

Pleasant Valley Neighborhood Center Overlay Zone

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Chapter 16.36 PLEASANT VALLEY NEIGHBORHOOD CENTER OVERLAY ZONE

16.36.010 Purpose.

The purpose of the Pleasant Valley Neighborhood Center (PVNC) Overlay Zone is to coordinate development on multiple properties into a cohesive neighborhood as described in the Pleasant Valley/North Carver Comprehensive plan and Comprehensive Plan Policy LU-7.3. The overlay's regulations are intended to create:

- A. A mix of low, medium and high-density housing types
- B. Opportunities for neighborhood-scale commercial uses and mixed uses
- C. Walkable and connected streets
- D. Safe, direct and convenient street and pedestrian connections
- E. Trails and connections to trail networks
- F. Locations for parks, public uses and community gathering spaces
- G. Access to and protection of natural resource areas

16.36.020 Applicability.

- A. The PVNC Overlay applies to all properties within the area shown on Figure 16.36.020-1.
- B. The land use districts shown on the Happy Valley Land Use District Map are the zones that apply to properties within the overlay. Land use and development standards from those zones apply unless modified by this chapter or an approved master plan.
- C. Development within the overlay is subject to other applicable regulations of the Happy Valley Development Code. Where a conflict between regulations exists, the PVNC Overlay regulations supersede. Where the regulations of the Natural Resource Overlay zone and/or Steep Slopes Overlay Zone and/or Flood Management Overlay apply, those regulations supersede the PVNC Overlay regulations.

16.36.030 Master plan required.

- A. Development in the PVNC Overlay requires a master plan that complies with the standards and requirements of Chapter 16.65 and Section 16.36.040. The standards of Section 16.36.040 apply in addition to the approval criteria of Section 16.65.060.
- B. Applicants may submit requests for a land use district map amendment per Chapter 16.67 concurrent with PVNC Overlay master plan applications.
- C. If a master plan is proposed for a portion of the PVNC Overlay area, the master plan must show how transportation connections will be continued within the overlay as required by Section 16.36.040.
- D. Following master plan approval, detailed development plans are subject to design review and other applicable review processes of Article 16.6.

16.36.040 Master Plan Standards.

- A. Master Plan Standards – Review Tracks. There are two types of standards for the PVNC Overlay. Clear and objective standards provide a path for compliance with no discretion and limited flexibility. Discretionary standards allow for greater flexibility in master plan design and review. An applicant may demonstrate compliance with either type of standard.
- B. Clear and Objective Standards.
 - 1. Streets – The master plan must include a public right-of-way/easement/public place map that meets the following standards:
 - a. The alignments of SE Foster Road Parkway, SE 177th Avenue, SE Hemrich Road, SE Scouter’s Mountain Road, and Required Local Streets are shown on the public right-of-way/easement/public place map within the allowable alignment areas shown on Figure 16.36.040-1.
 - b. All Local Streets meet the connectivity and block length standards of 16.50.030.9 and are shown on the public right-of-way/easement/public place map. Local Streets that are not Required Local Streets are flexible regarding their alignment.
 - c. Right of way shown on the public right-of-way/easement/public place map shall be in compliance with the minimum standards in Table 16.36.040-1.

Table 16.36.040-1 Street Classifications and Right-of-Way Requirements

Street Classification	Minimum OW	Cross-section
SE Foster Road Parkway – Minor Arterial	85 feet (42.5 ft from centerline)	TSP Figure 8-11
SE 177 th Avenue – 3 Lane Collector With No Parking	69 feet (34.5 ft from centerline)	TSP Figure 8-12
SE Hemrich Road – 3 Lane Collector With No Parking	69 feet (34.5 ft from centerline)	TSP Figure 8-12
SE Scouter’s Mountain Road – 3 Lane Collector With Parking	85 feet	TSP Figure 8-13
Required Local Streets – Local Street, Parking on Both Sides	53 feet	TSP Figure 8-15
Flexible Local Streets – Local Street, Parking on Both Sides	53 feet	TSP Figure 8-15

- 2. North-south pedestrian corridor - A pedestrian corridor must be shown on the public right-of-way/easement/public place map that connects the southern and northern boundaries of the overlay area. It must be located within the allowable alignment area shown on Figure 16.36.040-1. The corridor must provide a pedestrian connection to any parks that are located within, or adjacent to, the allowable alignment area. The corridor may be off-street or parallel to a public street within the public right-of-way, or a combination thereof. Detailed design of the pedestrian connection will be conducted after master plan approval and will meet dimensional and technical requirements of the Happy Valley Trail Development Handbook.
- 3. Regional Trail – The Regional Trail must be shown on the public right-of-way/easement/public place map consistent with Figure 16.36.040-1. Detailed design will be

conducted after master plan approval and meet dimensional and technical requirements of the Happy Valley Trail Development Handbook.

4. Connectivity to adjacent areas – Streets must stub to adjacent areas consistent with Figure 16.36.040-1 regarding the number street connections. The location of street stubs may vary from Figure 16.36.040-2.
5. Neighborhood park – One neighborhood park is required between SE Hemrich Road, SE Foster Parkway, the extension of SE Scouter’s Mountain Road and SE 177th Avenue. The neighborhood park shall be a minimum of 2 acres in size.
6. Steep slopes, natural resource and flood management overlay areas – Development shall be sited and designed consistent with Chapters 16.32, 16.34 and 16.35. Where the regulations of the Natural Resource Overlay zone and/or Steep Slopes Overlay Zone and/or Flood Management Overlay apply, those regulations supersede the PVNC Overlay regulations.

C. Master Plan Requirements – Discretionary Review Track:

The streets, north-south pedestrian corridor, Regional Trail, connectivity to adjacent areas, neighborhood park, and compliance with other overlays listed in 16.36.040.B and must be shown on the preliminary master plan. Their location and design may vary from Figure 16.35.040-1 provided that the applicant demonstrates that:

1. The proposal provides equal or better implementation of the purpose of the PVNC Overlay in 16.36.010.

Figure 16.36.020-1

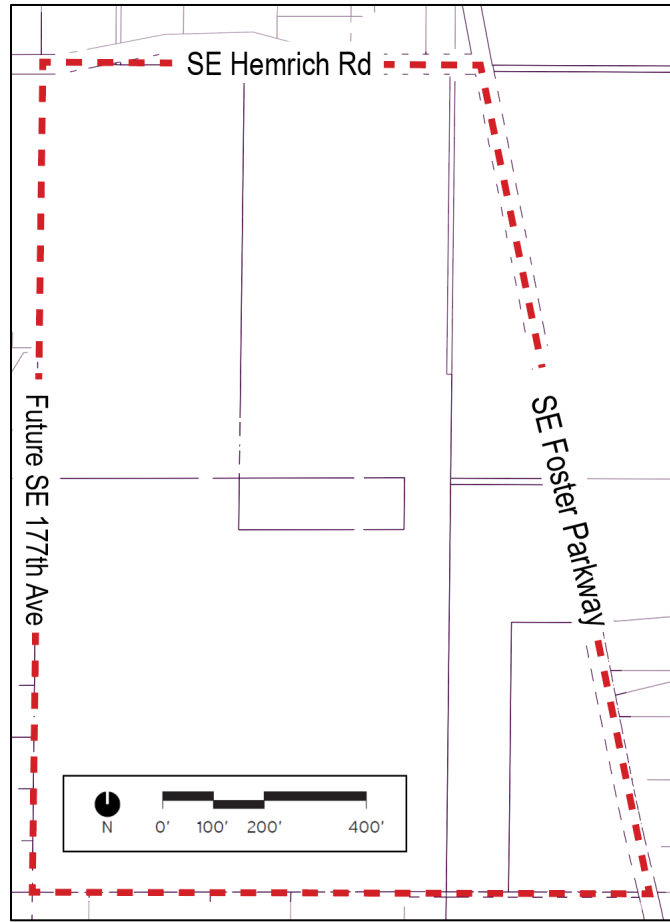


Figure 16.36.040-1

