

# TP 17-03, ZC 17-02

Wheeler Farms Subdivision

Planning Commission September 25, 2017



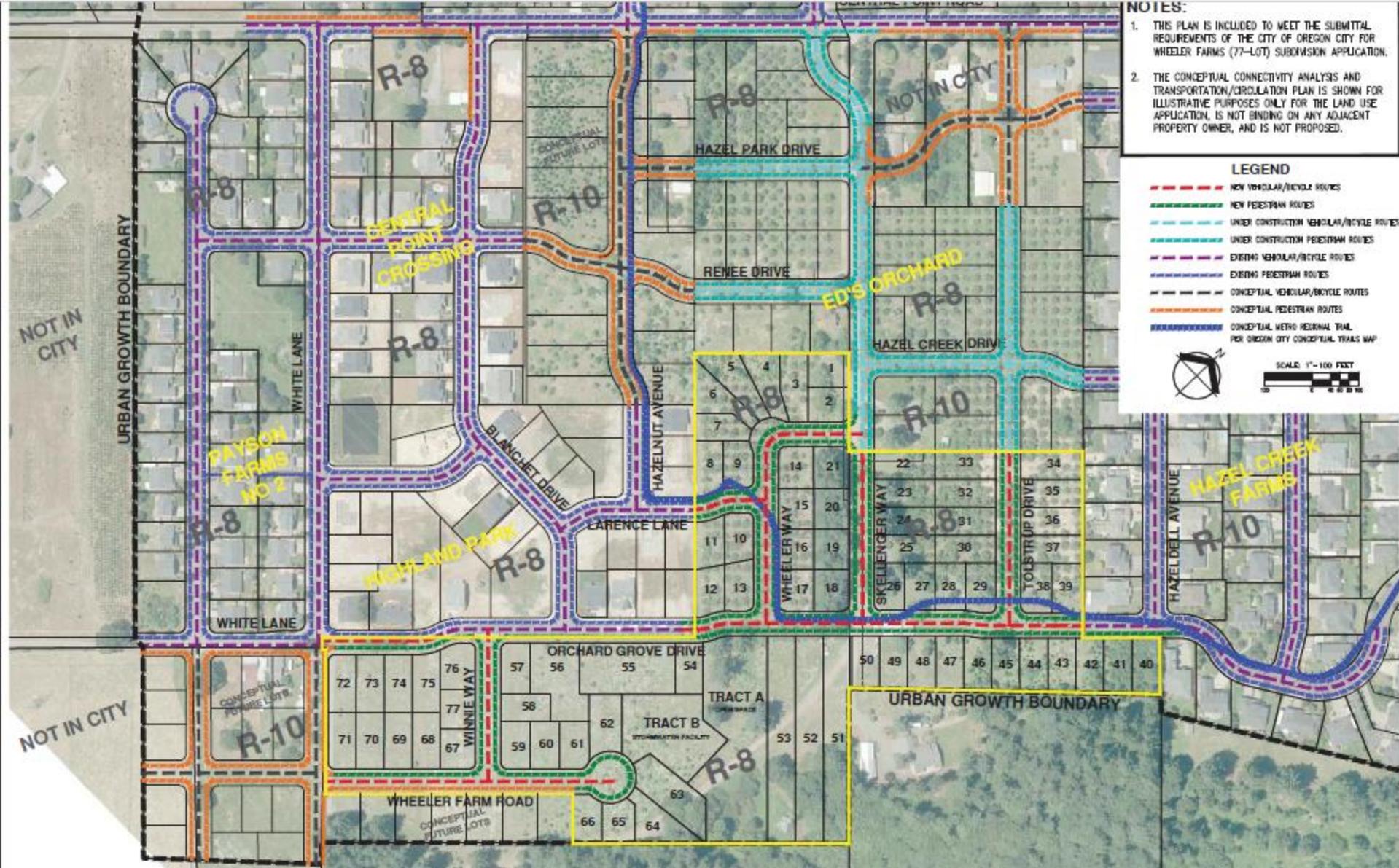
# Background

- The applicant proposed a Zone Change from R-10 to R-8 for a 77-lot subdivision (Wheeler Farms) in the City of Oregon City for the future construction of single-family detached residential homes.
- Modification
  - Block standard (26 feet)
  - Cul-de-sac- (89 feet)
- Allowance of a constrained street near Tract A to save a large tree.
- Meets the dimensional and density standards of the R-8 zone
- A voluntary 1.35-acre open space area
- An integrated on-site stormwater management system including street side vegetated filtration swales and flow control
- An approximately  $\pm 1.3$ -acre remainder property to be incorporated into the abutting Wheeler property located off-site to the southeast

# Subject Site







- NOTES:**
1. THIS PLAN IS INCLUDED TO MEET THE SUBMITTAL REQUIREMENTS OF THE CITY OF OREGON CITY FOR WHEELER FARMS (77-LOT) SUBDIVISION APPLICATION.
  2. THE CONCEPTUAL CONNECTIVITY ANALYSIS AND TRANSPORTATION/CIRCULATION PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY FOR THE LAND USE APPLICATION. IS NOT BINDING ON ANY ADJACENT PROPERTY OWNER, AND IS NOT PROPOSED.

**LEGEND**

- NEW VEHICULAR/BICYCLE ROUTES
- NEW PEDESTRIAN ROUTES
- UNDER CONSTRUCTION VEHICULAR/BICYCLE ROUTES
- UNDER CONSTRUCTION PEDESTRIAN ROUTES
- EXISTING VEHICULAR/BICYCLE ROUTES
- EXISTING PEDESTRIAN ROUTES
- CONCEPTUAL VEHICULAR/BICYCLE ROUTES
- CONCEPTUAL PEDESTRIAN ROUTES
- CONCEPTUAL METRO REGIONAL TRAIL PER OREGON CITY CONCEPTUAL TRAILS MAP

SCALE: 1" = 100 FEET

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**WHEELER FARMS**  
 OREGON CITY  
 CLATSOP COUNTY TAX MAP: 3-28-022

PRELIMINARY CONCEPTUAL  
 CONNECTIVITY ANALYSIS,  
 TRAFFIC, TRANSPORTATION, CIRCULATION,  
 & CONCEPTUAL REDEVELOPMENT PLAN

SCALE: 1" = 100 FEET  
 DATE: 08/20/2027

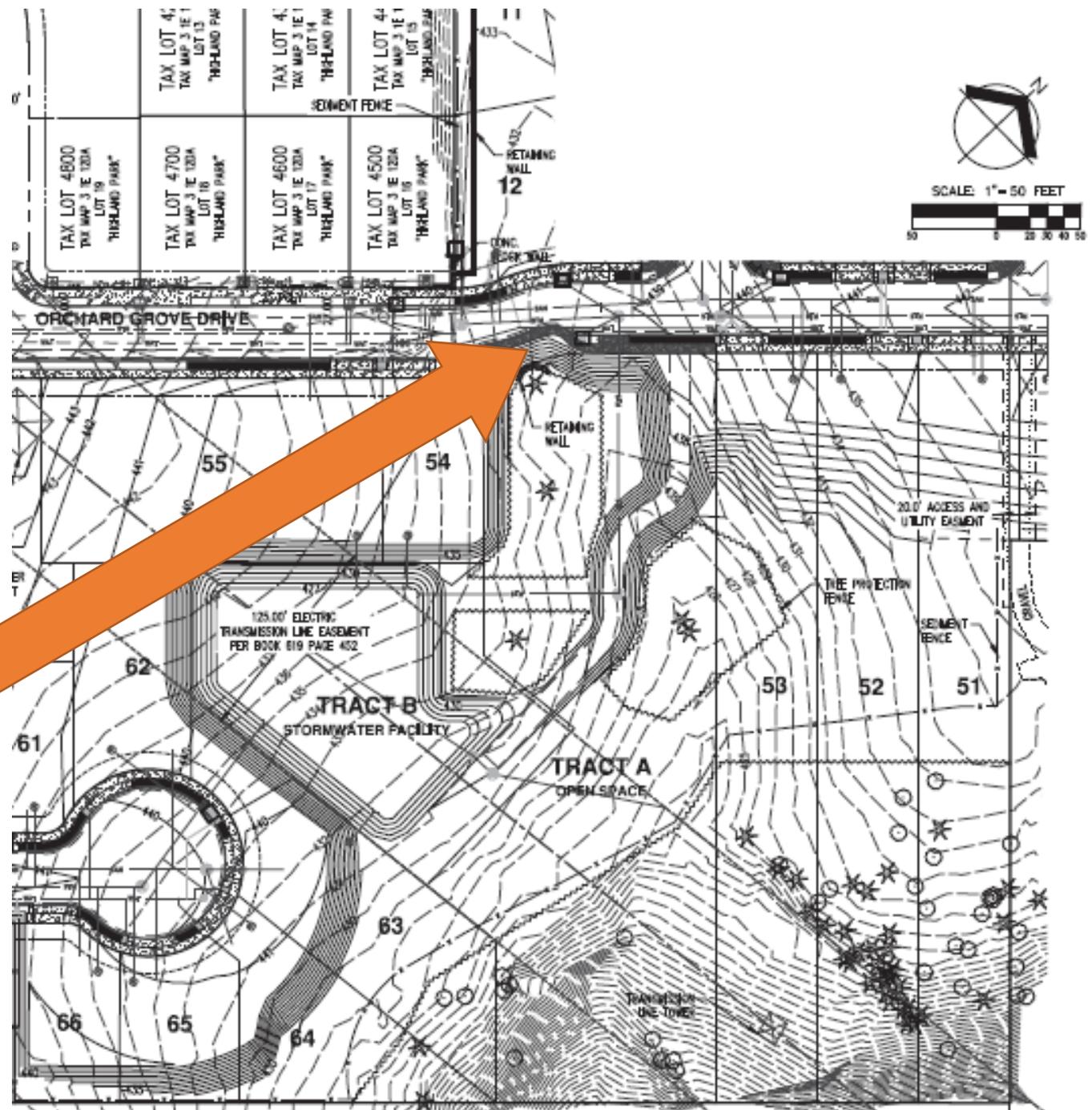
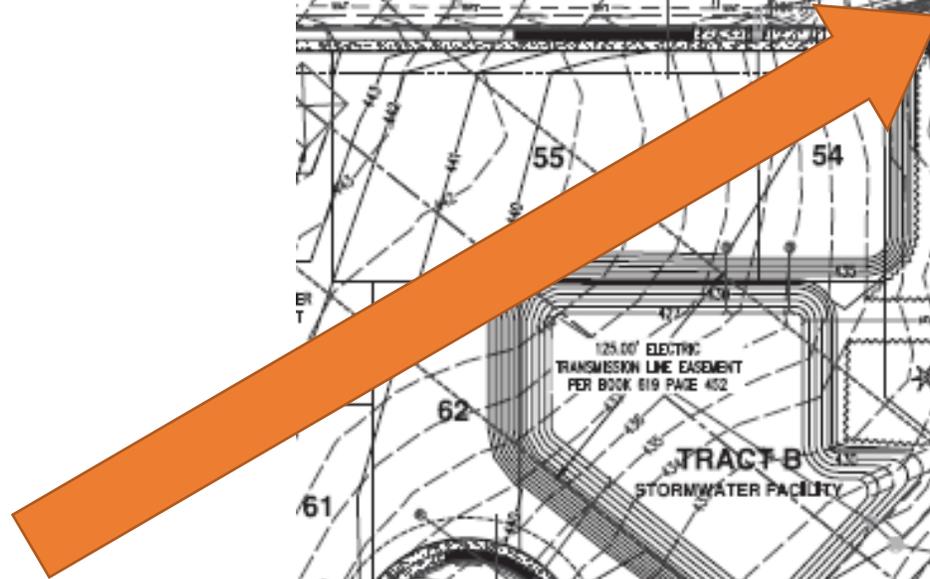
**NOT FOR CONSTRUCTION**

REVISIONS:





Constrained Street  
Large Douglas Fir



# Public Comments received

- West Susan Rictor
  - 1<sup>st</sup> letter attached to staff report
  - 2<sup>nd</sup> letter enter into record this evening

# Criteria for Zone Change OCMC 17.68

## 17.68.020 - Criteria.

The criteria for a zone change are set forth as follows:

- A. The proposal shall be consistent with the goals and policies of the comprehensive plan.
- B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.
- C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.
- D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

# Recommendation

## Approval with Revised Conditions 19

19. NROD and Geohazard overlay shall be clearly delineated on the public facilities construction plans, and on the subsequent building site plans for each affected lot.  
(DS)

## Revised

- COA #19. “The Geohazard overlay shall be clearly delineated on the public facilities construction plans and on the subsequent building site plans for each affected lot as described in the Geotechnical Engineering Report prepared by GeoPacific Engineering, Inc. dated June 17, 2017. Per City File No. NR 17-03, no natural resources exist on the subject site.”