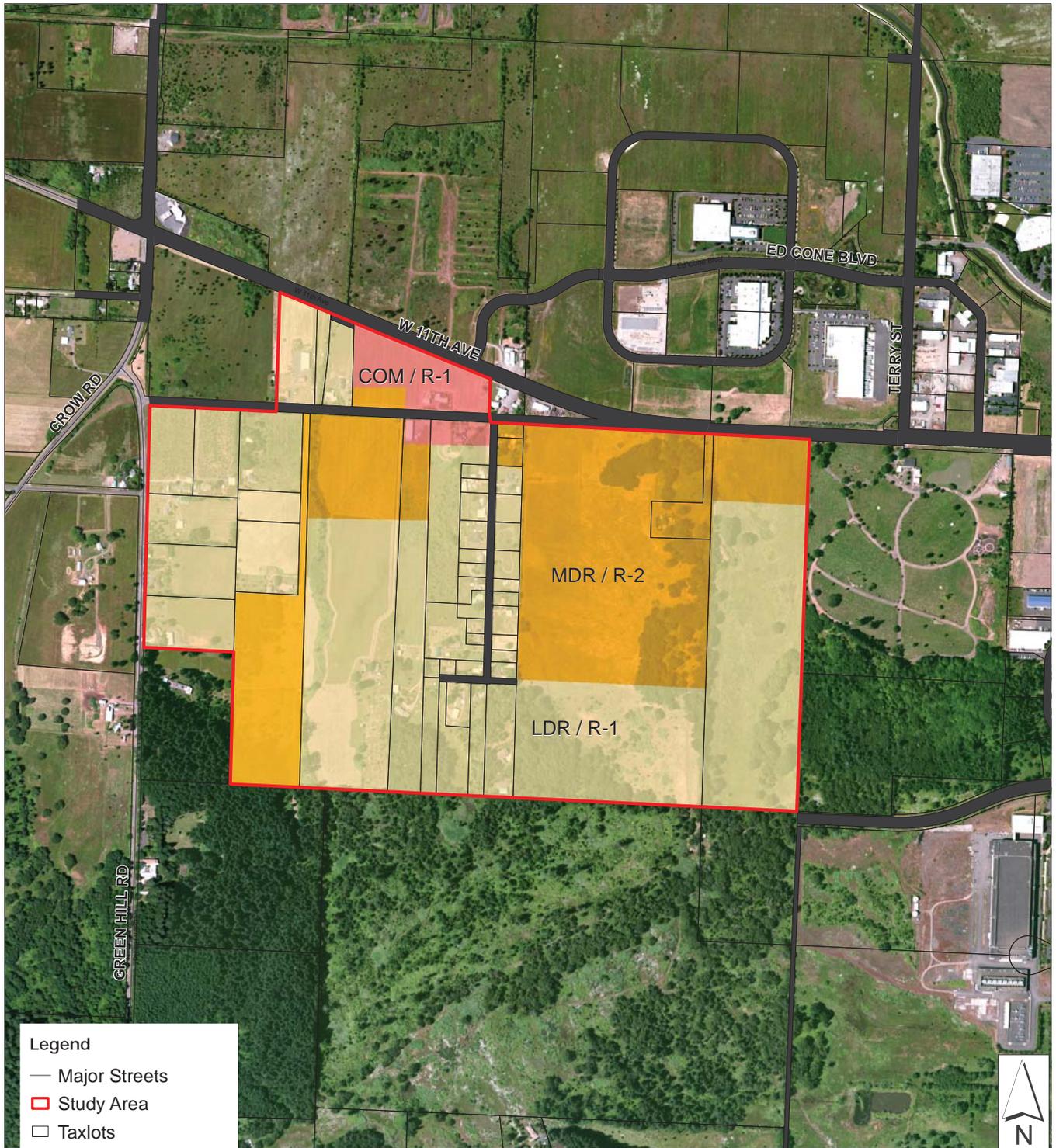


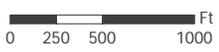
# Crow Road Study Area

## Draft Proposed Metro Plan Designations / Zoning



- Legend**
- Major Streets
  - ▭ Study Area
  - ▭ Taxlots
  - Public Owned Lands

- Metro Plan Designation / Zone:**
- ▭ COMMERCIAL / R-1 Low Density Residential
  - ▭ MEDIUM DENSITY RESIDENTIAL / R-2 Medium Density Residential
  - ▭ LOW DENSITY RESIDENTIAL / R-1 Low Density Residential



Caution: This map is based on imprecise source data, subject to change, and for general reference only.



updated December 16, 2013

# Crow Road Study Area (File No. MA 13-2, RA 13-1, Z 13-7, CA 13-5)



## Proposed Metro Plan and Willow Creek Special Area Plan Designation / Zoning

Note: in some areas the plan designation or zoning is not changing

- Commercial / R-1 Low Density Residential - **no change to R-1 zoning**
- Medium Density Residential / R-2 Medium Density Residential - **no change to MDR designation**
- /// Low Density Residential / R-1 Low Density Residential - **no change to R-1 zoning**

- City Limits
- Study Area

0000 Tax Lot number of Assessor's Map 17-04-32-00

Current Metro Plan designation is Medium Density Residential / current zoning is R-1 Low Density Residential  
Note: Overlay zones are not shown and remain unchanged.



## Willow Creek Special Area Study text amendments

(for the Envision Eugene Crow Road Study Area re-designation/rezone)

Existing text to amend:

*Red italic text* = Proposed Policies

~~Strike through text~~ = Text to be removed.

(page 6, after note 11 of the Summary and Policies section)

### II. SUMMARY AND POLICIES

#### *Envision Eugene Update*

*In 2008, the city began the process to establish a new Eugene-only UGB and accommodate the next 20 years for growth in our community. As part of that effort, the city identified several opportunities to re-designate land to accommodate more of the city's 20 year need inside the current UGB, which were published in the recommendation Envision Eugene, A Community Vision for 2032 (March 14, 2012). Re-designating land such as portions of the 277 acre Crow Road Study Area, that are more suitable for low density residential or Commercial rather than medium density residential allows the city to accommodate more low density residential inside the current UGB, while promoting higher density housing to redevelop in downtown and core commercial areas, and along key transit corridors, creating a more compact urban development pattern.*

*During 2011-2013, the city worked with property owners and residents of the Crow Road Study Area to identify an updated vision for the study area and to help with the city's 20 year land need. The city held public meetings and sent surveys and letters to gather feedback on a draft land use concept plan and potential future development standards for the area. The main themes identified were to recognize the area's rural character and promote a less urban, more country feel as the area develops in the future while also ensuring the area is adequately serviced. Standards to address these issues in the future include such topics as tree preservation, building and lot standards, home businesses, and street design, connectivity and safety.*

(page 7)

#### A. Land Use

3. Map E reflects land-use arrangements for the Willow Creek Basin and shall become one basis for future implementation through zoning or other applicable land use measures.

The approved land use map reflects a variety of policies within this special study and other approved policy documents such as the Community Goals and Policies and the Metro Plan.

*The plan diagram locations for the approximately 92.8 acres of medium density residential and 10.3 acres of commercial in the Crow Road Study Area are based on the discussions at this time. The city recognizes that in the future there may be justification for minor adjustments to the designation and zone boundaries on those properties with more than one designation. The city shall allow for consideration of minor adjustments to the plan designation and zone boundary*

*provided the acreage of each designation and zoning district remains within 10%, and the change is consistent with the purpose of the regulations adopted in the future for this area.*

4. City of Eugene shall apply its planned unit development (PUD), cluster subdivision or site review procedures (as appropriate) in the Willow Creek Basin in at least ~~three~~ two cases:

- a. Properties with elevation and slope and geologic conditions which fit criteria identified South Hills Study for applying PUD procedures;
- b. Properties in or adjacent to designated natural areas will be developed under either PUD or site review procedures, depending on the scale and complexity of the project; and
- c. ~~Properties along natural stream courses will be developed under either PUD or site review procedures depending on the scale and complexity of the project.~~

*The city may remove these requirements for the Crow Road Study Area upon completion of code amendments that are completed in coordination with the neighborhood.*

(page 8)

*5. The city shall explore the value of the following code amendments and develop them if determined appropriate through a collaborative effort with study area property owners and residents. The code amendments to consider could include:*

- a. *Allow clustered housing outright (no PUD or Cluster Subdivision application required), combined with providing a larger lot to preserve views/open space, tree preservation, or agricultural/livestock use.*
- b. *Allow large single-family lots, such as for those lots that are located south of the Pitchford Avenue extension or that include an identified tree preservation area.*
- c. *Provide tree preservation requirements that:*
  - *have higher standards for preserving significant oak trees or areas,*
  - *make it easier to remove other trees, and*
  - *make it easier to remove trees along the UGB if trees outside the UGB are removed*
- d. *Facilitate home businesses related to agriculture and livestock such as stabling and sales of farmed products, encourage small businesses to serve a neighborhood, and consider compatibility requirements for these uses.*
- e. *Provide residential and commercial building design requirements or guidelines that promote a less urban, country feel.*

- f. *Provide street design standards that create a less urban, more country feel to the street network and increase safety and circulation for all modes of travel.*

(page 10)

## B. Transportation

*9. In the Crow Road Study Area, safety and circulation improvements at the intersection of Crow Road and W. 11<sup>th</sup> Avenue will be needed as the area develops. Transportation system level issues will be addressed by the transportation system plan according to the type of development anticipated by the comprehensive plan. Development-specific impacts will be addressed by individual developers in accordance with the city's traffic impact analysis requirements.*

*10. In the Crow Road Study Area, north-south and east-west collector streets will be needed to serve the area, such as extension of Pitchford Avenue and Ed Cone Blvd.*

**Proposed Code Language for  
Residential Re-designation:  
Crow Road Study Area**

January 27, 2014

*Red italic text* = Proposed Policies

~~Strike through text~~ = Text to be removed.

**9.9710 Willow Creek Special Area Study Policies.**

**(1) Land Use.**

- (a) Map E reflects land-use arrangements for the Willow Creek Basin and shall become one basis for future implementation through zoning or other applicable land use measures.

*The plan diagram locations for the approximately 92.8 acres of medium density residential and 10.2 acres of commercial in the Crow Road Study Area are based on the discussions at this time. The city recognizes that in the future there may be justification for minor adjustments to the designation and zone boundaries on those properties with more than one designation. The city shall allow for consideration of minor adjustments to the plan designation and zone boundary provided the acreage of each designation and zoning district remains within 10%, and the change is consistent with the purpose of the regulations adopted in the future for this area. (Policy 3)*

- (b) The City of Eugene shall apply its planned unit development (PUD), cluster subdivision or site review procedures (as appropriate) in the Willow Creek Basin in at least three cases:
1. Properties with elevation and slope, soil and geologic conditions which fit criteria identified in Eugene's South Hills Study for applying PUD procedures;
  2. Properties in or adjacent to designated natural areas will be developed under either PUD or site review procedures, depending on the scale and complexity of the project; and

~~3. Properties along natural stream courses will be developed under either PUD or site review procedures depending on the scale and complexity of the project.~~

(Policy 4)

**(2) Transportation.**

- (a) Through appropriate mechanisms, proposed developments shall be encouraged to respond to an overall transit, bicycle, and pedestrian system for the Willow Creek Basin. (Policy 2)
- (b) Bicycle facilities will be designed to connect with other major routes outside the Willow Creek Basin, in order to provide residents and employees with this transportation option for daily and recreational travel needs. (Policy 3)
- (c) Major employment and commercial center proposals shall plan for convenient, covered on-site bicycle parking as an integral part of a

- parking program. (Policy 4)
  - (d) Through appropriate mechanisms, proposed developments shall be encouraged to provide adequate transit access. (Policy 5)
  - (e) The City of Eugene shall work with major employers to establish and implement ongoing paratransit programs. (Policy 6)
  - (f) Development proposals within the urban growth boundary shall be reviewed to ensure adequate access to the adjacent properties within the urban reserve area. (Policy 7)
  - (g) A carefully planned collector street system providing access from residential, commercial, and industrial areas to arterial streets shall be developed for the Willow Creek Basin. (Policy 8)
  - (h) *In the Crow Road Study Area, safety and circulation improvements at the intersection of Crow Road and W. 11th Avenue will be needed as the area develops. Transportation system level issues will be addressed by the transportation system plan according to the type of development anticipated by the comprehensive plan. Development-specific impacts will be addressed by individual developers in accordance with the city's traffic impact analysis requirements. (Policy 9)*
  - (i) *In the Crow Road Study Area, north-south and east-west collector streets will be needed to serve the area, such as extension of Pitchford Avenue and Ed Cone Blvd. (Policy 10)*
- (3) Off-Site Public Facilities.** Analysis shall be conducted and appropriate measures taken to deal with urban level storm run-off from the Willow Creek Basin. (Policy 3)
- (4) Environmental.** Acquisition, transfer of development rights, public easements and dedication to the public are mechanisms which shall be used to protect a continuous corridor along the entire length of the Basin ridgeline, including properties above the 800-foot elevation contour. The same mechanisms shall be employed to pursue protection of an interconnecting environmental/recreational/storm drainage system throughout the Basin. (Policy 2)