



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 18-073

Agenda Date: 6/6/2018

Status: Agenda Ready

To: City Commission

Agenda #: 7a.

From: Community Development Director Laura Terway

File Type: Planning Item

SUBJECT:

Second Reading of Ordinance No. 18-1006, A Subdivision on Leland Road (12-Lot Subdivision, Dotson Farms) Planning Files AN 17-05, ZC 17-06, TP 17-09 for Annexation, and Zone Change

RECOMMENDED ACTION (Motion):

Approval of Second Reading of Ordinance No. 18-1006 and Planning files AN 17-05, ZC 17-06, and TP 17-09 for Annexation, Zone Change, and a Subdivision on Leland Road.

BACKGROUND:

The City Commission approved the first reading of Ordinance No. 18-1006 at the May 16, 2018 City Commission Meeting.

An application for an Annexation into Oregon City, a Zone Change from Clackamas County Future Urban 10 (FU 10) to "R-6" Single-Family Dwelling District and a 12-lot Subdivision called Dotson Farms was submitted to the Planning Division. On 23, 2018, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Planning Commission voted to forward a recommendation of approval with conditions to the City Commission.

The essential components of this subdivision are:

- 12 lots for the future construction of single-family detached homes consistent with the adjoining community to the south
- An interconnected pedestrian and vehicular circulation system
- Creation of a cohesive neighborhood with the continuation of Cedarwood Way and Cherrywood Way from the adjoining Lindsay Anne Estates Too Subdivision to the southeast, through the project site connecting to the project's new east/west local street extending from S Leland Road
- An integrated on-site stormwater management system including street side vegetated filtration swales and flow control.

The property has a Low Density Residential Comprehensive Plan designation. According to the Applicant the factors that support approval of annexing the property and approving the zone change to the R-6 Single-Family Dwelling District include:

- Application of the R-6 zoning district is consistent with the City's Low Density Residential Comprehensive Plan designation.
- The property is mapped by the City as unconstrained vacant land, free of natural hazards, flood plains or other similar impediments to future residential use and has been within the Urban Growth Boundary (UGB) since it was established by Metro in 1979.
- The property has convenient access to and is efficiently served by all necessary public services and utilities including water, sanitary sewer, storm drainage, schools, access/transportation, police, fire protection, etc.