TO: Lake Oswego Planning Commission
FROM: Laura Weigel, Neighborhood Planner
DATE: September 17, 2009
SUBJECT: Work Session – Proposed Glenmorrie Neighborhood Overlay Zone (PP 07-0016)

At the work session scheduled for September 30th the Glenmorrie Neighborhood Plan Implementation Committee will present a proposed overlay zone for the neighborhood. The overlay zone could help maintain the unique character of the neighborhood and further implement the neighborhood plan. The committee would like to get feedback from the Commission on the proposed provisions in the overlay zone in preparation for the public hearing.

Background
2000-2007 Numerous plan items are implemented City-wide and neighborhood continues works on plan implementation.
2008 Plan implementation committee forms and works with staff to identify neighborhood plan item that still need implementation strategies. Committee develops overlay zone proposal to implement plan concepts.
Jan. 2009 10 overlay zone provisions (and other ideas) presented to the neighborhood association for feedback. Meeting advertised through LO Review, direct mail and email. 40 attendees (184 parcels in the neighborhood). Also, Planning Commission receives an update from the committee on the status of plan implementation.
March 2009 Survey sent (Exhibit A) to all Glenmorrie residents asking for feedback on all concepts. Survey also posted on-line.
- Approx. 200 mailed
- 65 responses
- 10 surveys completed online
- 32.5 % response rate
May 2009 Based on survey results, committee drops three provisions from consideration.
June 2009  2nd open house held to present survey results, revisions to provisions and to vote on remaining six provisions (seventh provision relates to a subset of the neighborhood and was voted on only by those residents who would be impacted). 45 households voted.

Key Provisions and Responses

- Require the Applicant to post a notice on-site (similar to a tree cutting notice) when an external building permit for more than 500 sq. ft. is issued.
  Agree 34, Disagree 5, Neutral 5

- Require an applicant to wait 10 working days after a demolition permit is issued before demolishing the structure.
  Agree 31, Disagree 7, Neutral 6

- Do not allow any exceptions to house height (35ft).
  Agree 29, Disagree 12, Neutral 4

- New side yard setback plane.
  Agree 35, Disagree 8, Neutral 2

- Require landscaping & buffering for new development.
  Agree 35, Disagree 8, Neutral 2

- Hardscape maximum of 50%.
  Agree 35, Disagree 8, Neutral 2

- Preserve “Ranch” style homes on Glenmorrie Terrace, Glenwood Court and Lilli Lane.
  Every household on these streets did not agree to pursue design standards to preserve the “ranch” style; therefore the committee dropped the provision.

Sept. 2009  Based on the neighborhood vote the Glenmorrie neighborhood association board dropped three provisions and kept the provisions that have the greatest impact on maintaining neighborhood character.

- Side yard setback plane
- Landscaping & buffering
- Hardscape maximum

Discussion

All of the code concepts were generated from statements made in the Glenmorrie Plan. The three provisions proposed as the Glenmorrie Overlay Zone stem from:

**Goal 10, RAM iii** - Develop design standards specific to Glenmorrie to ensure that all new residential development contributes positively to the neighborhood character, including:

- Height, bulk
- Size of paved areas
- Appropriate setbacks, buffering and screening
Side Yard Setback Plan

Current Code: – No regulation governing side yard setback plane.

Proposed Change – Require a 12:12 side yard setback plane (Exhibit B)
❖ Infill Task Force is proposing a new side yard setback plane (12:12) for new homes (non-corner properties) in the R-7.5, R-10 & R-15 zones. Glenmorrie has included this provision in their overlay zone in case the provision does not get adopted city-wide. If the provision is adopted city-wide it will not be in the overlay zone.

Reason: New homes today are much larger than older homes in the neighborhood. Pushing the bulk of the house toward the center and away from adjacent properties helps mitigate the visual impact of larger houses.

Landscaping and Buffering

Current Code: There is no landscaping buffering requirement.

Proposed Change: Require landscaping and buffering for new development.
A. Plan is required as part of the building permit application.
B. Plan has to be installed within 24 months of final home inspection.
C. Native plants are encouraged (Consult Lake Oswego’s Master Plan List).

Landscaping Plan must include:

<table>
<thead>
<tr>
<th>Plant Unit Alternative</th>
<th>Quantity, Size and Type of Plant Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Plant Unit</td>
<td>1 - 3” caliper canopy tree</td>
</tr>
<tr>
<td></td>
<td>2 - 1 1/2” caliper under story tree</td>
</tr>
<tr>
<td></td>
<td>13 - 3’ high shrubs</td>
</tr>
<tr>
<td>Alternative Unit A</td>
<td>1 - 3” caliper canopy tree</td>
</tr>
<tr>
<td></td>
<td>1 - 1 1/2” caliper under story tree</td>
</tr>
<tr>
<td></td>
<td>1 - 6’ high evergreen trees</td>
</tr>
<tr>
<td></td>
<td>11 - 3’ high shrubs</td>
</tr>
<tr>
<td>Alternative Unit B</td>
<td>2 - 11/2 caliper under story tree</td>
</tr>
<tr>
<td></td>
<td>3 - 6” high evergreen trees</td>
</tr>
<tr>
<td></td>
<td>7 - 3’ high shrubs</td>
</tr>
<tr>
<td>Alternative Unit C</td>
<td>2 - 3” caliper canopy tree</td>
</tr>
<tr>
<td></td>
<td>3 - 3’ high shrubs</td>
</tr>
<tr>
<td>Alternative Unit D</td>
<td>Minimum 10’ long trellis, arbor or pergola (minimum 6’ tall)</td>
</tr>
<tr>
<td></td>
<td>1 - 1 1/2” caliper understory tree</td>
</tr>
<tr>
<td></td>
<td>10 climbing plants native</td>
</tr>
</tbody>
</table>

Existing landscaping units that are not removed during or after construction can count towards fulfilling the requirement. There may be instances were it is not feasible to plant the landscaping units and the City Manager will determine when to waive the requirement. The Tree Code, Chapter 55 is still applicable.
The Infill Task Force is proposing this same requirement in the R-15 as one of three alternative treatments under the side yard appearance and screening (50.08.045). The Glenmorrie provision would be required for all new development, not just an alternative treatment.

**Reason:** Buffering and screening will enhance privacy and mitigate the visual impact of new development as well as help control erosion.

**Hardscape Maximum**

**Current Code:** No maximum percentage of hardscape is defined.

**Proposed Change:** No more than 50% of the lot can be hardscaped. Hardscape would include house footprint, driveway, patios, deck, walkways, water features, pools, etc.

**Reason:** Maintain the rural “country” character and address surface water drainage issues by minimizing paved areas and impact of structures on the environment.

**Conclusion**

The Glenmorrie Neighborhood Plan Implementation Committee would like respond to any questions the Commission may have in preparation for the public hearing.

**Exhibits**

- Exhibit A: Glenmorrie Neighborhood Survey
- Exhibit B: Side Yard Setback Plane Illustration