

Chapter 2.7
SPECIAL PLANNED DISTRICTS, REFINEMENT PLANS,
AREA PLANS AND MASTER PLANS

2.7.3900 Petrosa Master Planned Development

2.7.3910 Purpose.

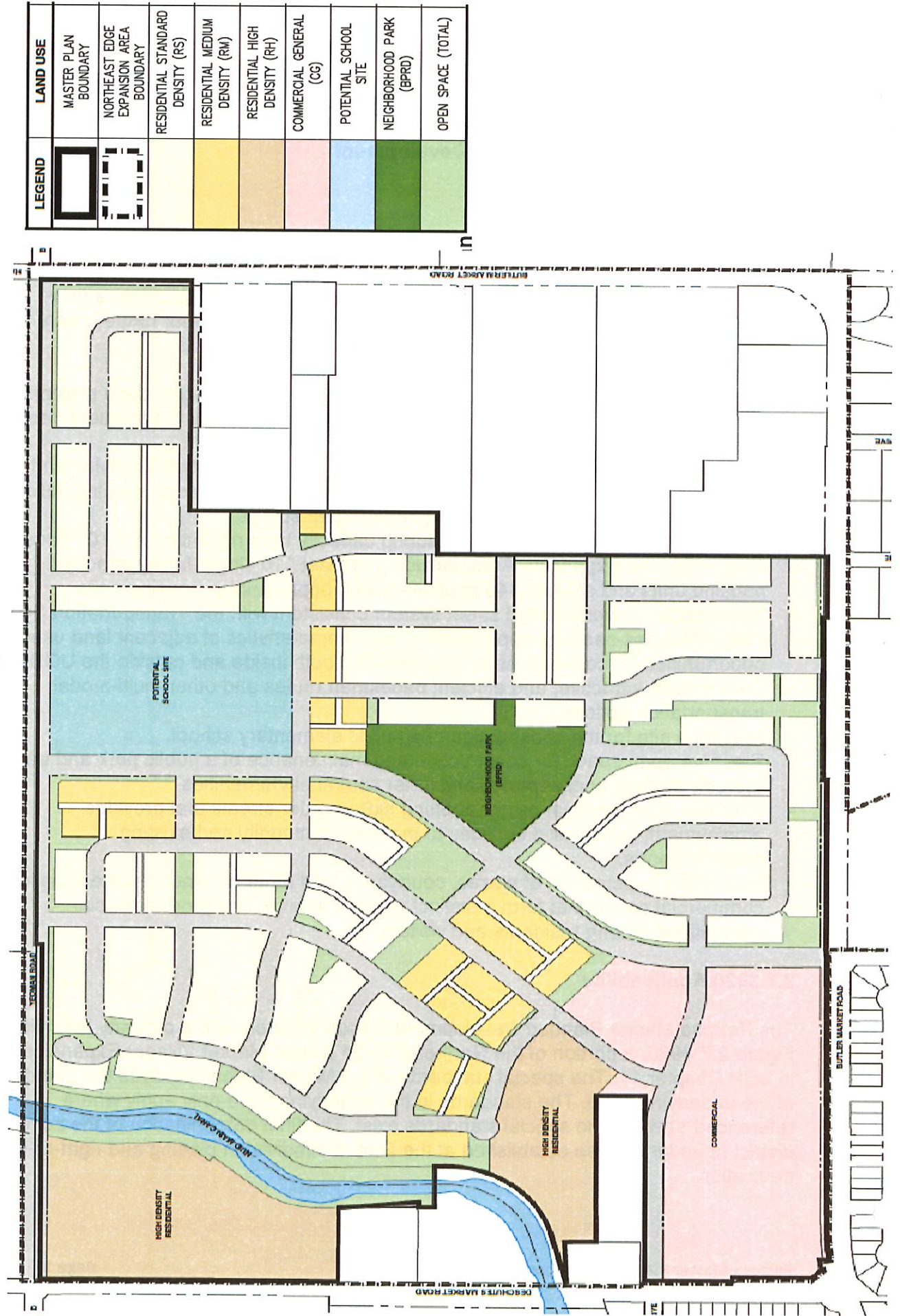
The purpose of the Petrosa Master Planned Development is to implement the policies in Chapter 11 – Growth Management of the Bend Comprehensive Plan (BCP) regarding the Northeast Edge (Butler Market Village) Expansion Area, and to create a new, creative, innovative, and complete community that sets the stage for future urban growth within the Expansion Area. The development standards will:

- Create the opportunity for a complete community, with housing in close proximity to employment and commercial services that are scaled to serve the frequent needs of neighborhood and area residents.
- Provide a mix of housing types for owners and renters of multiple lifestyles and income levels – including workforce housing – with higher density abutting collector or arterial streets, commercial lands, and/or open space.
- Implement BCP Policy 11-59 by ensuring capacity for a minimum of 1,100 housing units within the Expansion Area, including at least 110 single-family attached housing units and at least 440 multifamily and duplex/triplex housing units.
- Establish an interconnected street system consistent with the Transportation System Plan with cross-sections appropriate to the characteristics of adjacent land uses, and opportunities for connections to adjacent land both inside and outside the UGB.
- Create safe, attractive, and efficient pedestrian routes and other multi-modal transportation options.
- Provide a site for the construction of a public elementary school.
- Preserve open space for construction and maintenance of a public park and trail system, multiple pocket parks, and other community amenities.
- Establish a commercial center abutting higher-order streets that provides employment, goods, and services to the new community and existing neighborhoods.
- Incentivize the creation of plazas, courtyards, and other community amenities in the commercial center that form a distinct urban character and promote social interactions among residents and visitors.

2.7.3920 Applicability

The Petrosa Master Planned Development standards apply to the property identified in Figure 2.7.3920, a portion of the Northeast Edge (Butler Market Village) Expansion Area in BCP Chapter 11. The special standards of the Master Plan supersede the standards of the underlying zone. The standards in the underlying zone only apply where referenced or where no special standards exist. The final determination of the zone or district boundary will be established at the time of subdivision platting and right-of-way dedication.

Figure 2.7.3920



2.7.3930 Definitions.

- A. **Fourplex** means a type of housing with four attached dwelling units on one lot or parcel. For permitting purposes, units may be attached vertically or horizontally.
- B. **Live/Work Townhome** means a residential townhome in which a business may be operated.
- C. **Lot Line, Front** means the property line abutting a street or open space tract.
 - **Primary Front Lot Line** means the shortest front lot line abutting a street or open space. If there is more than one such lot line of equal length, then the applicant or property owner must choose which lot line is to be the Primary Front Lot Line.
 - **Secondary Front Lot Line** means all other front lot lines except the Primary Front Lot Line

2.7.3940 Review Procedures.

The following review procedures are applicable to uses and structures within the Petrosa Master Planned Development:

- A. **Design Review.** Single-family dwellings, live/work townhomes, duplexes, triplexes, and fourplexes are subject only to design review through the Petrosa Architectural Review Committee and BDC 4.2.400 *Minimum Development Standards*. BDC 4.2.500 *Site Plan Review*, and BDC 4.2.600 *Design Review* do not apply. These uses that meet the standards of 4.2.400(3) are exempt from BDC 4.2.400 *Minimum Development Standards Review*.
- B. **Site Plan/Design Review.** Multi-family development with five or more units and buildings in the Commercial District are subject only to design review through the Petrosa Architectural Review Committee and BDC 4.2.500, *Site Plan Review*. BDC 2.2.600 *Commercial Design Review* and BDC 4.2.600 *Design Review* do not apply.

2.7.3950 Residential Zoning Districts

- A. **Permitted Uses.** The land uses listed in Table 2.7.3950 are permitted in the Residential Districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.7.3950, land uses that are incidental and subordinate to a permitted use, and land uses that are approved as "similar" to those in Table 2.7.3950 may be permitted.

Table 2.7.3950 – Permitted and Conditional Uses

| Land Use | RS | RM | RH |
|---|-----------|-----------|-----------|
| Residential | | | |
| Single-Family Detached Housing | P | P | N |
| *Accessory Dwelling Units (ADUs) | P | P | P |
| *Attached Single-Family Townhomes | P | P | P |
| Live/Work Townhomes | N | N | P |
| Duplexes, Triplexes, Fourplexes | P | P | P |
| **Cottage Developments | P | P | P |
| Residential Care Home (5 or fewer residents) | P | P | P |
| Adult Day Care | P | P | P |
| *Residential Care Facility (6 or more residents) | N | P | P |
| Family Childcare Home (16 or fewer children) | P | P | P |
| Multifamily Residential (5 or more units) | N | P | P |
| Mixed-Use Residential Development, including food and beverage services, retail goods and services, and personal services | N | N | P |
| *Home Business (Class A/Class B) | P | P | P |
| *Accessory Uses And Structures | P | P | P |
| *Public and Institutional | | | |
| Parks | P | P | P |
| Recreational Facilities | P | P | P |
| ***Schools | P | P | P |
| Miscellaneous Uses | | | |
| *Short-Term Rental | P | P | P |

* Subject to special standards as described in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.

** Subject to BDC 4.5.500.

*** Schools are permitted in the RS, RM, and RH Districts, subject to the provisions of BDC 2.6.300 Public Facilities Zoning District (PF).

B. Setbacks.

| | Primary Front | Secondary Front | Rear* | Side |
|----------------|---------------|-----------------|------------|--|
| RS, RM, and RH | 10 ft.* | 8 ft.* | 5 ft.**/** | 4 ft.**, except 8 ft. when side abuts an alley |

*Garages and/or carports must maintain a minimum front setback of 20 feet.

**When multifamily buildings containing 5 or more units or nonresidential uses abut a detached single-family dwelling on land designated RS, any side or rear setback abutting the RS land must increase one-half foot for each foot by which the building height exceeds 20 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

***Garages and/or carports that access an alley must have a driveway with a minimum length of 18 feet.

Setback Exceptions.

1. Residential Compatibility Standards do not apply.
2. Attached Single-Family (Townhomes). Interior side setbacks are zero feet.
3. Architectural Features. The following architectural features are allowed to encroach into the front, side and rear setbacks by no more than two feet provided a minimum setback of three feet is provided from the property line: eaves, chimneys including fireplace enclosures and chimney chases, bay windows up to eight feet in width, window wells, and similar architectural features.
4. Front Setback Encroachments. The following may encroach into the front setback:
 - a. An unenclosed covered or uncovered porch, patio, deck or stoop with a maximum floor height not exceeding 18 inches may be set back a minimum of six feet from the front property line, as long as it does not encroach into any easement. No portion of the structure may encroach closer than six feet to the front property line including the architectural features in subsection (B)(3) of this section.
 - b. As shown in Figure 2.1.300, side entry garages that access a street must have a driveway with a minimum length of 20 feet from the front and side property lines.
 - c. Stairs, ramps and landings that are not roofed or enclosed above or below the steps may be in the front setback when they follow the grade.
5. Side and Rear Setback Encroachments. The following may encroach into side and rear setbacks:
 - a. An uncovered porch, patio, deck or stoop located above finished grade with a maximum floor height not exceeding 18 inches must be set back a minimum

of 18 inches from the side and rear property lines, as long as it does not encroach into an easement.

- b. Uncovered patios at finished grade are exempt from setbacks as long as it does not encroach into an easement.

C. Floor area ratio does not apply to any uses in the residential zones.

D. Lot Area and Dimensions. Lot areas and lot dimension standards for residential uses are listed in the following table. For other uses permitted in each zone, the lot area and dimensions are subject to the type of residential structure being occupied. Lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

Lot Areas and Dimensions in Petrosa Residential Districts by Housing Type and Zone

| Residential Use | Zone | Lot Area | Lot Width/Depth |
|-------------------------------------|-------------|--|---|
| Single-Family Detached Housing; | RS | Minimum area: 2,800sq. ft. | Minimum width: 30 ft. at front property line Minimum lot depth: 75 ft. |
| | RM | Minimum area: 2,500 sq. ft. | Minimum width: 30 ft. at the front property line Minimum lot depth: 50 ft. |
| | RH | Not applicable | Not applicable |
| Duplexes, Triplexes, and Fourplexes | RS | Minimum areas – Duplex: 5,000 sq. ft. Triplex: 7,500 sq. ft. Fourplex: 10,000 sq. ft. | Minimum width: 40 ft. at front property line Minimum lot depth: 50 ft. |
| | RM | None | Minimum width: 30 ft. at the front property line Minimum lot depth: 50 ft. |
| | RH | None | |
| Single-Family Attached | RS | Minimum area: 2,000 sq. ft. for each unit | Minimum width: 20 ft. at front property line for interior townhome lots |

| Residential Use | Zone | Lot Area | Lot Width/Depth |
|--------------------------------|--------|---|---|
| Housing (Townhomes) | RM | Minimum area: 1,600 sq. ft. for each unit | and 24 ft. at front property line for exterior townhome lots Minimum lot depth: 50 ft. |
| | RH | Minimum area: 1,200 sq. ft. for each unit | |
| Multifamily Housing (5+ Units) | RS | Not applicable | Minimum width: 30 ft. at front property line Minimum lot depth: 50 ft. |
| | RM, RH | None | |

Exceptions:

1. Bulb of a cul-de-sac or knuckle corner minimum width: 30 ft. at the front property line;
2. Corner lots or lots where a side lot line abut an alley must be at least four feet more in width than the minimum lot width required in the zone.
3. Frontage on a public street, private street, or open space tract is required. Lots fronting open space tracts must take access from a rear alley, and the property line fronting open space must be considered a front property line.
4. Other exceptions permitted in the underlying Residential District are also permitted.

E. Residential Density. The Petrosa Master Planned Development implements BCP Policy 11-59 by ensuring capacity for a minimum of 1,100 housing units within the Northeast Edge Expansion Area and including at least 110 single-family attached housing units and at least 440 multifamily and duplex/triplex housing units within the Master Plan boundary itself. Therefore, minimum and maximum densities for each zone do not apply.

F. Maximum Lot Coverage. The following maximum lot coverage standards apply to all development within the Residential Districts as follows:

Residential Lot Coverage

| Residential Zone | Lot Coverage |
|---------------------------------------|--|
| Standard Density Residential (RS) and | 50% for lots with 2+ story homes 55% for lots with single-story homes |
| Medium Density Residential (RM) | 50% for lots with 2+ story homes 55% for lots with single-story homes |

| Residential Zone | Lot Coverage |
|-------------------------------|---|
| | 60% for lots with attached single-family townhomes, duplexes, triplexes and multifamily |
| High Density Residential (RH) | None |

- G. Building Height. The following building heights apply to all development within the Residential District:
1. Buildings within the RS District may be no more than 30 feet in height.
 2. Buildings within the RM District may be no more than 45 feet in height, except single-family homes may be no more than 35 feet in height.
 3. Buildings within the RH District may be no more than 55 feet in height.
- H. Architectural Design Standards. All buildings are subject only to the architectural and/or design standards of the Petrosa Architectural Review Committee.
- I. Multifamily Residential Districts (RM, RH). In addition to the required setbacks, a minimum of 10 percent of the site area must be designated and permanently reserved as usable common open space in multiple-family developments of 20 dwelling units or more. The minimum required usable common open space must be reduced to five percent of site area when the development is located within one-quarter mile walking distance of a public park along an accessible, maintained trail or sidewalk.
- J. Additional Standards for Live/Work Townhomes.
1. The commercial or office portion of the building may not exceed 50 percent of the square footage of the entire building, excluding any garage.
 2. Vehicle and bicycle parking must be in accordance with BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking. No more than 4 off-street parking spaces are required for each Live/Work Townhome.
 3. If the business is open to the public, public access must be through the commercial area front door and the business may not be open to clients or the public before 7:00 a.m. or after 7:00 p.m.
 4. The following commercial uses are allowed in Live/Work Townhomes:
 - a. Offices and Clinics
 - b. Child care facility (13 or more children)
 - c. Retail goods and services
 - d. Personal services (e.g., barber shops, salons, similar uses)
 - e. Repair services, conducted entirely within building; excluding vehicle repair, small engine repair and similar services
 - f. Home Business (Class A and B) subject to the provisions of BDC 3.6.200.N

K. Additional Standards for Duplexes, Triplexes and Fourplexes. Duplex and triplex development must comply with the following standards, which replace the standards in BDC 3.6.200(H):

1. Driveway approaches must comply with the following standards:

- a. The total width of all driveway approaches must not exceed 32 feet per frontage. For lots or parcels with more than one frontage, see subsection (K)(1)(c) of this section.
- b. Driveway approaches may be separated when located on a local street. If approaches are separated, they must be separated by a minimum of seven feet.
- c. In addition, lots or parcels with more than one frontage must comply with the following:
 - i. Lots or parcels must access the street with the lowest classification.
 - ii. Lots or parcels with frontages only on collectors and/or arterial streets may have one driveway approach. The City Engineer will determine which frontage may have one driveway approach when lots or parcels only have frontages on collector streets or only on arterial streets.
 - iii. Lots or parcels with frontages only on local streets must comply with the following:
 - (A) Duplexes may have two driveway approaches not exceeding 32 feet in total width on one frontage or one maximum 16-foot-wide driveway approach per frontage.
 - (B) Triplexes may have three driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.
 - (C) Fourplexes may have four driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.
- d. Clear vision standards do not apply between driveway approaches for duplexes and triplexes on local streets. All other standards in BDC 3.1.500, Clear Vision Areas, apply.

- e. For lots or parcels abutting an alley, access may be required to be taken from the alley in accordance with BDC 3.1.400(F)(3).

L. Additional Standards for Residential Mixed Use Development

1. Automobile-dependent and automobile-oriented, drive-in, and drive-through uses are not permitted.
2. Building Setbacks. All new mixed use buildings must have a maximum front yard building setback of 20 feet, notwithstanding the underlying zone requirements.
3. Hours of Operation. Commercial uses must not exceed the following hours of operation: 7:00 a.m. to 10:00 p.m.
4. Parking. Off-street parking is optional for commercial uses located where on-street parking is available adjacent to the mixed use site, except for food and beverage service uses. Parking for food and beverage service uses is subject to the standards in BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking. Off-street parking for commercial uses is subject to the following standards:
 - a. Off-street parking, driveways and other vehicular use and circulation areas must not be placed between a building and the street.
 - b. Where off-street parking is adjacent to a street, the parking and maneuvering area must be separated from the right-of-way by a three-foot minimum landscape planter.
 - c. In no instance may there be more than six off-street parking spaces per site.

M. Other Design Standards.

1. On-site surface water drainage may be addressed in the following ways. Alternatives may be approved by the City Engineer:
 - a. Roof drainage originating from residential properties may be conveyed to a public street and/or public storm drain collection and disposal system by subsurface piping, or curb weepholes.
 - b. Roof and surface drainage originating from residential properties may be conveyed to a private storm drain collection and disposal system located in a Private Tract or easement. The City may allow for private drainage systems in the public right-of-way if deemed appropriate by the City and maintenance agreements are executed between the homeowner's association and the City.

- c. Roof drainage originating from residential properties may be comingled with drainage originating from public streets, private streets, and/or alleys and conveyed to a non-UIC system located within a private tract to be owned by a homeowners association with a maintenance agreement between the homeowners association and the City outlining operational and maintenance responsibilities. The City may allow for comingled drainage to be conveyed to a non-UIC system located in the public right-of-way if deemed appropriate by the City and maintenance agreements are executed between the homeowner's association and the City.
 - d. Private drainage facilities must be contained within the same or previous subdivision phase, or a stormwater easement must be provided for the stormwater facilities.
 - e. Stormwater easements must be provided for public drainage facilities located on private property.
 - f. An owners association must be responsible for installing and maintaining any required landscaping in private facilities located in a private tract.
 - g. A storm water maintenance agreement must be signed with the City prior to final plat of the subdivision phase.
2. Outdoor lighting must be subject only to the standards of, and review by, the Petrosa Architectural Review Committee.

2.7.3960 Commercial General

- A. Where no special standards are provided, the applicable standards of the CG zone apply.
- B. **Permitted Uses.** The land uses listed in Table 2.7.3960 are permitted in the Commercial General District, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.7.3960, land uses that are incidental and subordinate to a permitted use, and land uses that are approved as "similar" to those in Table 2.7.3960 may be permitted.

Table 2.7.3960 – Permitted and Conditional Uses

| Land Use | CG |
|---|----|
| *Residential use as part of a mixed-use development | P |
| Live/Work Townhomes | P |

| Land Use | CG |
|---|-----------------------|
| Retail Sales and Service | P |
| Restaurants/Food and Beverage Services | P |
| Offices and Clinics | P |
| Production Office | P |
| Convention Center/Meeting Rooms | P |
| Lodging (e.g., hotels, motels, *bed and breakfast inns, *short-term rentals, hostels) | P |
| Hospitals | P |
| Commercial and Public Parking | P |
| Commercial Storage | P |
| Entertainment and Recreation | P |
| Day Care | P |
| Redemption Center | P |
| Wholesale Sales (more than 75% of sales are wholesale) | P |
| Veterinary Clinic (small animal) | P |
| *Mixed-Use Commercial (residential with commercial/civic/industrial) Mixed-use developments must be subject to the use limitations prescribed for the respective individual uses | P |
| Government (point of service, branch service) | P |
| Parks and Open Space | P |
| Schools | P |
| Institution of Higher Education | P |
| *Clubs and Places of Worship | P |
| *Utilities (above ground) | P |
| *Manufacturing and Production less than 5,000 sq. ft. with retail outlet | P |
| Wireless and Broadcast Communication Facilities | See BDC Ch. 3.7 |

* Subject to special standards as described in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.

C. Height Bonus. Inclusion of the features listed below allow additional building height as an incentive for certain uses or site design that provide a public or community benefit. For each feature incorporated into a project, in addition to any such features otherwise required, a 10-foot height bonus will be granted. This height bonus is in addition to existing exceptions for inclusion of residential uses in BDC 2.2.400(B) and incentives for affordable housing in BDC 3.6.200(C). Height bonuses, exceptions, and other incentives can be combined so long as the building height does not exceed 75 feet.

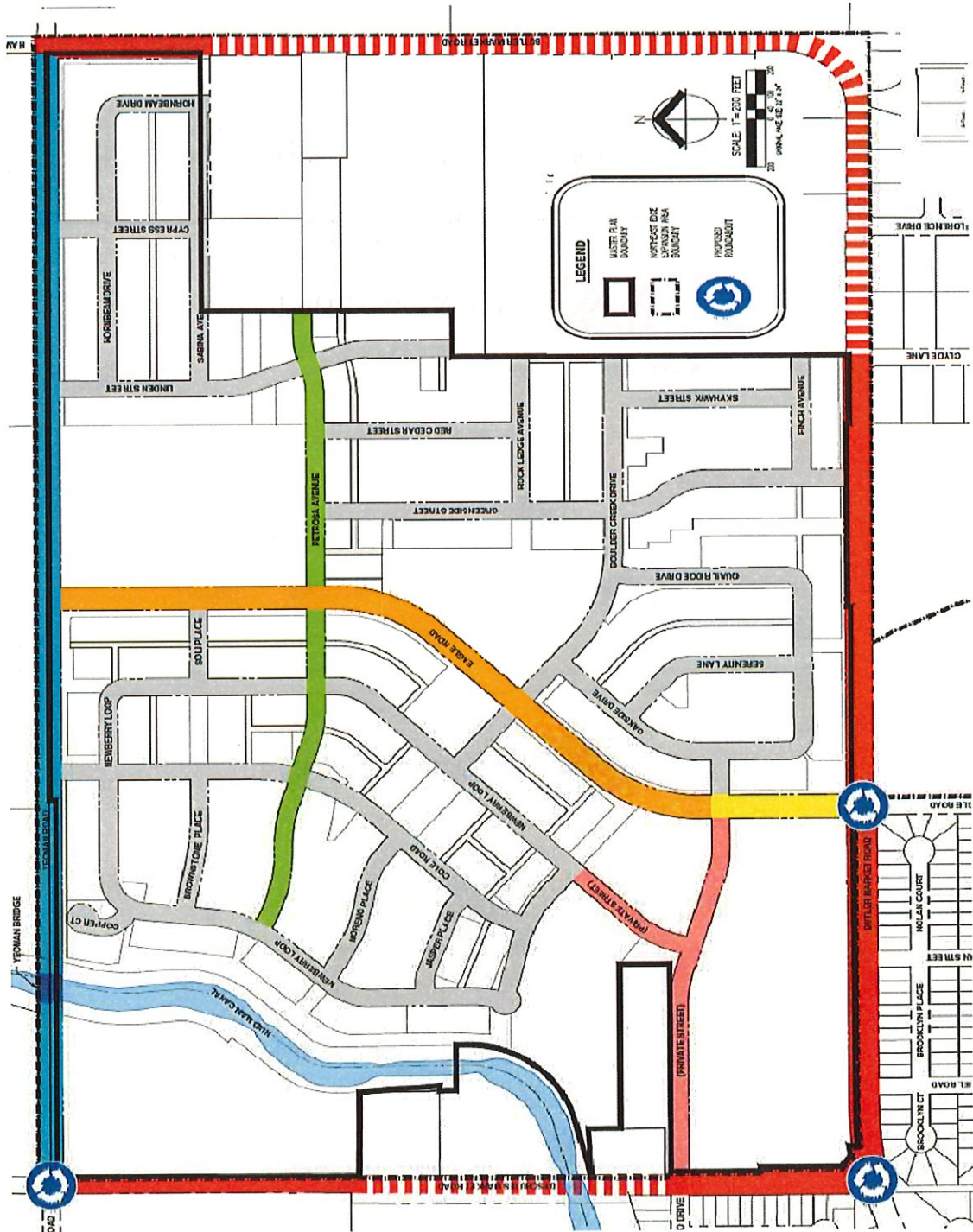
1. Usable Open Space or Plaza. For each square foot of open space or plaza provided for public use, three square feet of building footprint is eligible for a 10-foot height bonus. For example, establishing a 2,000 square foot plaza would allow 10 additional feet of height over 6,000 square feet of floor area or 20 additional feet over 3,000 square feet of floor area. To qualify for this bonus, the following requirements must be met:
 - a. The open space or plaza must be at least 2,000 square feet in area and located in the CG zone within the Petrosa Master Planned Development.
 - b. Plazas must be at least ten feet in width with a building façade on at least one side.
 - c. No more than 33% of the area of any plaza may include outdoor seating, displays, or other uses associated with abutting businesses.
 - d. Open space and plazas must provide portable or permanent seating – in addition to any associated with abutting businesses – such as café tables, benches, movable chairs, or edges along landscape planters or other design elements.
 - e. Open spaces and plazas must be open to the public from 7am-10pm, at a minimum, and hours must be indicated on signage permitted under BC Chapter 9.50.
2. Pedestrian Cover. Canopy covering at least 50% of the linear footage of abutting public sidewalk or other pedestrian facilities. The canopy must be a permanent architectural element projecting out from the building over a pedestrian facility. The canopy must project out from the building at least five feet. Canopy coverage of at least 80% grants a 20-foot height bonus.

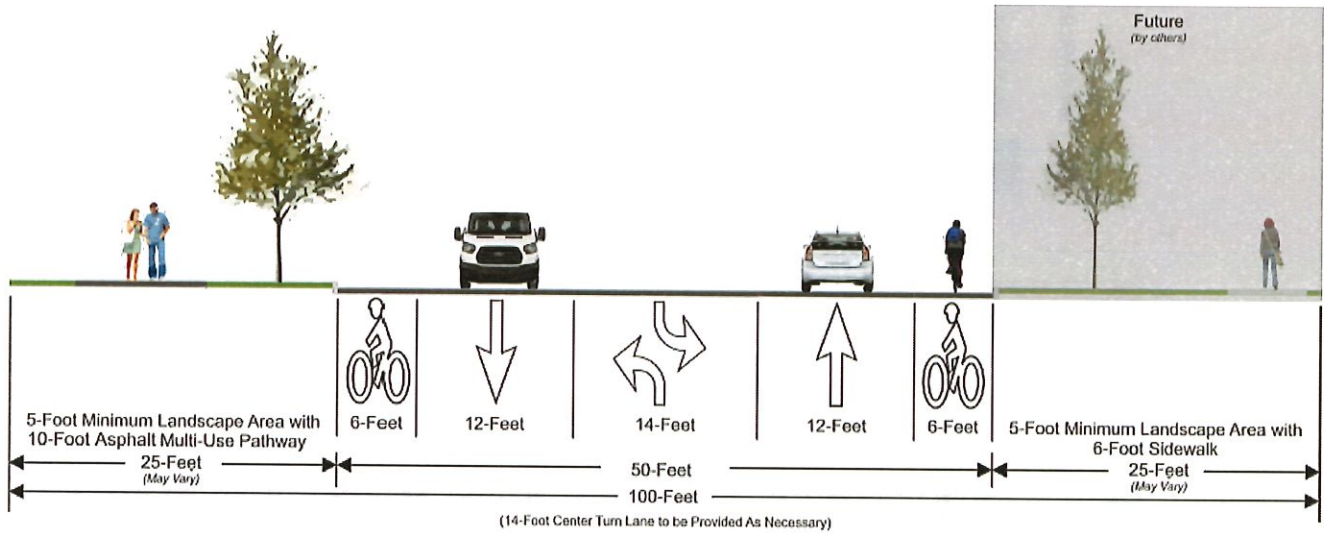
D. Additional Standards for Live/Work Townhomes. In the CG zone, Live/Work Townhomes must be located within 200 feet of an RH zone and meet the requirements in BDC 2.7.3950(J).

2.7.3970 Special Street Standards

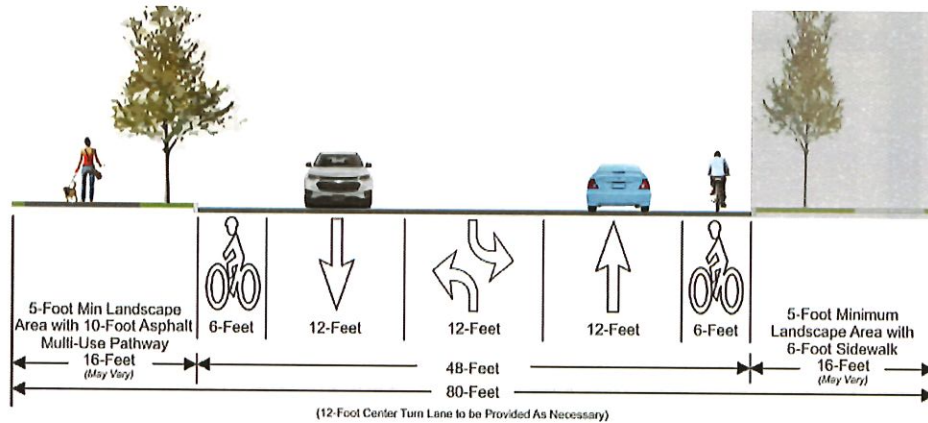
- A. Figure 2.7.3970 depicts the street type, tentative street location and alignment in the Petrosa Master Planned Development and the standards to correspond to each street type. The precise street alignment will be established through the approval of tentative subdivision plans. The Petrosa Master Planned Development Street Type Plan and the Petrosa Master Planned Development Street Standards, Figure 2.7.3970, will be applied to the Petrosa Master Planned Development as illustrated except when an alternate standard is permitted under this section or through the tentative plan approval process.
- D. Any City street standard adopted after the effective date of the ordinance codified in this chapter, which permits a lesser street standard, may be applied to the Petrosa Master Planned Development during the subdivision review process.

Figure 2.7.3970

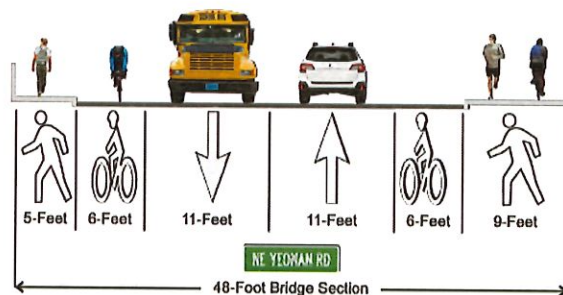




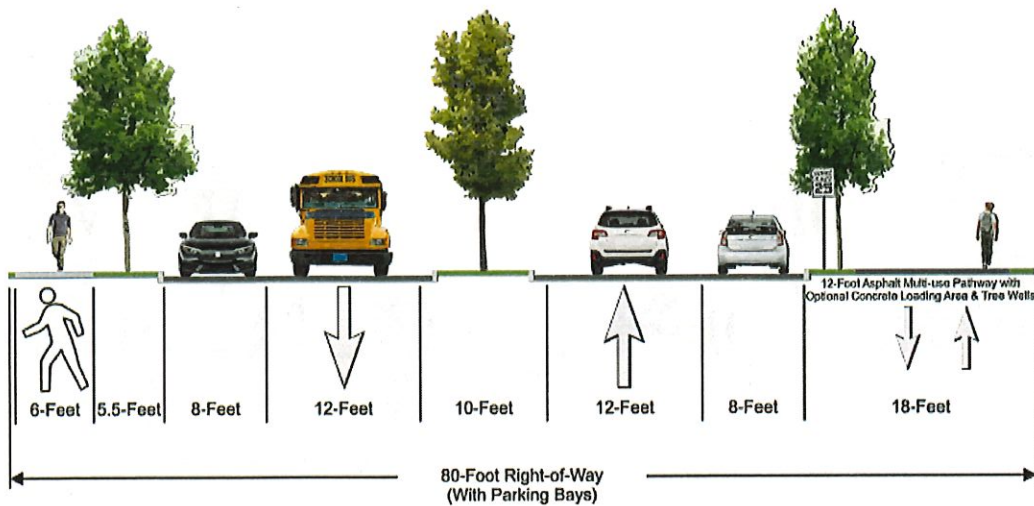
MINOR ARTERIAL



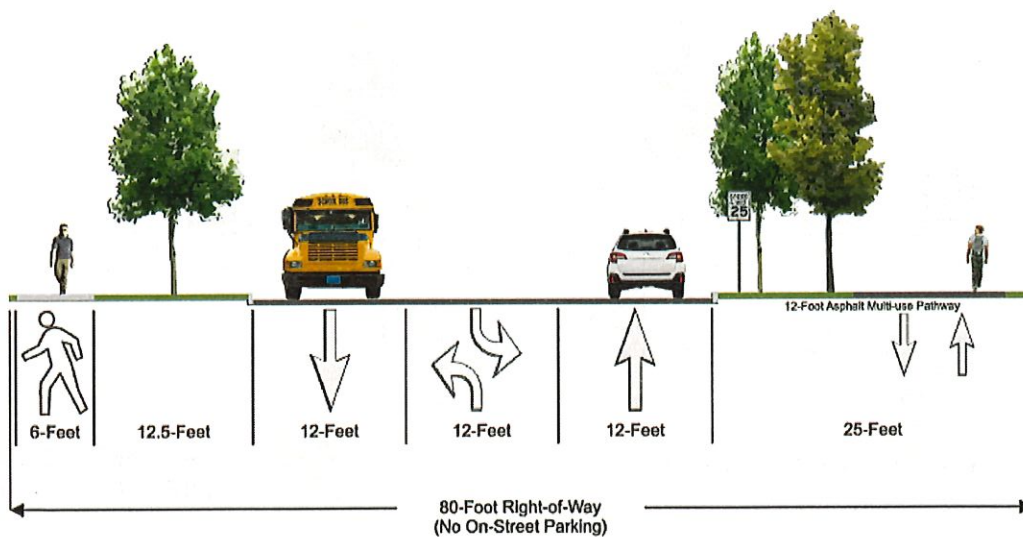
MAJOR COLLECTOR



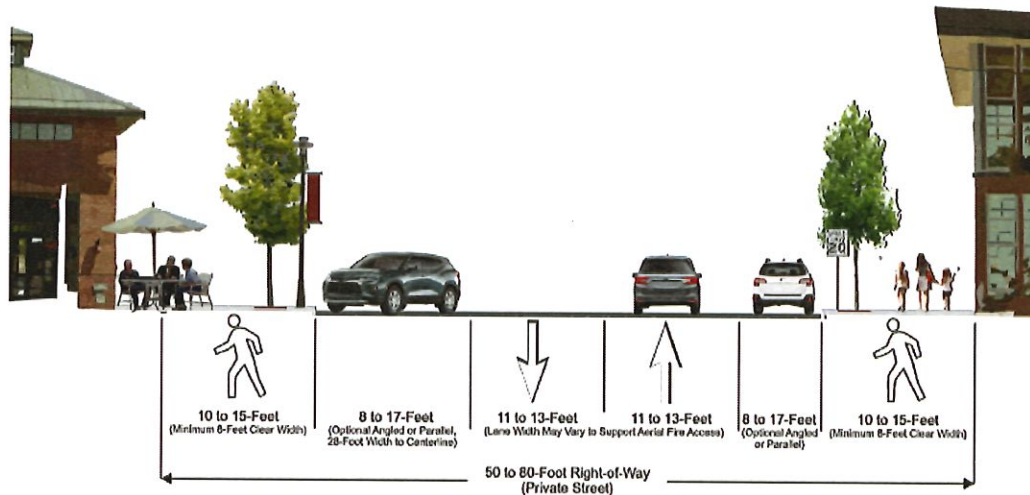
YEOMAN BRIDGE



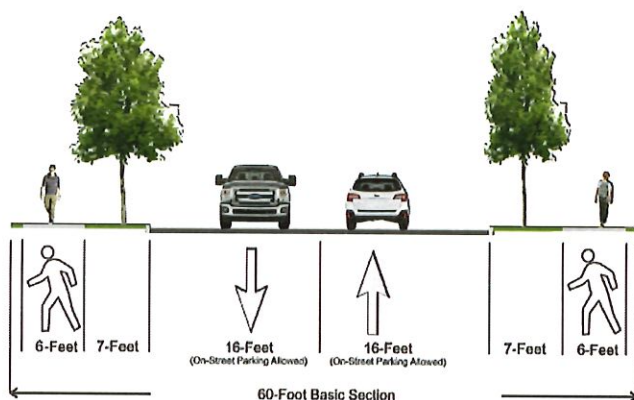
NEIGHBORHOOD ROUTE WITH LANDSCAPED MEDIAN AND PARKING BAYS



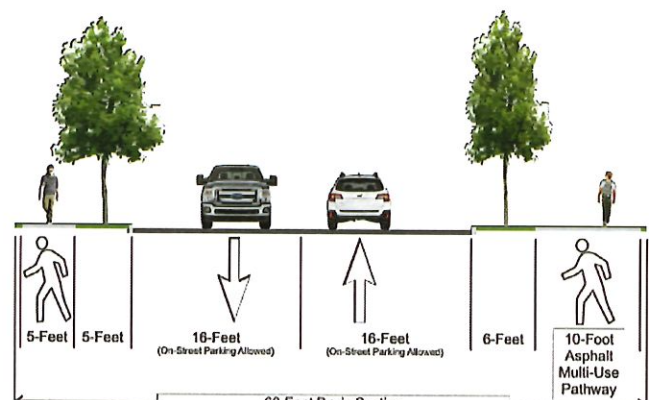
NEIGHBORHOOD ROUTE WITH CENTER TURN LANE



**COMMERCIAL STREET WITH
OPTIONAL ON-STREET PARKING
(PRIVATE STREET)**



TYPICAL LOCAL STREET



**EAST-WEST LOCAL STREET
WITH 10-FT PATH**

2.7.3980 Transportation Mitigation Plan

- A. Applicability. The following Transportation Mitigation Plan applies to all development within the Petrosa Master Planned District. The Transportation Mitigation Plan is adopted and implemented pursuant to [BDC 4.7.600\(D\)\(1\)](#).
- B. Alternate Transportation Design Standards. Transportation facilities within the Petrosa Master Planned District must comply with the standards set forth in BDC 2.7.3970 and Figure 2.7.3970.
- C. Transportation Mitigation. The following transportation mitigation measures must be constructed pursuant to the deadlines set forth in Table 2.7.3980 below.

Table 2.7.3980

| Mitigation Requirements | Trigger |
|---|---|
| Construct frontage improvements and dedicate right-of-way with each RS and RM residential phase, RH developments and commercial developments | Prior to Final Plat of the RS and RM residential phases and prior to occupancy of the first building of the RH and commercial developments. If RH-1 develops prior to Residential Phase 6, the future Yeoman Road frontage improvements along RH-1 must be bonded for and constructed with Residential Phase 6 |
| Construct a single-lane roundabout at the intersection of Butler Market Road and Deschutes Market Road. | Prior to final plat of 1 st residential phase or occupancy of 1 st building of RH developments or commercial developments, whichever comes first |
| Dedicated right-of-way for the roundabout at the intersection of Butler Market and Eagle Road | Prior to Final Plat of Residential Phase 1 |
| Realign Eagle Road with the southern approach. Construct a westbound left-turn lane bay on Butler Market Road and install stop sign control on north-south approaches, if a roundabout is not previously constructed. | Prior to Final Plat of Residential Phase 1 |

| Mitigation Requirements | Trigger |
|---|---|
| Coordinate with BPRD and construct a multi-use pathway along the NUID canal frontage of each abutting phase. | Prior to Final Plat of Residential Phase 1, 3, 4 and 6 |
| <p>Construct an enhanced pedestrian crossing with a raised median south of the southernmost proposed driveway location along Deschutes Market Road.</p> <p>Dedicate right-of-way for a future roundabout at the Deschutes Market Road and Yeoman Road intersection.</p> <p>Provide a slope easement along Yeoman Road for the future Yeoman extension bridge.</p> | Prior to occupancy of the first building of RH-1 |
| Construct a secondary fire access to Deschutes Market Road. | Prior to Final Plat of a Residential Phase, if a Residential Phase precedes the commercial site. |
| Construct a single-lane roundabout at the intersection of Butler Market Road and Eagle Road | Prior to Final Plat of Residential Phase 2 or prior to the 325 th northern PM peak hour trip, whichever comes first. |
| Establish an enhanced pedestrian crossing for the future school and trail system across Eagle Road. | Prior to Final Plat of Residential Phase 4 |
| Install left-turn lane on Butler Market Road at new intersection and extend eastward the multi-use pathway on Petrosa Avenue. | Prior to Final Plat of Residential Phase 5 |
| <p>Extend Yeoman Road, including a multi-use pathway, from Deschutes Market Road to Eagle Road.</p> <p>Accommodate a multi-use trail crossing the southern Deschutes Market Road / Yeoman Road roundabout approach.</p> <p>Construct Eagle Road to Yeoman Road.</p> <p>Provide right-of-way for a future roundabout at the Eagle Road and Yeoman Road intersection.</p> | Prior to Final Plat of Residential Phase 6 and if not already complete |

| Mitigation Requirements | Trigger |
|--|---|
| Construct the NUID Canal bridge crossing, east of Deschutes Market Road. | Prior to Final Plat of Residential Phase 6 or Phase 7 or prior to occupancy of the school, whichever occurs first |
| Construct a single-lane roundabout at the intersection of Deschutes Market Road and Yeoman Road | Prior to Final Plat of Residential Phase 6 or Phase 7, or prior to occupancy of the School or prior to the 335 th Phased (Phases 1-8) housing unit, whichever comes first |
| Construct Yeoman Road from Deschutes Market Road to and through the school frontage. | Prior to occupancy of the school if prior to Final Plat of Residential Phase 6. |
| Construct Eagle Road to Yeoman Road. | Prior to occupancy of the school if the school develops prior to final plat of any of the residential phases along future Eagle Road. |
| <p>Construct Yeoman Road from Purcell Boulevard to 18th Street to a modified City of Bend Collector standard cross-section per BDC 2.7.3790.</p> <p>Construct stop controlled intersection improvements at Yeoman Road and 18th Street.</p> <p>Construct a pathway connection from the northern Pine Nursery Park entrance to the existing sidewalk to the west along Yeoman Road.</p> | Prior to Final Plat of Residential Phase 6 or Phase 7, or prior to occupancy of the School or prior to the 335 th Phased (Phases 1-8) housing unit, whichever comes first. |
| <p>Extend Yeoman Road from Deschutes Market Road to Butler Market Road.</p> <p>Construct a multi-use pathway from Deschutes Market Road to Butler Market Road.</p> | Prior to Final Plat of Residential Phase 7 and if not already complete |

| Mitigation Requirements | Trigger |
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| <p>Reconfigure the Butler Market Road and Yeoman Road intersection by adding eastbound and westbound left-turn lanes.</p> <p>Provide right-of-way for a future roundabout at the Butler Market Road and Yeoman Road intersection.</p> <p>Modify control and/or reconfigure the Butler Market Road and Hamby Road intersection to only stop eastbound travel.</p> | |
| <p>Provide a Cascades East Transit stop along the southern commercial frontage along Butler Market Road.</p> <p>Construct an enhanced pedestrian crossing on Deschutes Market Road south of the existing Deschutes Market Road bridge.</p> <p>Construct sidewalks from the Butler Market Road and Deschutes Market intersection to the Butler Market Road and NE 27th Street intersection to complete the sidewalk system and provide area connections to the retail area and the future elementary school.</p> | <p>Prior to occupancy of the first building of the commercial development</p> |
| <p>Install school speed zone signs in accordance with the MUTCD and City of Bend Standards and Specifications,</p> <p>Extend the east-west multi-use pathway along the southern and western school frontages.</p> <p>Construct Yeoman Road to and through from Deschutes Market Road to the eastern property line.</p> <p>Construct Eagle Road to Yeoman Road.</p> <p>Provide right-of-way for a future roundabout at the Eagle Road and Yeoman Road intersection.</p> | <p>Prior to occupancy of the school</p> |

| Mitigation Requirements | Trigger |
|--|---------------------|
| Reconstruct all County roads that are onsite and contiguous to the properties to City of Bend Standards and Specifications as each phase of each property develops per City of Bend Development Code section BDC 4.9.600(8). | General Requirement |
| Construct all local and higher classification streets, private or public, to City of Bend Standards and Specifications as each phase of each property develops. | General Requirement |
| Construct Eagle Road to a modified City of Bend Collector standards with a multi-use pathway on the east side per BDC 2.7.3790 | General Requirement |
| Construct Yeoman Road to a modified City of Bend Collector standard cross-section per BDC 2.7.3790 | General Requirement |
| Provide a secondary emergency access at each residential phase. | General Requirement |
| All property owners must pay the Transportation System Development Charge (TSDC) assessed by the City at the time of development. | General Requirement |

2.7.3990 Future Capacity Reservation

- A. The Petrosa Master Plan reserves infrastructure capacity (sewer, water, and transportation) through and including **March 6, 2035**, for all site plan review and subdivision applications filed pursuant to the phasing plan through **March 6, 2035**. Site plan review and subdivision applications submitted after **March 6, 2035** will be subject to new utility and transportation analyses.

