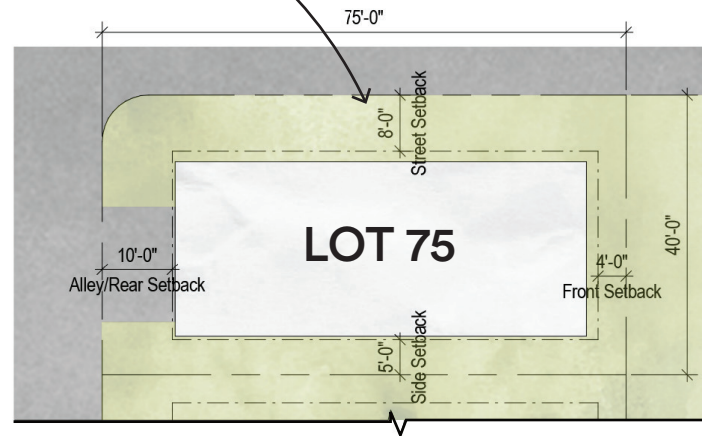
In this layout, two of the townhouses are separated and rearranged throughout the block. This saves the three large pines and directs the public path through two of the trees.

Code Interpretation similar to Case D: Interior side yards allowed to be 5'-0" per Table 2.3.2 in Chapter 2.3.300A. Needed for Lots 118 and 125 for optimal tree preservation in this group of townhomes.

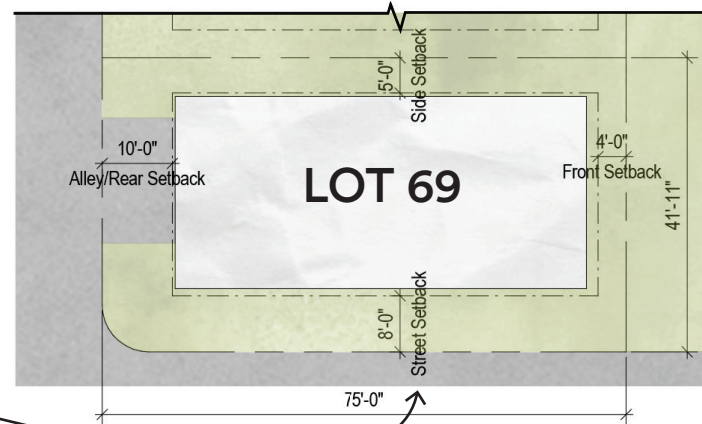


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Site Plan - Lots 118 and 125

Reduce street setback from 10'-0" to 8'-0", a 20% reduction in line with the allowable amount of requested side yard reduction provided in the Master Plan SDC



These (2) setback reductions will allow for a wider lot in the middle of this block



Reduce street setback from 10'-0" to 8'-0", a 20% reduction in line with the allowable amount of requested side yard reduction provided in the Master Plan SDC



Site Plan - Lots 69 and 75

