

Amend the Springbrook Master Plan,
Change the zoning from SD/NC to
SD/MRR for 11.23 acres, a +/- 403 lot
Collina at Springbrook Subdivision
tentative plat, and Stream Corridor
Impact for a Pedestrian Bridge

MISC322-0002/ZMA22-0001/SUB322-0002/MISC222-0005

City Council Public Hearing July 3, 2023





Background

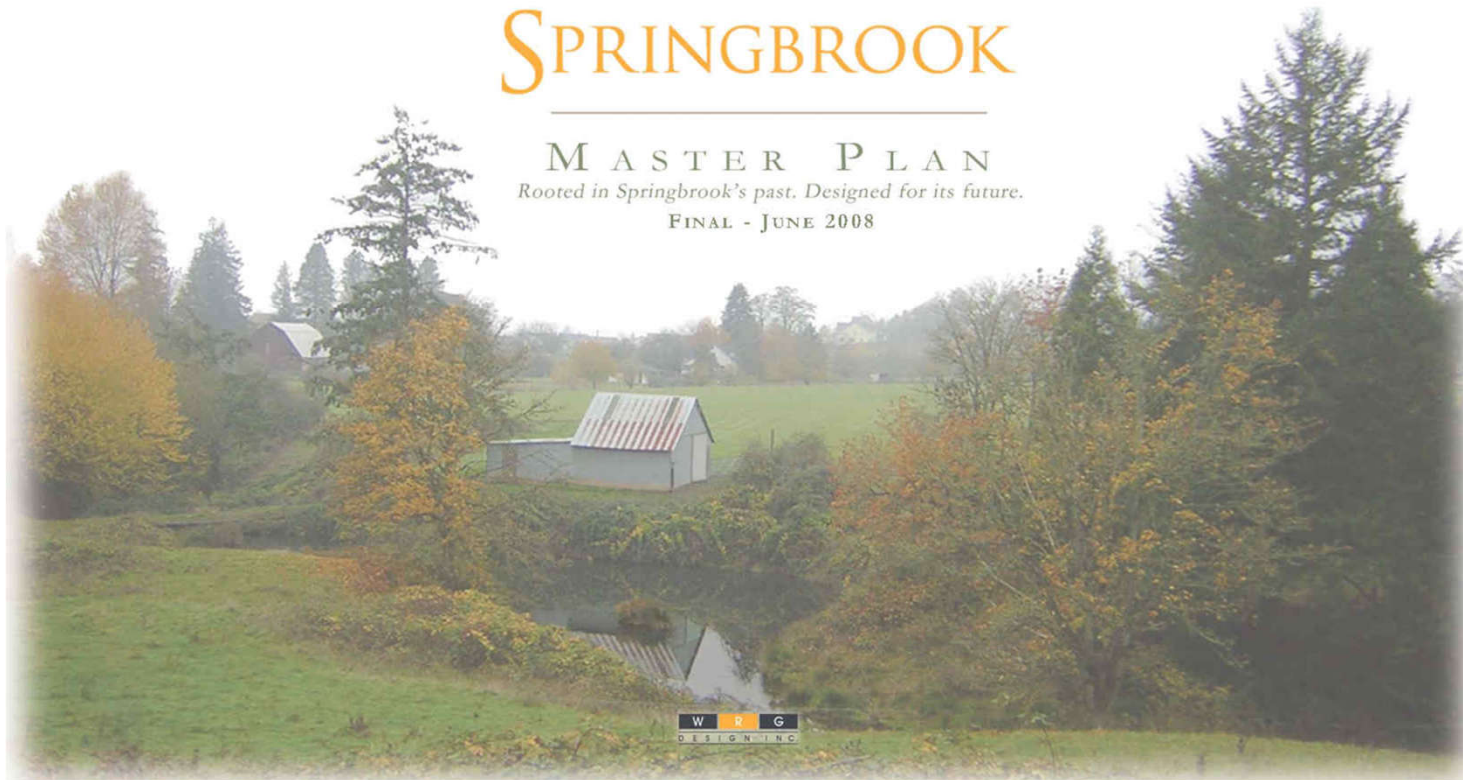
- **Applicant:** Pahlisch Homes, Inc
- **Owner:** Aspen Way West LLC
- **Request:** Amend the Springbrook Master Plan, Change the zoning from SD/NC to SD/MRR for 11.23 acres, a +/- 403 lot Collina at Springbrook Subdivision tentative plat, and Stream Corridor Impact for a Pedestrian Bridge
- **Location:** Subdivision - North of N Mountainview Drive, west of Hess Creek, east of N College Street, and southwest of N Aspen Way - 98.81 acres
Zone Change – Southeast corner of E Mountainview Drive and N College Street – 11.23 acres
- **Tax Lot:** R32 04900, R32 05000, R32 05100, R32 05200, R32 05300, R32 05400, R3208 05500, R3208 05800, R32 06200, R32 06300, R32 06400 and R3218 00800
- **Zoning:** SD/LDR (Low Density Residential) / SD/NC (Neighborhood Commercial)
- **Applicable Criteria:** 15.100, 15.220, 15.235, 15.302, 15.326, 15.342, 15.405, 15.410, 15.415, 15.420, 15.425, 15.430, 15.435, 15.440, 15.505, Newberg Comprehensive Plan, Statewide Planning Goals, Transportation System Plan, Ordinance No. 2007-2678

SPRINGBROOK

MASTER PLAN

Rooted in Springbrook's past. Designed for its future.

FINAL - JUNE 2008





Master Plan Amendments

The Neighborhood Commercial (NC) area at the southeast corner of N Center Street and E Mountainview Drive is proposed to be re-designated as part of the project. The SD/NC District will be redesignated to match the adjacent SD/MRR District. This zone change will allow for additional needed housing and provide alignment with the City's Comprehensive Plan.

Updated schematic community design for the residential community west of Hess Creek & north of Mountainview Drive



Master Plan Amendments

Modification of the Development Standards Matrix

- Adjustments to the Low Density Residential Lot size standard
- Adjustments to the Low Density Residential Lot width standard
- Addition of detached quadplex standards

Modification of the Gateway Features

- New schematic design for the gateway features
- Modification of gateway locations

Modification of the Open Space Plan

- Shift the open space in the middle of Collina to the expanded Hess Creek area
- Hess Creek Preserve corridor



Master Plan Amendments

Update to the Transportation Plan to shift Villa Road to the west and connect to Aspen Way further to the north via Madison Drive

Transportation Impact modifications

- Defer roadway improvement of the Mountainview Drive “dip” as it crosses over Hess Creek. Add construction of a 12-foot-wide bicycle/pedestrian bridge over Hess Creek, just north of Mountainview Drive and paved pathways to connect it back to E Mountainview Drive. This bridge will be constructed in Phase 1, will be privately built and maintained, with a public access easement over the entirety. Mitigation for impacts to the Stream Corridor are shown within Attachment 1, Exhibit A.
- Provide a proportionate share contribution to the future traffic signal at E Haworth Avenue and N Springbrook Drive.
- Update the master plan to remove the need for a right turn pocket at N College Street and E Hancock Street.

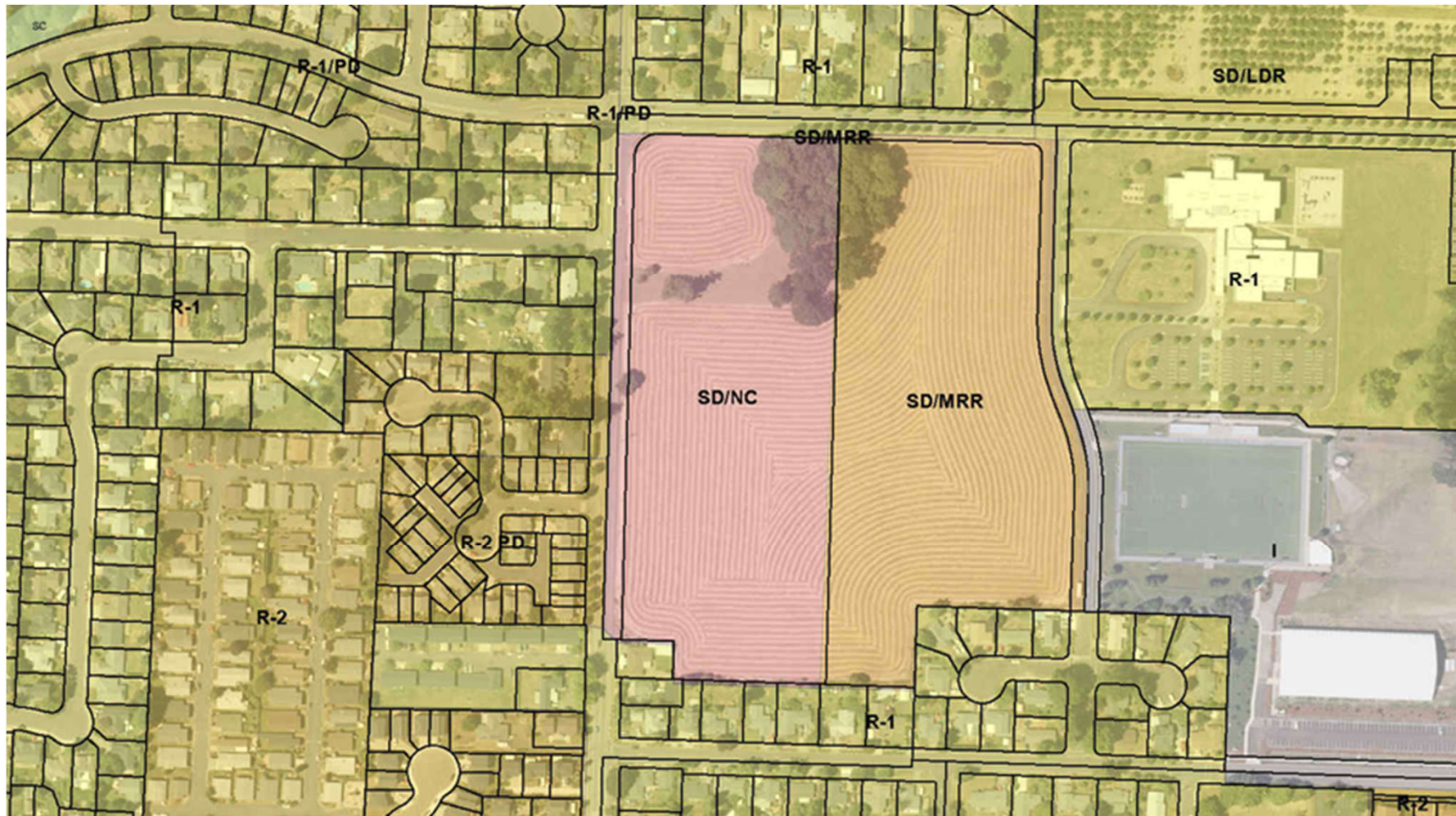


Master Plan Amendments

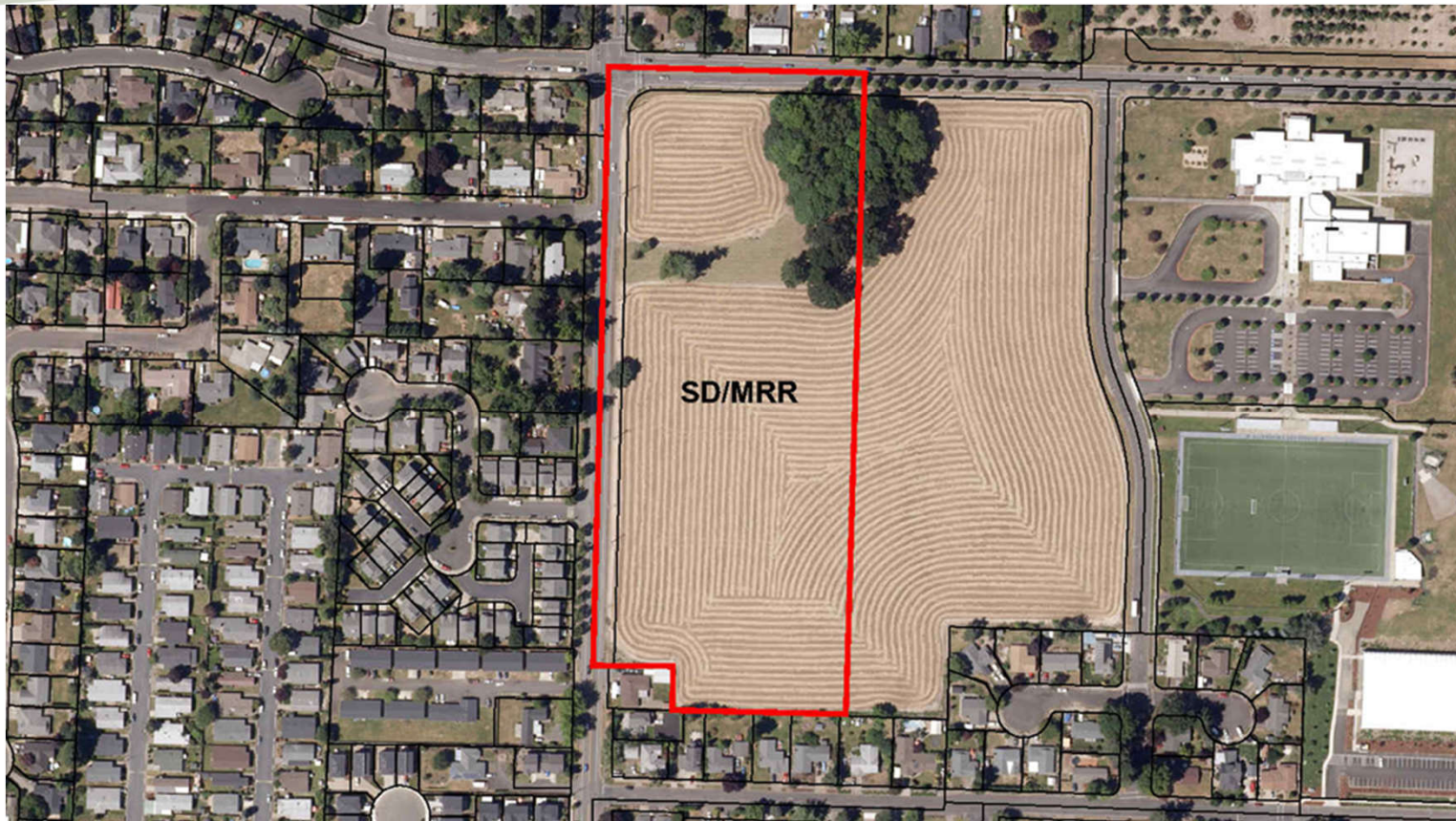
Streetscape changes to Mountainview

- Change the planned masonry wall to a wood fence with masonry columns.
- Updated Infrastructure plans for water, sanitary sewer, and storm sewer systems.

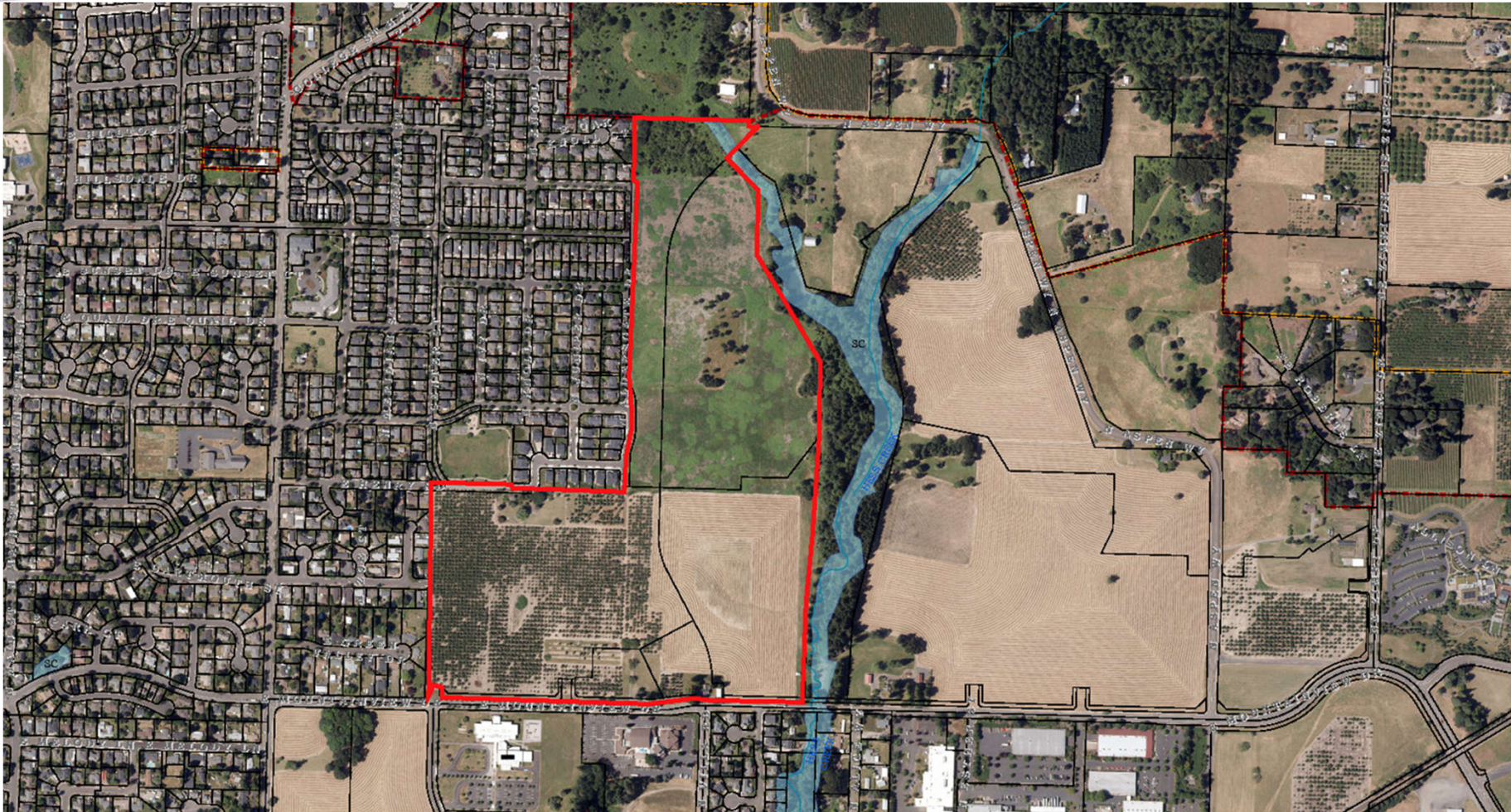
Ordinance No.2007-2678 has conditions of approval related to the proposed Master Plan amendments. The conditions are discussed in the Findings section of the staff report.



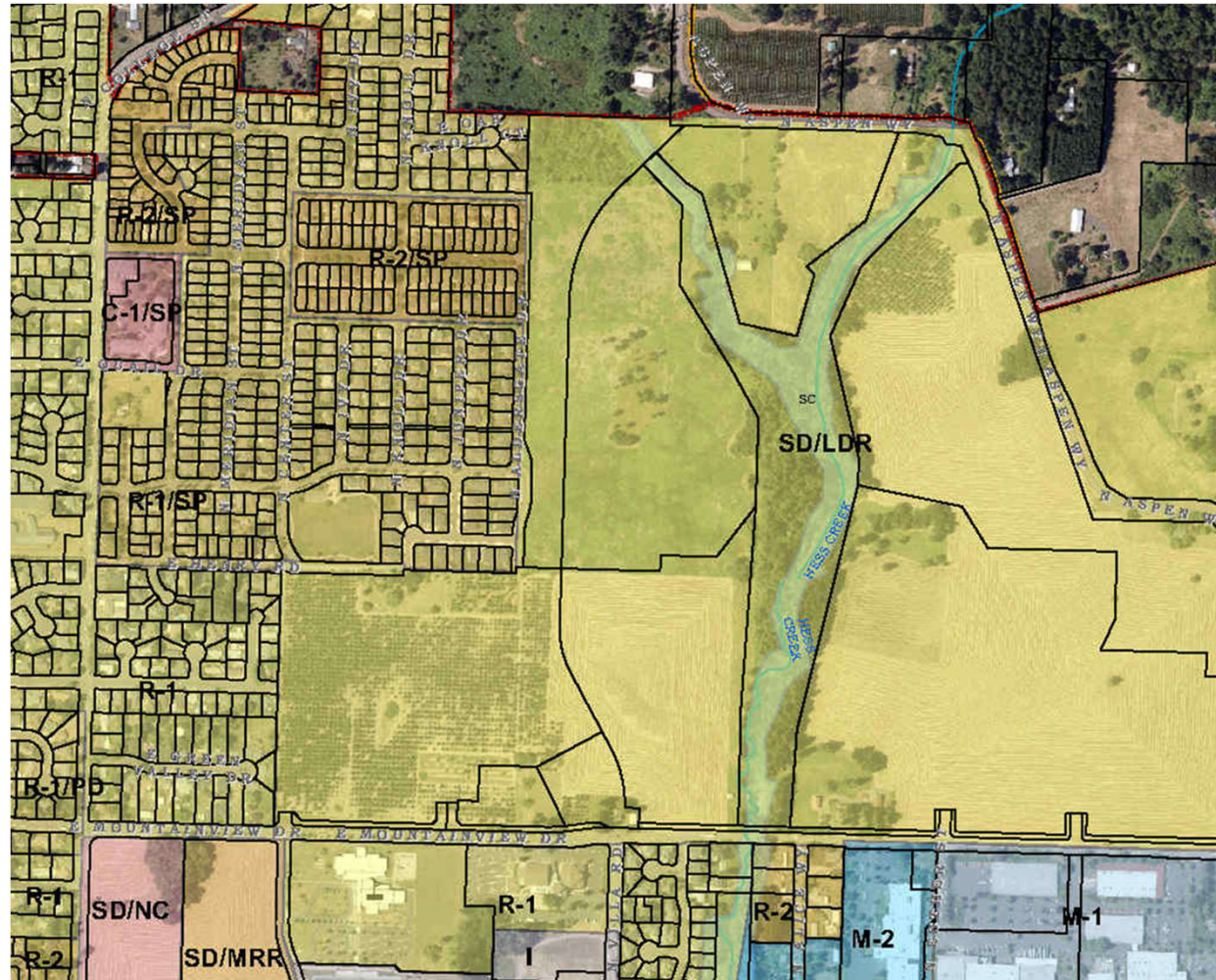
Proposed Zone



Ordinance No.2007-2678 has conditions of approval related to the proposed Zone Change amendment. The conditions are discussed in the Findings section of the staff report.

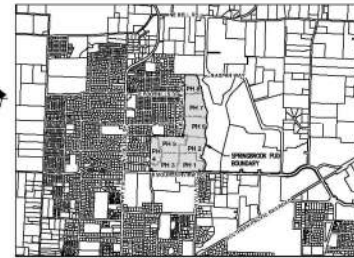


Zoning - Subdivision



COLLINA AT SPRINGBROOK

PRELIMINARY PHASED SUBDIVISION



OWNER
 ASPEN WAY WEST, LLC
 3113 CRESTVIEW DR
 NEWBERG, OR 97132

APPLICANT/DEVELOPER
 PAHLISCH HOMES, INC.
 210 SW WILSON AVENUE, SUITE 100
 BEND, OR 97702

**SURVEYING/PLANNING/NATURAL RESOURCES/CIVIL
 ENGINEERING/LANDSCAPE ARCHITECTURE FIRM**
 AKS ENGINEERING & FORESTRY, LLC
 CONTACT: GLEN SOUTHERLAND, ACP
 12985 SW HERMAN ROAD, SUITE 100
 TUALATIN, OR 97062
 PH: 503-563-6151

PROJECT LOCATION:
 LOCATED WEST OF N ASPEN WAY, SOUTH OF NE BELL RD,
 EAST OF N COLLEGE ST, AND NORTH OF E MOUNTAINVIEW DR.

PROPERTY DESCRIPTION:
 TAX LOTS 4900, 5000, 5100, 5200, 5300, 5400, 6200, 6300
 (YAMHILL COUNTY ASSESSOR'S MAPS 3 & 2 (B))
 LOCATED IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON

EXISTING LAND USE:
 FARM LAND AND FORESTED AREAS

PROJECT PURPOSE:
 8 PHASE RESIDENTIAL SUBDIVISION

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12985 SW HERMAN ROAD, SUITE 100
 TUALATIN, OR 97062
 PH: 503-563-6151
 SURVEYING • PLANNING • NATURAL RESOURCES
 ENGINEERING • LANDSCAPE ARCHITECTURE

pahlisch
 HOMES

**COVER SHEET WITH VICINITY MAP
 COLLINA AT SPRINGBROOK
 PAHLISCH HOMES INC.
 NEWBERG, OREGON**

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NUMBER	1487-01
DATE	02/26/2023
DRAWN BY	SPS
CHECKED BY	JH
DATE PLOTTED	3/23

PO-00

AKS DRAWING FILE: 1487-01 COVER SHEET | LAYOUT 1/19



Subdivision

The property is zoned SD/LDR, where the minimum lot size in the Springbrook Master Plan amendment is 2,900 square feet and lot size averaging is permitted. The proposed subdivision would create +/- 403 lots (including +/- 68 detached quadplexes/duplexes) that meet the average lot size standards and other standards for lot dimensions.

Eight phases are proposed for the subdivision.

- Phase 1 - 53 lots
- Phase 2 - 40 lots
- Phase 3 - 52 lots
- Phase 4 - 45 lots
- Phase 5 - 58 lots
- Phase 6 - 52 lots
- Phase 7 - 65 lots
- Phase 8 - 38 lots



Subdivision

Transportation improvements include frontage improvements to E Mountainview Drive, extension of N Center Street from E Mountainview Drive to E Henry Road, extension of N Villa Road north of E Mountainview Drive, extension of N Estate Street, extension of E Vintage Street, extension of E Edgewood Drive, extension of E Sunset Drive, extension of Foothills Drive, extension of Hillsdale Drive, improvements to E Henry Road, and new interior streets. The project proposes to construct intersection improvements (a traffic circle) outlined in the City of Newberg's Northwest Specific Plan at E Henry Road/N Center Street. A portion of this work requires an agreement to perform this work within Tom Gail Park, a Chehalem Parks and Recreation District property, at the northeast corner of the intersection. A required vacation of right-of-way at E Edgewood Drive and N Aldersgate Drive will be made with a future application prior to submittal of the adjacent phases.

The application includes a request for Director approval to allow driveways along the northern portion of N Villa Road, which is a major collector roadway, consistent with other areas of the City. The adjustment is necessary because of the narrowness of the developable land, the requirement to extend existing streets from the west, and the Hess Creek corridor to the east. A memo from Kittelson (Attachment 1, Exhibit L) addresses the safety of the proposed driveways with projected traffic volumes.



Subdivision

Hess Creek Preserve, Open Spaces, and Trails: As part of the subdivision application, areas adjacent to Hess Creek totaling ± 27.76 acres will be reserved as open space with facilities for both active and passive recreation, a community building/pool, picnic shelter, seating, playground, and several other distributed amenities, and stormwater management facilities maintained by the Collina at Springbrook Homeowner's Association.



Subdivision

Prior to Final Plat, a property line adjustment shall be submitted to adjust the eastern edge of the property to the line shown on the “Preliminary Plat Overview” Attachment 1, Exhibit A, along Tracts E, G, S, T, and V. This +/- 16.7- acre area will be retained by the Austin Family to create the Hess Creek Preserve – an area along Hess Creek to retain open spaces in their natural state, preserve habitat for urban wildlife, and protect the functions of Hess Creek.

Open space will provide for pedestrian pathways, landscaping, and stormwater management facilities. The majority of these spaces are shown east of N Villa Road and will provide active and passive recreational opportunities for the public. These open spaces will provide opportunities for the public to enjoy hard and soft trails, a nature play themed playground, landscaped lawn, as well as seating and a covered picnic pavilion.

Public pedestrian pathways through the subdivision provide internal circulation and improve connectivity and functionality of transportation facilities on the north side of Newberg. The provision of a pedestrian and bicycle connection across Hess Creek allows for safety improvements along E Mountainview Drive. As shown in the “Hess Creek Open Space Concept Plan” within Attachment 1, Exhibit A, two separate main trails are planned – a hard surfaced trail within the HOA owned and maintained open spaces, and a soft surface trail within the Hess Creek Preserve area. Unless otherwise noted, trails are planned to be constructed with public improvements for the Phase in which they are shown.

Tract H will provide a site for a future community building to be constructed with Phase 2. The building will provide residents of Collina at Springbrook with many amenities such as a pool, spa, gym, and other spaces which will provide opportunities for community members to gather. The future community building will require a separate Design Review application to be submitted at a later date.

Ordinance No.2007-2678 has conditions of approval related to the proposed Collina at Springbrook subdivision. The conditions are discussed in the Findings section of the staff report.



Subdivision – Stream Corridor

The proposed 12-foot-wide multi-use bridge is planned to span Hess Creek north of E Mountainview Drive. This bridge will be a privately built and maintained facility with a public access easement.

Ordinance No.2007-2678 has conditions of approval related to the Stream Corridor and Pedestrian Bridge. The conditions are discussed in the Findings section of the staff report.



Master Plan Findings & Conditions

- Exhibit “A”: Findings – File MISC322-0002
- Sixteen (16) conditions of approval



Zone Change Findings & Conditions

- Exhibit “B”: Findings – File ZMA22-0001
- One (1) condition of approval



Subdivision Findings & Conditions

- Exhibit “C”: Findings – File SUB322-0002
- Conditions 1 – 3 and 4(a. – ii.)



Stream Corridor Findings & Conditions

- Exhibit “D”: Findings – File MISC222-0005
- Three (3) conditions of approval

Planning Commission Recommendation

- The Planning Commission adopted Resolution No. 2023-388 which recommends approving the requested Master Plan Modifications, Zone Change, Subdivision Preliminary Plat, and Stream Corridor mitigation with the attached conditions of approval.

Recommendation

- Adopt Order No. 2023-44 (Springbrook Master Plan, Collina at Springbrook Subdivision tentative plat, and Stream Corridor Impact for a Pedestrian Bridge)
- Adopt Ordinance No. 2023-2915 (Zone change)