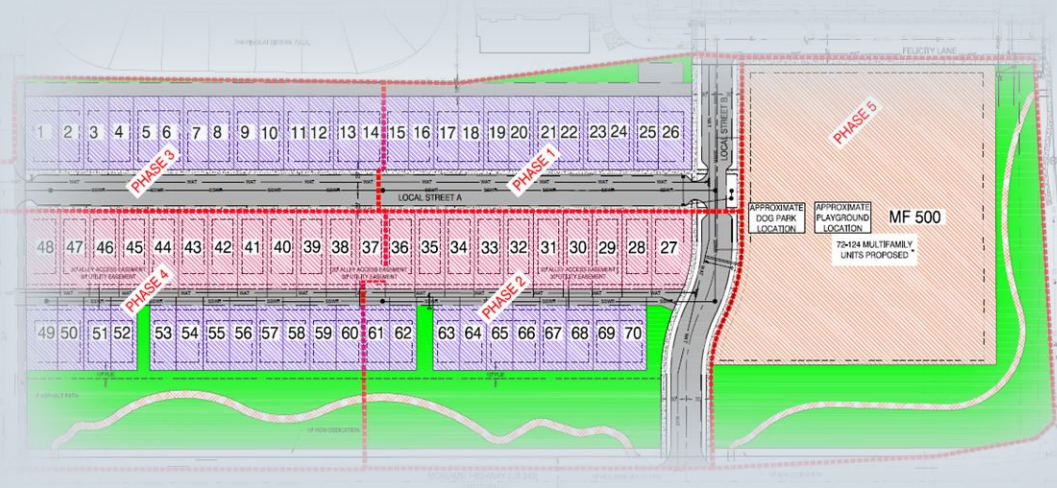


Sunset Meadows Master Planned Development

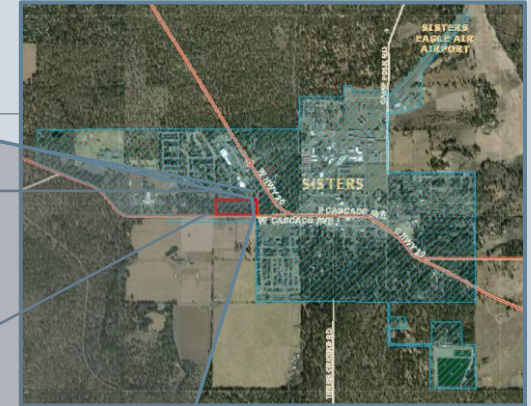
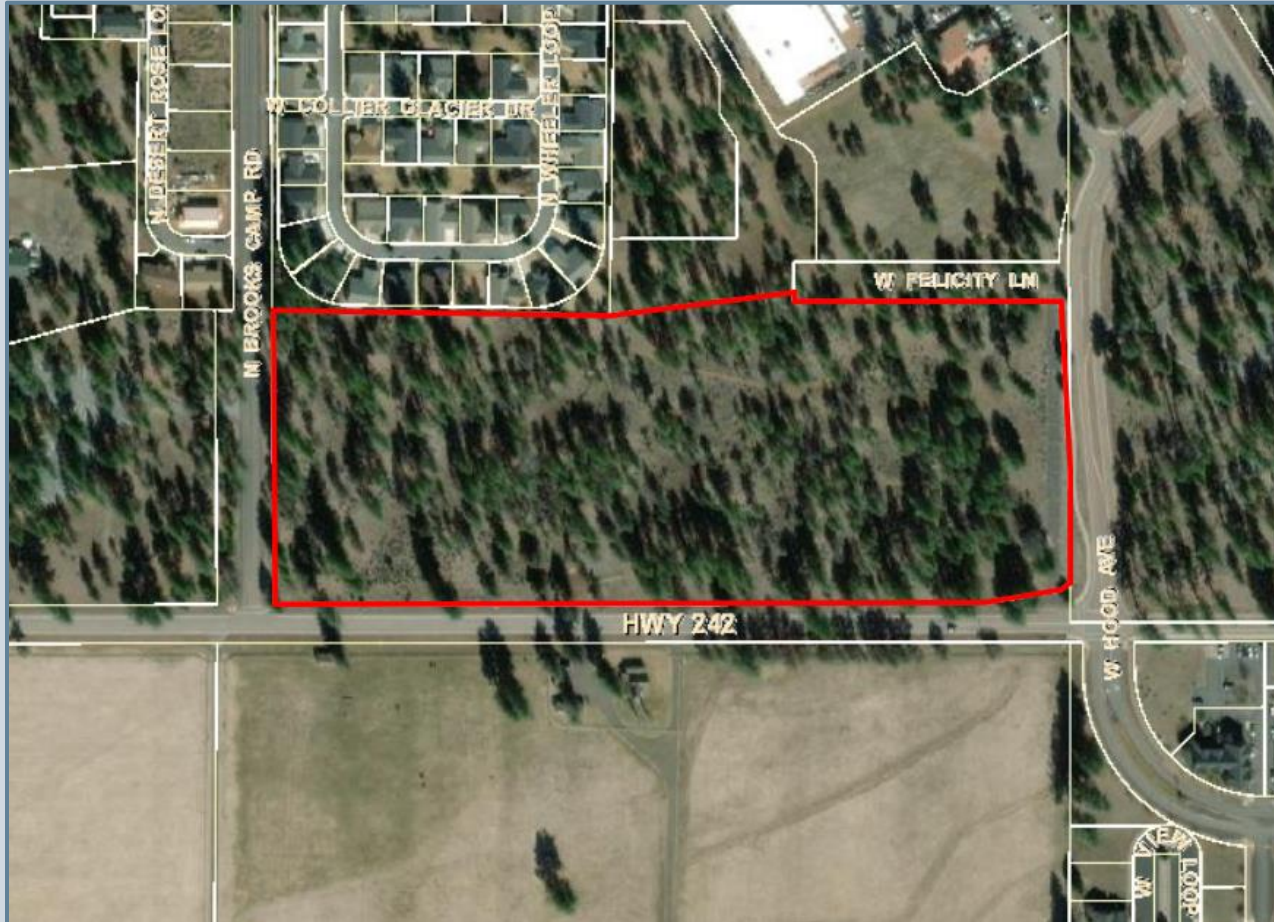
File Nos.: MP 22-01 / SUB 22-01 / MNR 22-02

Applicant: Woodhill Homes – George Hale

Address: 15510 McKenzie Highway, Sisters



LOCATION



Area: 12.93 Acres

Zoning: Multi-Family
Residential
District - MFR

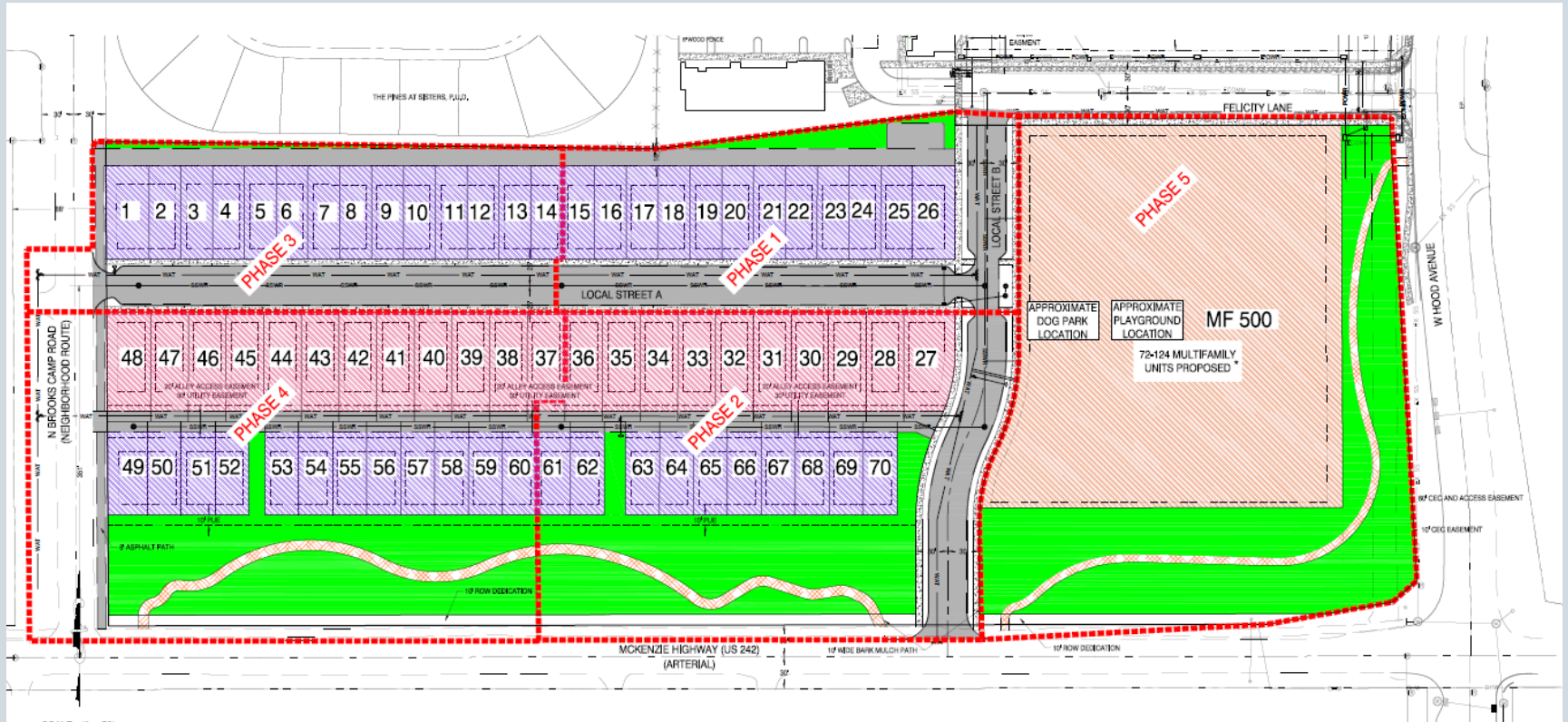






PROPOSAL

Master Planned Development / Tentative Subdivision / Minor Partition 71-Lot Residential Development in Multi-Family Residential District

- 22 - Detached Single-Family Dwellings
- 48 - Attached (Townhome) Single-Family Dwellings
- 1 - Multi-Family Residential Development
 - 72-124 Units
 - Site Plan Review Required
- 5 Phases
- 3.17 Acres of Open Space
- Amenities
 - Open Space
 - Trails
 - Dog Park
 - Playground

DEVELOPMENT PLAN

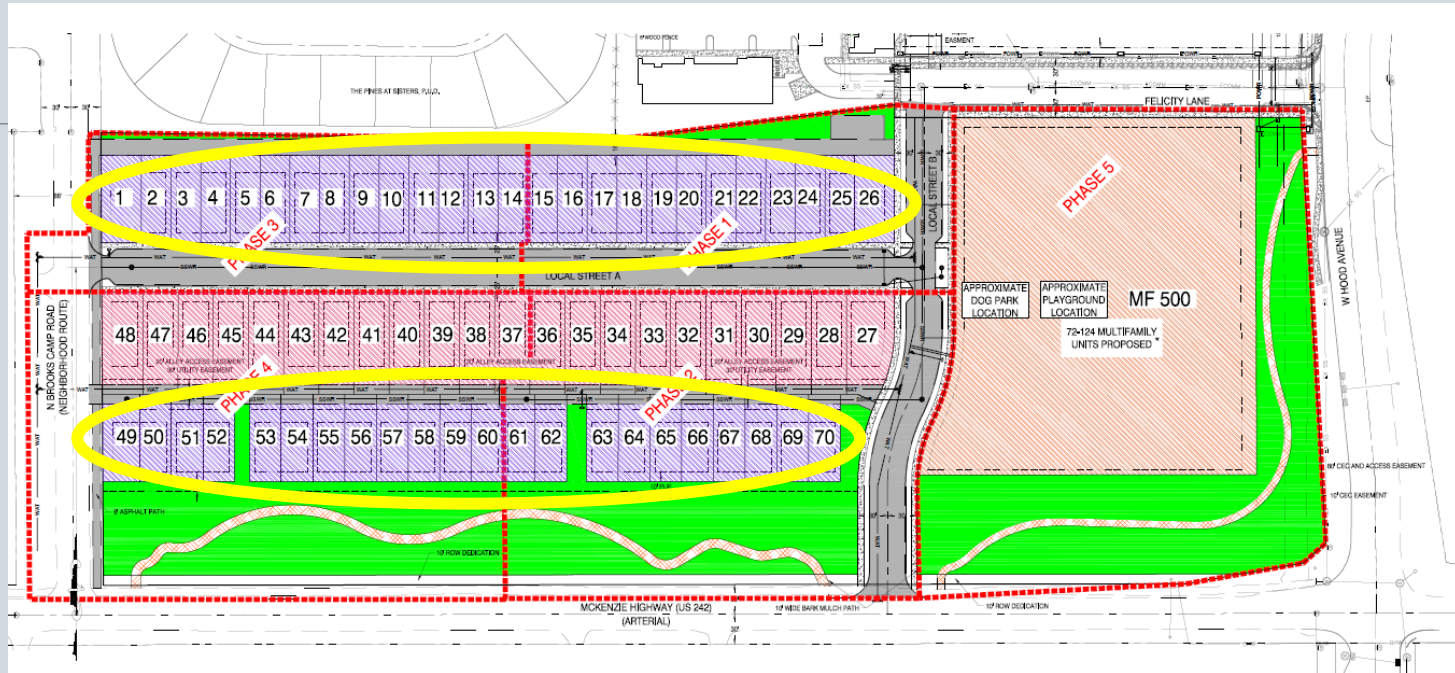


LEGEND	
	DETACHED SINGLE FAMILY LOT (22)
	TOWNHOME LOT (48)
	MULTIFAMILY LOT(1)
	OPEN SPACE (3.17 ACRES, 31% OF NET AREA)

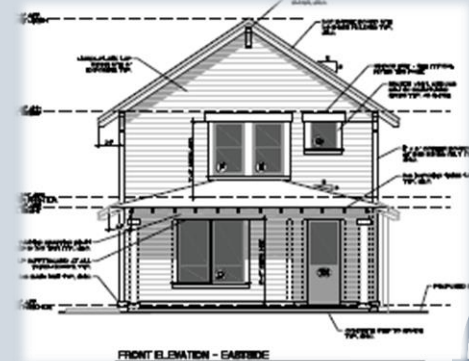
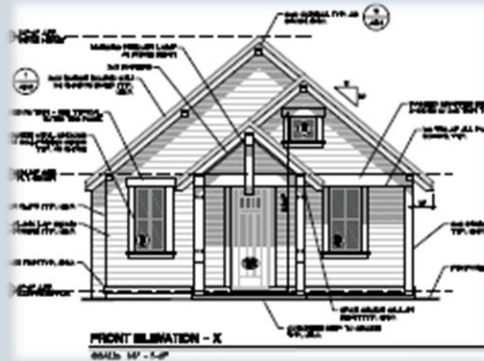
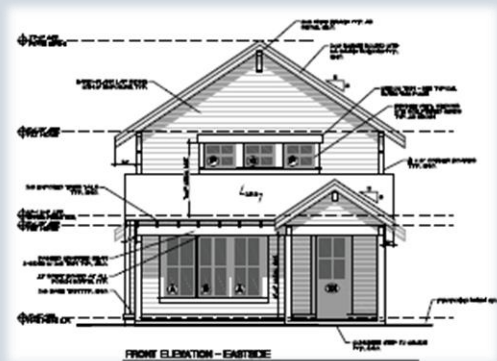
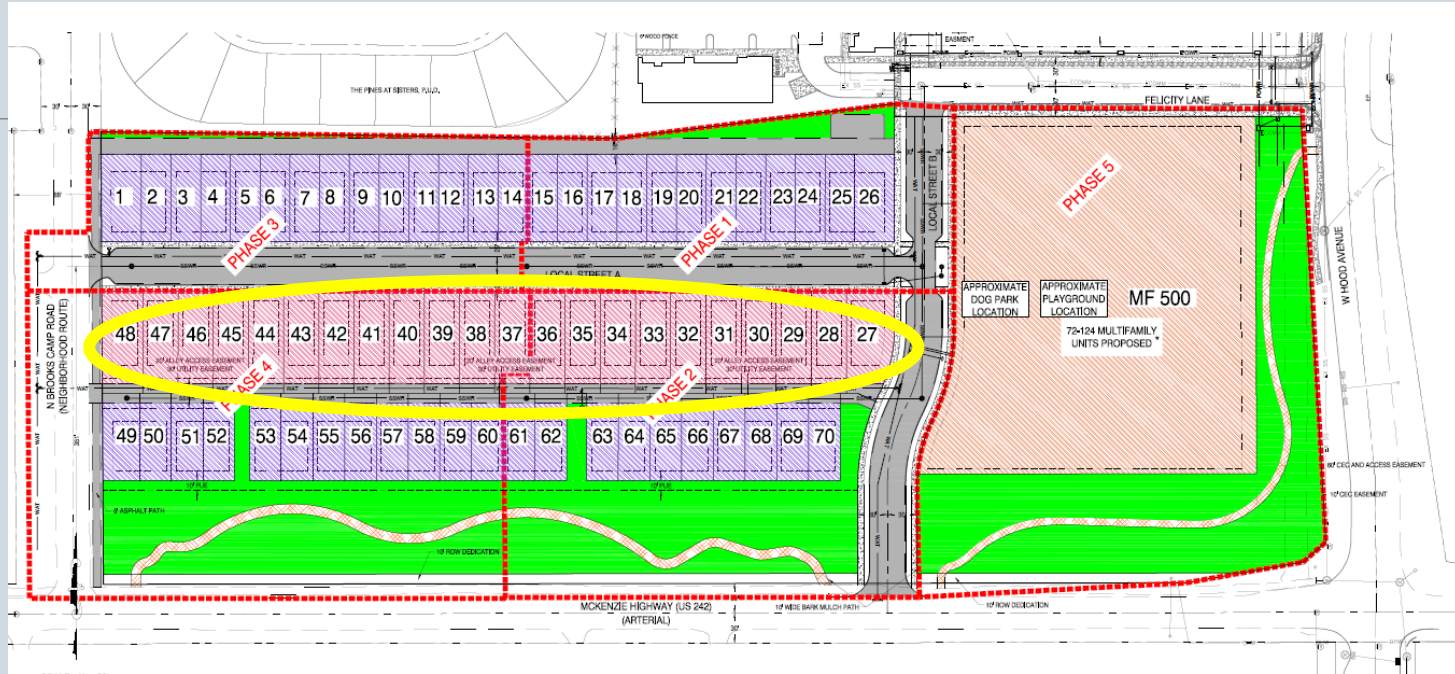
* Phasing plan revised from 3 to 5 phases.



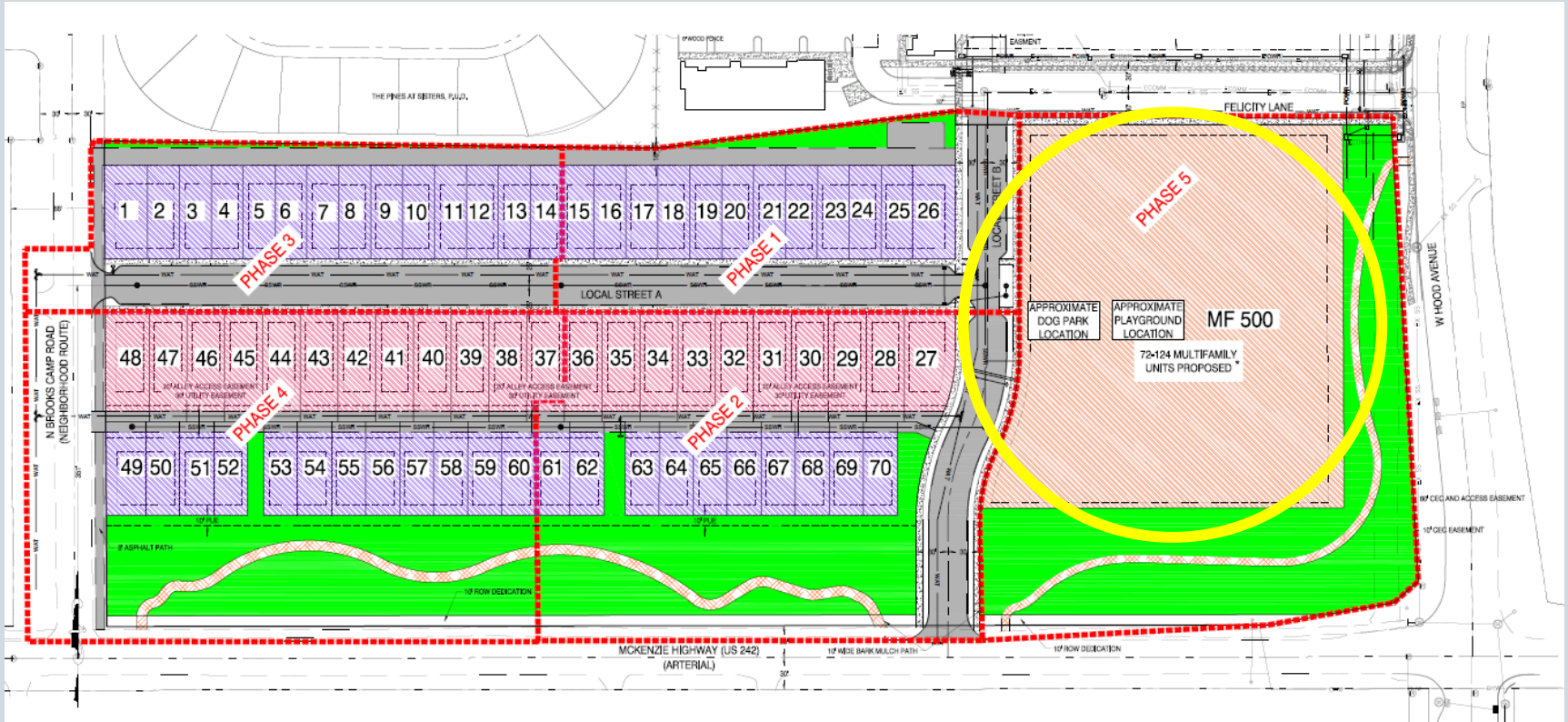
ATTACHED TOWNHOMES



DETACHED SINGLE-FAMILY

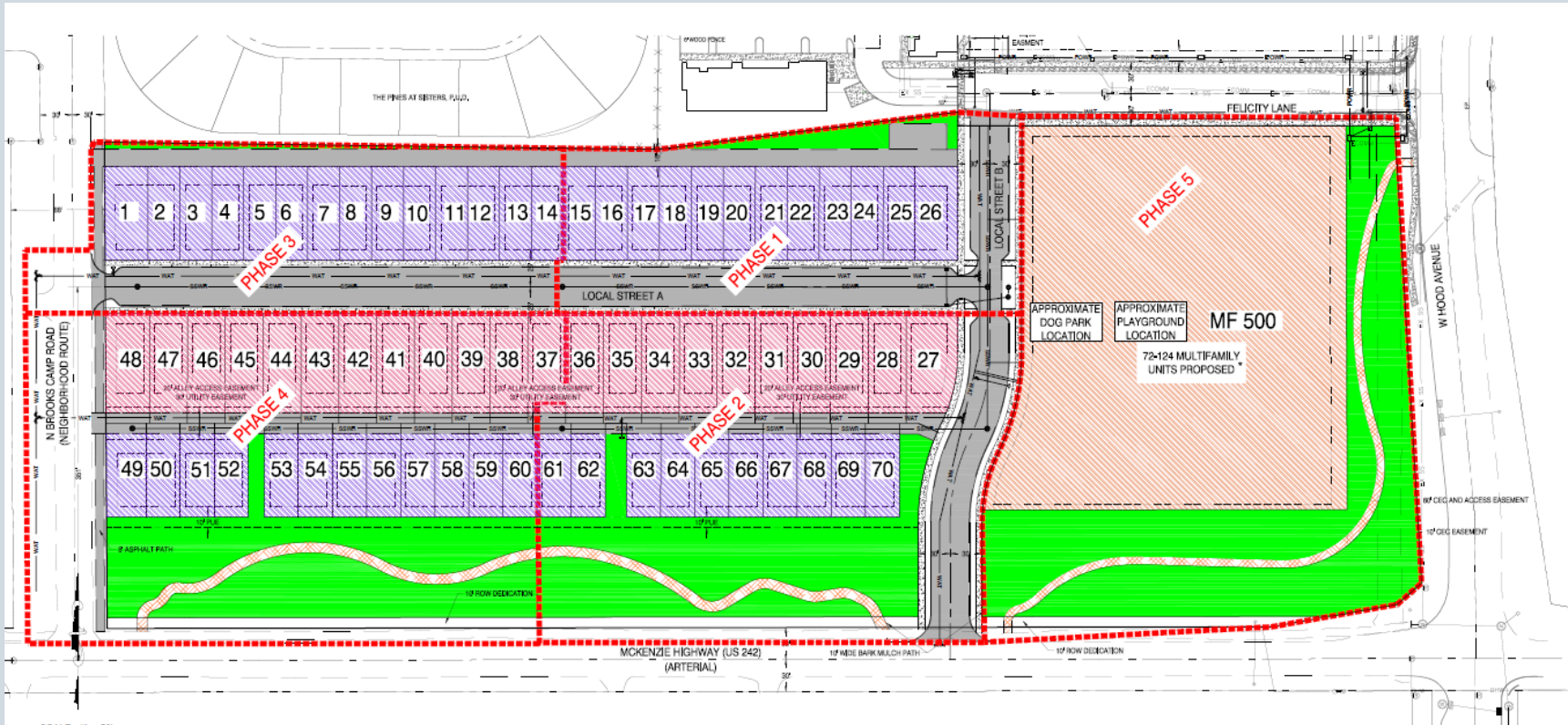


MULTI-FAMILY RESIDENTIAL







- 74-124 Multi-Family Residential Units
- Site Plan Review Required

DENSITY



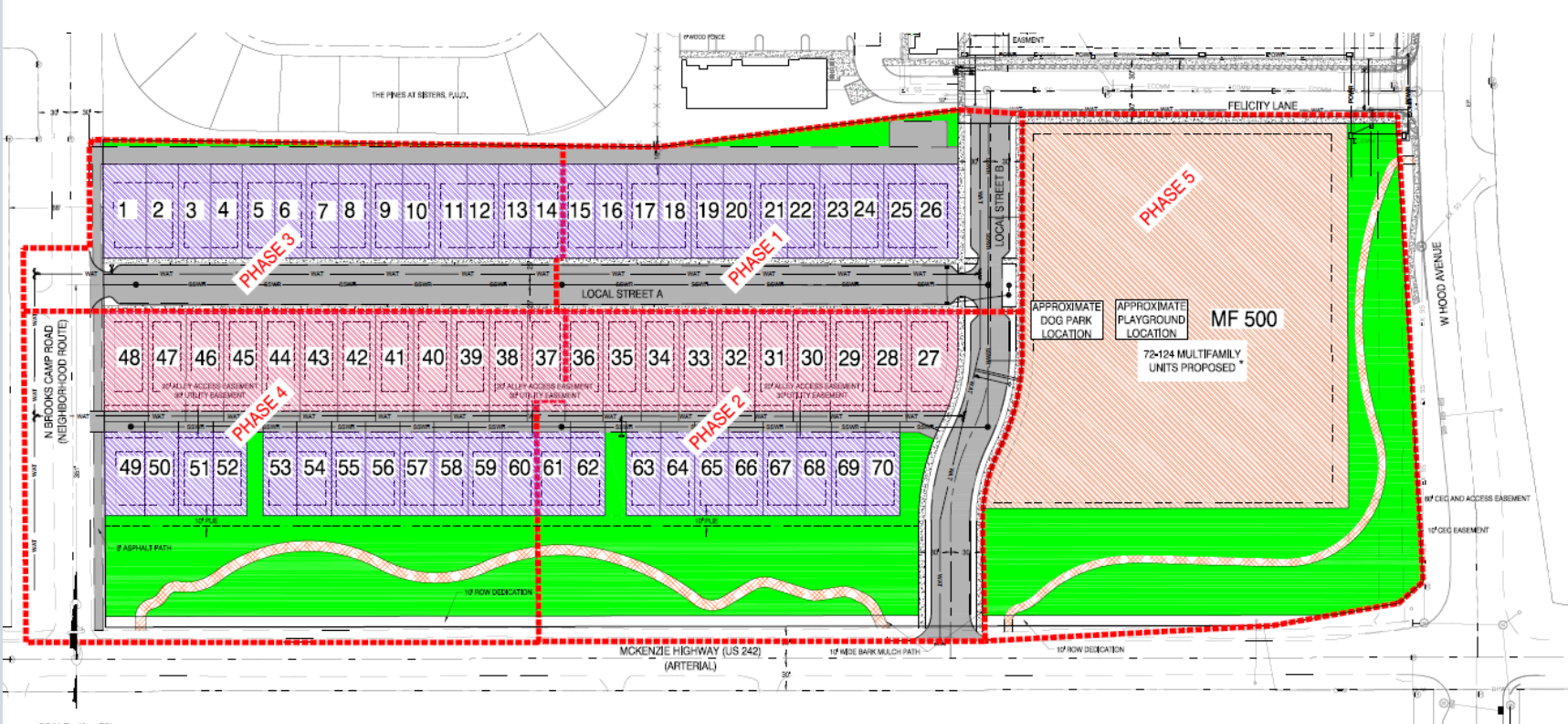
MFR District Required Density = 7-15 units/gross acre
 Proposed Density = 11-15 units/gross acre

LEGEND

-  DETACHED SINGLE FAMILY LOT (22)
-  TOWNHOME LOT (48)
-  MULTIFAMILY LOT(1)
-  OPEN SPACE (3.17 ACRES, 31% OF NET AREA)







OPEN SPACE



Open Space Required = 15% net acres (1.54 acres)
 Open Space Proposed = 31% (3.17 acres)

LEGEND

-  DETACHED SINGLE FAMILY LOT (22)
-  TOWNHOME LOT (48)
-  MULTIFAMILY LOT(1)
-  OPEN SPACE (3.17 ACRES, 31% OF NET AREA)



TREE PRESERVATION PLAN



Trees Removed = 426
 Trees Preserved = ~100

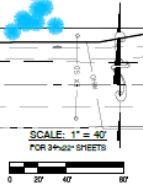
The applicant can plant replacement trees (3:1 ratio) or pay a fee-in-lieu, if planting is not feasible.



LANDSCAPING PLAN



LANDSCAPING PLAN



DEVELOPMENT STANDARD MODIFICATIONS

Master Planned Developments may modify development standards by up to 20% of the required standard of the underlying MFR District if found to “not be detrimental to the general welfare, health or safety of the City of Sisters and will enhance the visual characteristics of the neighborhood.”

Detached Single-Family Dwelling Lots

- **Lot Area**
Standard: 4,500 square feet
Proposed: 3,600 square feet (-20%)
- **Lot Width**
Standard: 40 feet
Proposed: 35.5 feet (-12%)
- **Garage Rear Setback**
Standard: 20 feet
Proposed: 18 feet (-10%)

Attached Townhome Lots

- **Lot Area**
Standard: 3,500 square feet
Proposed: 2,800 square feet (-20%)
- **Lot Width**
Standard: 35 feet
Proposed: 30 feet (-15%)

STAFF REPORT CLARIFICATION/REVISION

The following are clarification of and suggested revisions to recommended conditions of approval:

- **Garage/Carports (Condition #9):** States a garage or carport required for all dwelling units. In fact, garage/carport are required for all detached single-family dwellings and attached townhome dwellings and a minimum 1 garage/carport for 50 percent of the multi-family residential units.
- **Property Ownership (Condition #36):** References the current property owner "Richard G. Patterson Revocable Trust." The applicant requests this is changed to "Owner."



STAFF REPORT CLARIFICATION/REVISION

The following is a staff change to recommended conditions of approval:

- Intersection improvements to NW corner of Hwy 242/W Hood Ave
 - **Condition #35:** Requires Sunset Meadows to construct improvements.
 - **Condition #36:** Requires Sunset Meadows to enter into agreement to fund improvements.
(staff recommends removing condition)



PUBLIC COMMENTS

Comments generally directed at applicable criteria include:

- Tree Removal
- Traffic Impacts
- Density
- Architectural Design
- Building Mass
- Building Height



NEXT STEPS

At the conclusion of the testimony, the Commission can consider the following options:

1. Continue the hearing to a date certain;
2. Close the hearing and leave the written record open to a date certain;
3. Close the hearing and set a date for deliberations; or
4. Close the hearing and commence deliberations



QUESTIONS?

Matthew Martin, AICP

Principal Planner

mmartin@ci.sisters.or.us

541-323-5208

<https://www.ci.sisters.or.us/community-development/page/notable-active-projects>



Sunset Meadows Master Planned Development

File Nos.: MP 22-01 / SUB 22-01 / MNR 22-02

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