

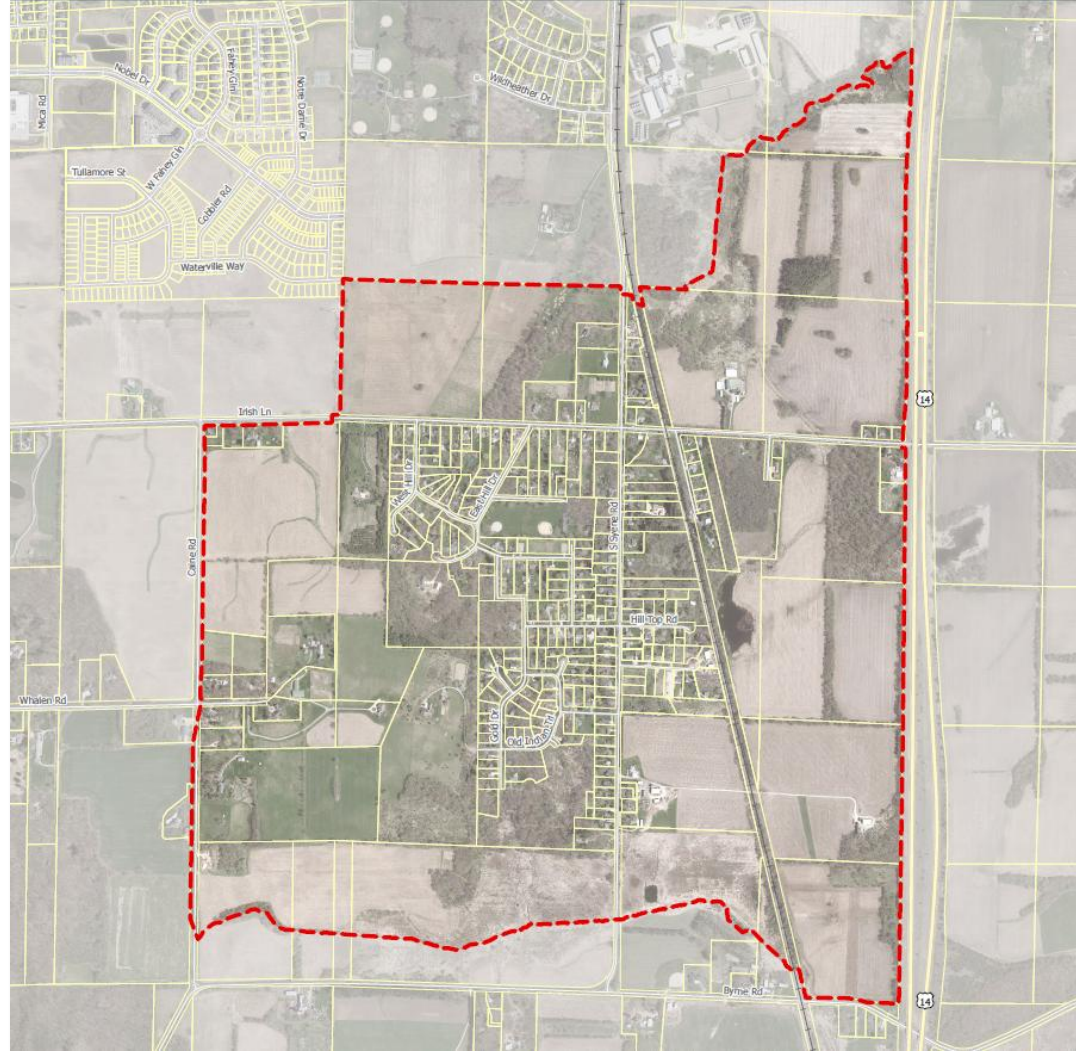
CITY OF FITCHBURG NEIGHBORHOOD PLANS

September 16th, 2025
Plan Commission Public Hearing #2



Agenda

- Overview of plan status and adoption
- Action item (Greenfield land use change staff recommendation)
- Overview of changes to goals and strategies since June 17.
- Overview of sanitary and water changes since June 17.



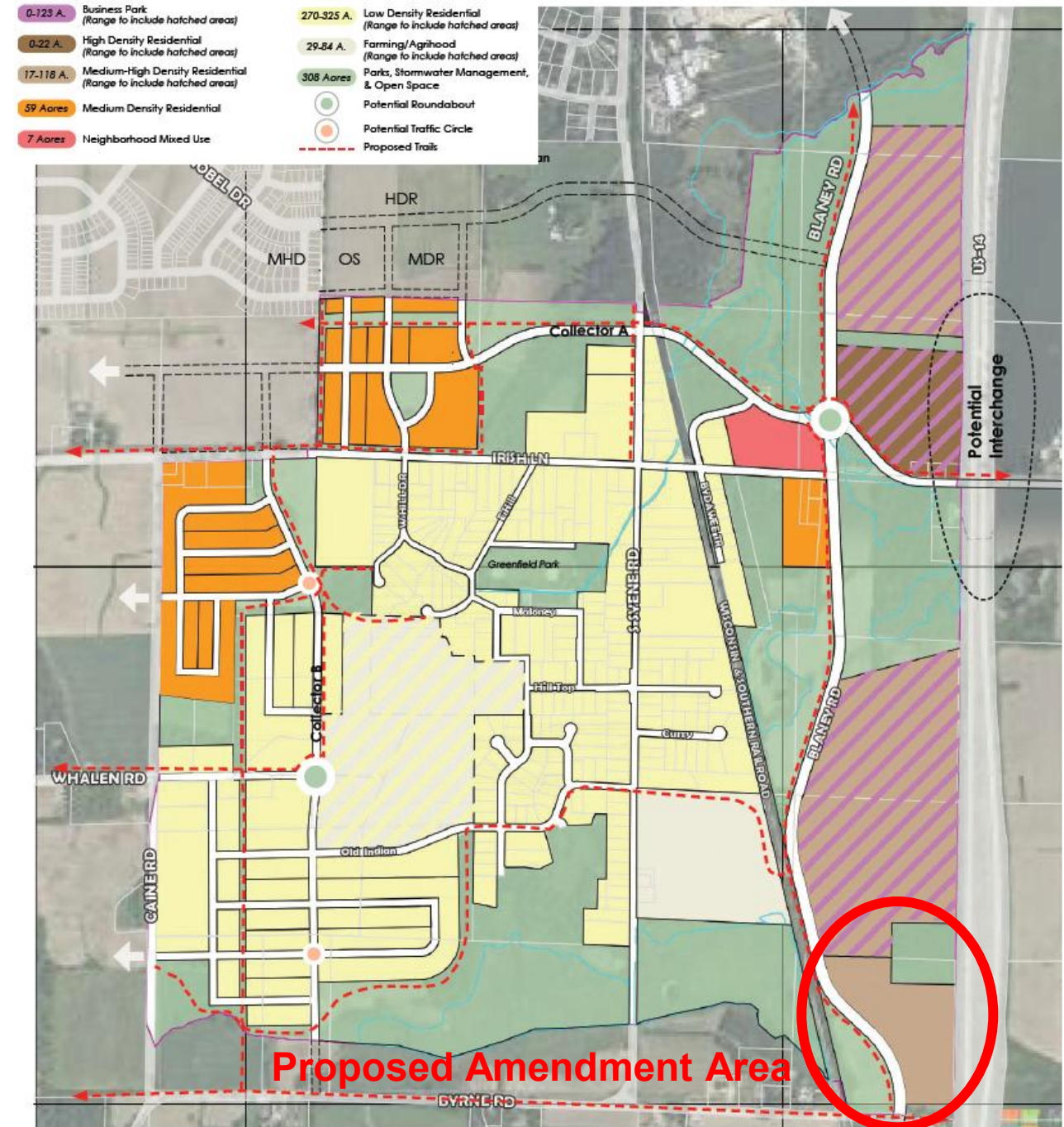
Draft Plan

- **The final public hearing draft of the plans include all staff recommendations based on committee/commission and public comments between June 17 and July 10, 2025.**
 - **One exception is for a recommended future land use change to the Greenfield Neighborhood Plan (detailed on the next slide) .**
- **Any changes to the plan will need to be an amendment and included in the motion to adopt the plan.**
- Changes integrated into the plans generally were responsive to comments that related to:
 - Housing diversity
 - Tree preservation
 - Bicycle and pedestrian infrastructure connectivity
 - Edits for clarity
- No changes were made when:
 - Comments were too general or outside the scope of the plan
 - Suggestions conflicted with prior steering committee decisions
 - Budget or infrastructure constraints limited feasibility

Greenfield Future Land Use Map Amendment

- There is one staff-recommended change in the Greenfield Neighborhood Plan that was not included in the packet version because it changes the preferred concept and future land use map.
- Staff recommends modifying the area of Medium High Density Residential shown (right) to Medium High Density Residential/Business Park flex space. This is consistent with the areas north of it.
- There were concerns amongst the steering committee about isolated pockets of residential in the flex areas. Although we partially addressed this through an action item in an earlier draft, it would still be a possibility that the rest of the area develops as BP, leaving the area noted as the only residential space east of Blaney Rd. and South of Irish Ln.

Figure 3.15: Preferred Concept (Refer to Appendix D)

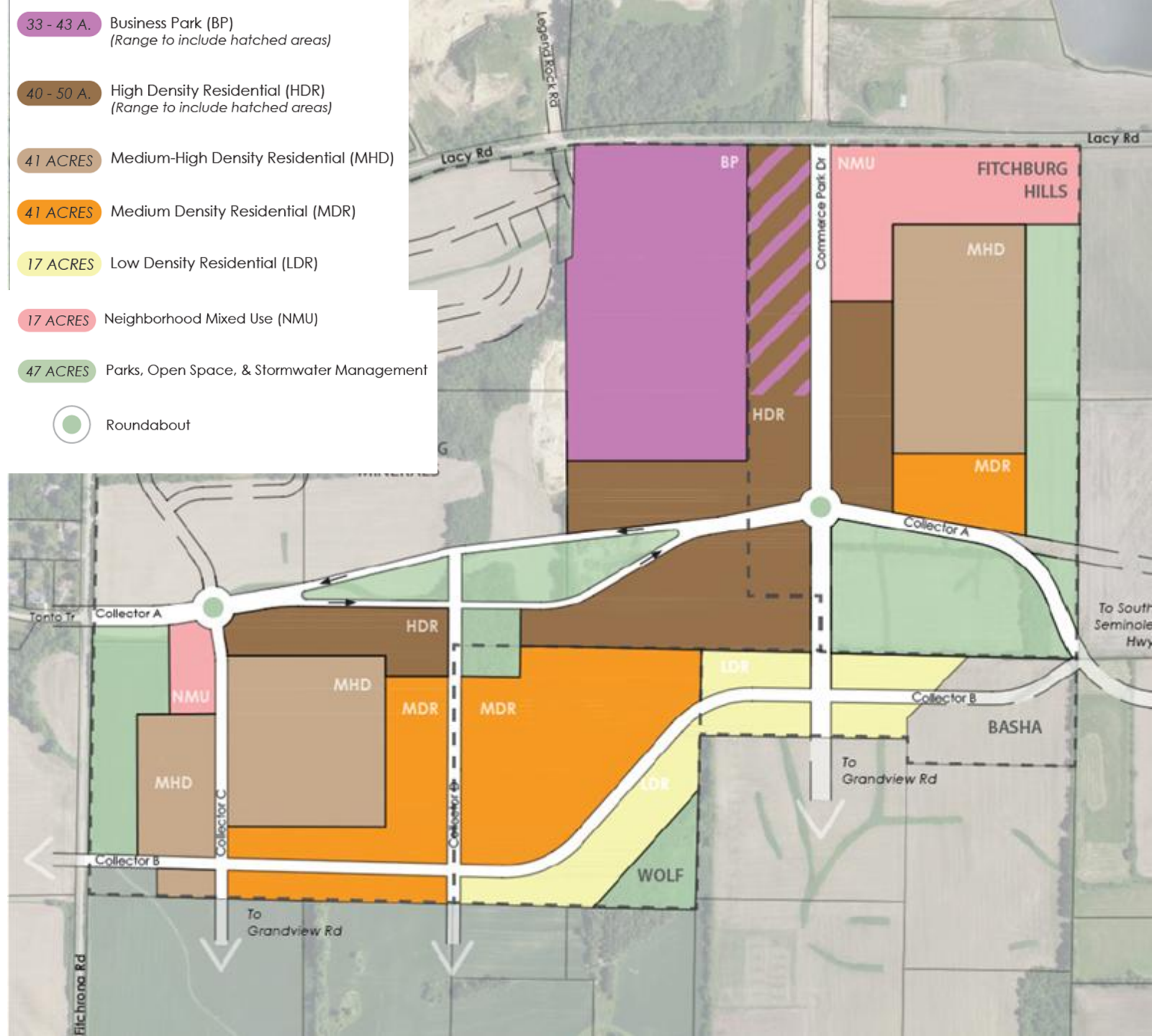


Greenfield Goals and Strategies Changes

- Added language to Housing Strategy 1.1 on p. 17 - "Consider amending the Comprehensive Plan to allow for two-unit buildings in low and medium density districts, to encourage more variety within the same density ranges."
- Added Strategy 3A.4 on p. 21 - Seek opportunities develop regional commuter rail along the Fitchburg-Oregon Railroad.
- Changed Strategy #3B.2 to: "Provide sidewalks and bike facilities (if necessary) along all streets in newly developed areas to promote walkability and connectivity."
(clarifies that sidewalks aren't planned in existing areas)
- Changed Strategy #3B.3 to: Encourage proposed streets/trails to connect to existing streets and intersections, wherever practical.
- Added Strategy 3B.6 on p. 22 - Seek opportunities to develop a multi-use path along the Fitchburg-Oregon Railroad.
- Added Strategy #5A.4 on p. 25 - Encourage preservation of high-quality trees. High quality trees can be preserved and integrated into new developments in a way that maintains ecosystem services and provides high aesthetic and quality of life value to adjacent residents.

South Stoner Prairie Goals and Strategies Changes

- Added to Housing Strategy 1.1 on p. 14 - "Consider amending the Comprehensive Plan to allow for two- and three-unit buildings in low and medium density districts."
- Added to Design Guideline 2.F. on p. 27 – "Mixed use and pedestrian oriented commercial buildings should have public entrances on the street-facing façade."
- Added to Strategy 2.4A on p. 17 - "Streets should be designed for 20 MPH speeds when feasible."



Chapter 4 Sewer and Water Utility Changes

Greenfield

- Sanitary demand calculations were revised for the offsite area shown on p. 67
- Sanitary demand calculation methodologies were revised.
 - Lower demand projections.
 - Reduction in sub-interceptor sizes from 24” to 18”.
- Water demand calculation methodology was revised.
 - Lower average demand results.
 - Higher peak demand results.

South Stoner Prairie

- Revised sanitary demand calculations for the offsite area shown in Figure 4.4 on p. 54.
 - No changes to recommended infrastructure.
- Water demand calculation methodology was revised.
 - Lower average demand results.
 - Higher peak demand results.

THANK YOU!