

# Philips Estates Phase 3

## Master Planned Development

April 21, 2025

**Applicant:**

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**Site:**

1601 Oriole Street  
7.11 Acres  
LD (Low-Density Residential) Zoned  
091W04DB/Tax Lot 3300

**BACKGROUND:**

On August 15, 2024, a Pre-Application Conference was held with the applicants and City staff. The purpose of the pre-app was to discuss the potential development of the property.

**PROPOSAL:**

The applicant is proposing a 22 lot PUD with 2.49 acres of open space on property zoned LD and about 7.11 acres in size.

Lot 1: 6,040sq.ft.	Lot 2: 6,001sq.ft.
Lot 3: 6,001sq.ft.	Lot 4: 6,001sq.ft.
Lot 5: 6,001sq.ft.	Lot 6: 6,001sq.ft.
Lot 7: 5,987sq.ft.	Lot 8: 7,999sq.ft.
Lot 9: 7,103sq.ft.	Lot 10: 7,185sq.ft.
Lot 11: 6,535sq.ft.	Lot 12: 6,394sq.ft.
Lot 13: 6,393sq.ft.	Lot 14: 6,392sq.ft.
Lot 15: 6,391sq.ft.	Lot 16: 6,008sq.ft.

Lot 17: 6,000sq.ft.                      Lot 18: 6,000sq.ft.  
 Lot 19: 6,000sq.ft.                      Lot 20: 6,000sq.ft.  
 Lot 21: 6,046sq.ft.                      Lot 22: 5,991sq.ft.  
 Open Space: 2.49 Acres

**SITE VICINITY AND CHARACTERISTICS:**

The subject property contains approximately 7.11 acres and is zoned LD (Low Density Residential).

The subject property is vacant. Topography, property configuration and dimensions area illustrated on the tentative plan. The proposal includes 2.49 acres of open space the will include the water quality area.

The surrounding properties are zoned and used as follows:

North: Located outside the City Limits; existing single-family dwellings  
 East: LD (Low Density Residential) zone; existing single-family dwellings  
 South: LD (Low Density Residential) zone; existing single-family dwellings  
 West: Located outside the City Limits; existing single-family dwellings

**LD (Low Density Residential) Requirements:**

The subject property contains approximately 7.11 acres and is zoned LD (Low Density Residential).

Table 17.16.070.2 Minimum Dimensional Requirements for Lots

	LD	MD	HD	DMD	CR	CG	ID	CP	CCMU	DCMU	DRMU	IC	IL	IA	P
Lot Area (square feet) <sup>1</sup>	8,000 <sup>2</sup>	7,000 <sup>3</sup>	6,000	7,000	0	0	0	0	0	0	0	0	0	5 acres	0
Lot Width (feet)	80 <sup>4</sup>	70 <sup>4</sup>	60 <sup>4</sup>	40	0	0	0	0	0	0	0	0	0	0	0
Average Width (feet)	80	70	60	40	0	0	0	0	0	0	0	0	0	0	0

Lot Size: The minimum lot size requirement for LD zoned property is 8,000 square feet. The proposal provides lots that range in size from 5,987 square feet to 7,185 square feet in size. In order to provide more needed housing in this area, the lots size are smaller then the minimum. Therefore, the applicant is applying for a Master Planned Development, which will allow smaller lots sizes and a large open space area within the development.

Lot Width: The minimum lot width requirement is 80 feet. The proposed lots are all 58 to 70 feet in width. The reduced lot wide is needed in order to provide more density on the site and provide a large open space area.

**SECTIONS 17.24.040(5) CRITERIA:**

Applicant Findings: All required plans and documents have been provided as required under the Code.

## **SECTION 17.24.090(5) CRITERIA:**

### **1. COMPREHENSIVE PLAN CONFORMANCE: How does the proposed master planned development meet the applicable goals of the Comprehensive Plan?**

Applicant Findings: The subject property is identified as Residential on the Comprehensive Plan.

The request is in conformance with intent of the Residential designation. Development of the subject property will provide a needed type of housing while facilitating a development that is creative and pedestrian friendly.

#### Chapter 6 Housing:

Per the Comprehensive Plan, Page 70):

*“The housing needs projection in Table 6-10 presents existing units, units needed by 2030, and units to be built, for four housing types. The number of units needed is based upon an assumption that by 2030 the percentage of single-family dwellings will have increased from 63% to 65% and multiple family dwellings and mobile homes will have decreased to 32% and 3% respectively. The number of “Additional Units Needed” in Table 6-10 is the difference between needed and existing units. This information will be used in Chapter 8 in determining the needed acreage that should be included in each of the residential zones.”*

Table 6-10. Housing Needs Projection

Housing Type	Existing Units	Units Needed by 2030	Additional Units Needed
Single-Family detached	1,930	2,819	889
Single-Family attached and duplexes	371	564	193
Multi-family	607	781	174
Mobile Homes	148	173	25
<b>Total</b>	<b>3,056</b>	<b>4,337</b>	<b>1,281</b>

The proposed 22 lots PUD will help in meeting housing needs for the City of Stayton.

#### Chapter 8 Land Use:

Per the Comprehensive Plan, Page 89:

*“Residential-To provide areas for residential development. The Residential area may be further divided into zones that provide for single family residences only, allow mix of single family, duplex and triplex development, and provide adequate opportunities for higher density multifamily development. The overall goal for residential development shall be to provide a mix of housing opportunities in the City and provide an overall gross density of residential development of approximately 6 units per acre.”*

The proposal will provide housing that is needed and consistent with this area, while protecting designated open space areas. The applicant is proposing the development of 22 single-family lot PUD within 4.62 acres. Master Planned Developments do not have density requirements.

The subject property will not only be a site that will contribute to the housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property when developed has the potential to provide street connections to the properties to the north, east, west, and south for proposed and existing development.

The subject property is within a developed and developing area of the City and does not convert the urban areas beyond the City limits. Specific development triggers specific facilities that are required to be connected to existing systems for looped service. Police, fire and applicable government services can be provided via the increase in property taxes as a result of new development. The proposal permits efficient, compact development to contain sprawl and preserves the land by developing under the requirements of the Code.

The City's adopted Comprehensive Plan Growth Management, Residential Goal, Transportation Goal and Policies, along with adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The subject property is located within the Urban Growth Boundary and in the corporate City limits.

The proposal will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with housing that is needed in Stayton. Therefore, meeting the Residential Goals and code requirements for the City of Stayton.

## **2. COMPATIBILITY WITH SURROUNDING AREA: How are the uses proposed for the master planned development compatible with the surrounding neighborhood?**

### Applicant Findings:

The surrounding properties are zoned LD and are developed with existing single-family dwellings. The proposed 22 lots PUD is compatible with the existing surrounding neighborhoods.

North:	Located outside the City Limits; existing single-family dwellings
East:	LD (Low Density Residential) zone; existing single-family dwellings
South:	LD (Low Density Residential) zone; existing single-family dwellings
West:	Located outside the City Limits; existing single-family dwellings

The proposal will provide housing that is needed and consistent with this area, while protecting designated open space areas.

The subject property will not only be a site that will contribute to the housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property when developed has the potential to provide street connections to the properties to the north, east, west, and south for proposed and existing development.

**3. PUBLIC SERVICES: All master planned developments are required to have all public improvements installed as part of any land division process. Therefore, the applicant must be prepared to install the required street, water, sewer, and storm drainage and other improvements.**

- a. How will the applicant assure there are adequate water, sewer, street, and storm drainage facilities available to serve the proposed master planned development?
- b. Will existing City public services need to be replaced or upgraded to accommodate the demands created by the master planned development? Explain.

Applicant Findings: The City has identified the process through which water; sewer and storm drainage will be supplied to the site. Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate prior to development.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided (at the time of development) throughout the site to connect to the public sidewalk system.

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**4. DESIGN LAYOUT/PATTERN OF DEVELOPMENT: How does the design layout of the proposed parcels, lots, and roads fit with the existing pattern of development in the area?**

Applicant Findings: The layout of the site has been designed to connect to the existing streets within Philips Estates Phase 2 and the subdivision to the south. Oriole Street stubs to the property along the east property line and Quail Run Avenue stubs to the property along the south property. These connections provide an efficient circulation pattern to and from the development.

## **5. NATURAL, PHYSICAL AND GEOGRAPHIC FEATURES:**

### **a. Flood Hazards:**

**If any portion of the parcel is in the flood plain or adjacent to a water body, how will the proposed master planned development comply with all standards for riparian setbacks, flood hazard protection, or the Natural Resources Overlay District?**

Applicant Findings: There are no floodplains identified on the site.

### **b. Wetlands:**

**If any portion of the parcel contains wetlands, are any of these wetlands identified in the Stayton Comprehensive Plan? How will the proposed development comply with all wetland development requirements?**

Applicant Findings: There are wetlands located on the west portion of the site. The wetlands will not be developed and are designated as Open Space as shown on the site plan.

### **c. Steep Slopes:**

**If there are any slopes of 15% or greater on the site, how will the proposed development address the potential impacts of the steep slopes?**

Applicant Findings: A grading plan has been provided to show slopes. Any slopes 15% or greater on the site will be dealt with in a manner that meets code requirements and does not have any negative impacts.

### **d. Natural Features:**

**If there are other important natural, cultural, or historic features on the site, how will the proposed master planned development address potential impacts to those features?**

Applicant Findings: As stated above, there are wetlands located on the west portion of the site. The wetlands will not be developed and are designated as Open Space as shown on the site plan. There are no other natural, cultural, or historic features on the site.

**How do the above physical or geographic conditions warrant a departure from the standard requirements of the zoning district where the master planned development is located?**

Applicant Findings: The location and size of the wetlands area on the western portion of the site warrant departure from the standards. The wetlands area makes it difficult to utilize the whole site for development. Therefore, the applicant is proposing 22 smaller lots than the minimum, along with 2.49 acres of Open Space area.

## **6. HISTORIC SITES OR STRUCTURES:**

**If any historic sites or structures exist on or adjacent the property, how will the proposed master planned development comply with all historic preservation standards?**

Applicant Findings: This property is not designated as a historic site or any adjacent properties.

**7. PHASED DEVELOPMENT: If the master planned development is a phased development, how will those phases comply with the standards for phasing?**

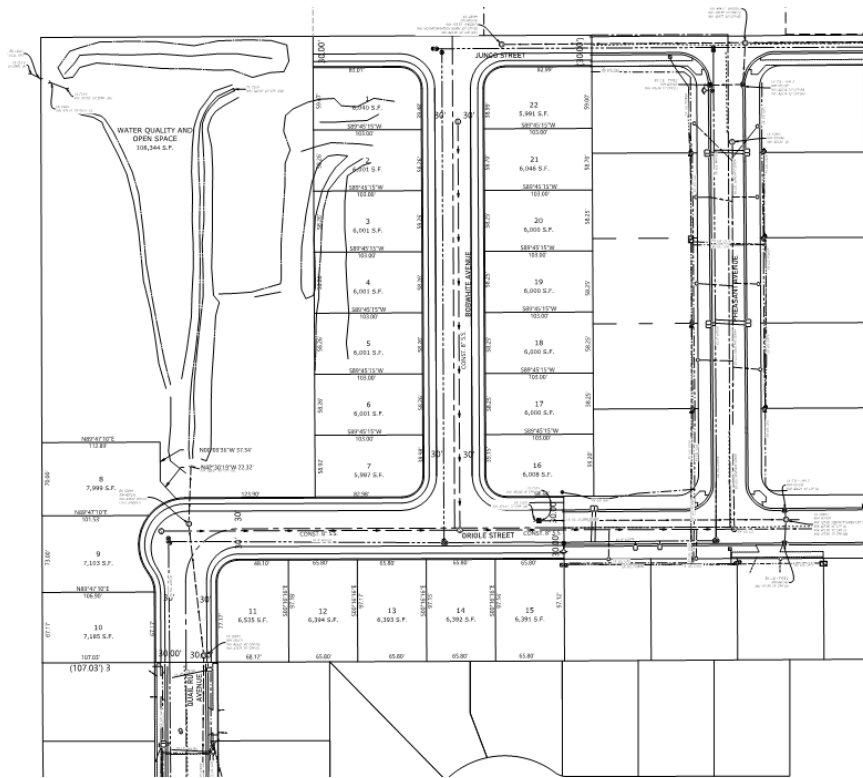
Applicant Findings: This is not a phased development.

**8. DEED COVENANTS AND RESTRICTIONS: Will any deed covenants or deed restrictions apply to the proposed master planned development? If yes, attach as Exhibit C**

Applicant Findings: At this time there are no deed covenants and restrictions that will apply to the proposal.

**SECTION 17.26.050 (TRANSPORTATION IMPACT ANALYSIS REQUIREMENTS)**

Applicant Findings: The applicant is proposing a 22 lot PUD with 2.49 acres of open space on property zoned LD and about 7.11 acres in size. The size of the development does not warrant the need for a TIA (Transportation Impact Analysis).



**17.24.100:**

2) Design Standards a-c: The required design standards will be reviewed for compliance at the time of building permit submittal.

d: Open Space: There is about 2.49 acres of open space designed on the site. Therefore, providing 35% opens space for the PUD. The open space area is identified on the site plan.

There are wetlands on the site that will be part of the open space area and will not be developed.

There are no identified pedestrian trails in the area. However, paved sidewalks are provided which connect to the existing and proposed sidewalk system.

e: Streets: All the street surrounding the subject property will be developed to City standards. The existing street system is all ready in place, and any new streets as shown on the site plan will be in compliance with design standards.

As shown on the site plan there are no long blocks. Street connections and sidewalks provide adequate pedestrian and vehicular access.

g) Density: There is 4.62 acres of developable land with 22-lots proposed. Density on the site does not exceed the requirements of the Code.

The applicant is not requesting a density bonus.