



City of Oregon City

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Staff Report

File Number: PC 19-060

Agenda Date: 6/11/2019

Status: Agenda Ready

To: City Commission

Agenda #: 3a.

From: Community Development Director Laura Terway

File Type: Planning Item

SUBJECT:

Beavercreek Road Concept Plan Project- Zoning and Code Amendments

RECOMMENDED ACTION (Motion):

No action is need at this time. This is just a presentation.

BACKGROUND:

The purpose of this project is to update the Comprehensive Plan Map, Oregon City Zoning Map and Oregon City Municipal Code (OCMC) to allow planned housing and mixed-use development to occur within the Beavercreek Road Concept Plan area. Development of each newly zoned parcel will be based on market conditions which could take many years to build out fully.

The Plan envisions a diverse mix of uses woven together by open space, trails, a network of green streets, and sustainable development practices, including:

- *An employment campus north of Loder Road
- *Mixed-use districts along Beavercreek Road
- *Two mixed-use residential neighborhoods
- *1,000-1,600 new housing units and up to 5,000 jobs at complete build-out.

Most of the 453-acre site along Beavercreek Road was added to the regional urban growth boundary by Metro in 2002 and 2004, and the city adopted the Beavercreek Road Concept Plan in 2008. The City's approval was appealed to the Land Use Board of Appeals (LUBA), which remanded the decision back to the City to address an issue associated with industrial land designations which included a separate process by Metro. After resolution, the City Commission voted unanimously to re-adopt the Concept Plan in March 2016. The readoption decision was again appealed to LUBA and subsequently to the Court of Appeals whom both upheld the City's approval of the Beavercreek Road Concept Plan. As of March 2017, the city was able to move forward with plan implementation.

While the plan was formally adopted, it does not include all the tools necessary to implement the vision of the plan such as the assignment of Comprehensive Plan map or zoning designations to properties or changes to uses or design standards in the Oregon City Municipal Code (OCMC) to implement the requirements of the plan.

There were several opportunities for the public to participate in the Beavercreek Road Code Update process. Two public events on Tuesday, January 29th and Tuesday, April 9th provided residents with opportunities to provide comments on draft products which were also available through online surveys. Public work sessions are scheduled with the Planning Commission (May 13th), City Commission (June 11th) and an Open House is scheduled for June 10th at City Hall.

The project website can be found at www.orcity.org/Beavercreekroadconceptplan. Interested parties can sign up for email updates on the contact page of the project website to be notified in advance of the public meetings and the release of draft documents.

We will share what we have heard to date from public comments, meeting with various organizations and our consultant team. Our next step is to prepare the Legislative application and continue to review the proposed map and codes against the city's adopted master plans to ensure compliance with our Transportation, Parks and Infrastructure Master Plans. Public Hearings will begin in mid- to late summer.