

ORDINANCE NO. 15-1012

AN ORDINANCE OF THE CITY OF OREGON CITY AMENDING TITLE 17: ZONING, CHAPTER 17.06.020: OF THE OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE, BY CHANGING THE PROPERTY IDENTIFIED AS CLACKAMAS COUNTY MAP 3-2E-07B-04100 FROM R-10 SINGLE-FAMILY DWELLING DISTRICT TO R-6 SINGLE-FAMILY DWELLING DISTRICT AND APPROVING A 25-LOT SUBDIVISION.

WHEREAS, the City of Oregon City has adopted a Zoning Map to implement the Comprehensive Plan in conformance with statutory requirements and the requirements of the Statewide Land Use Goals;

WHEREAS, the City of Oregon City Zoning Map implements the Comprehensive Plan Map by illustrating the location best suited for specific development;

WHEREAS, the City of Oregon City Zoning Map may be amended and updated as necessary upon findings of facts that satisfy approval criteria in the City of Oregon City Municipal Code Section 17.68.020;

WHEREAS, the owners of the subject site, located at 19588 McCord Road and known as Clackamas County 3-2E-07B-04100 have requested the approval of a zone change from R-10 Single-Family Dwelling District to R-6 Single-Family Dwelling District and a 25-Lot Subdivision known as file numbers ZC 15-02 and TP 15-03 (Attachment A); and

WHEREAS, notice of the proposed Zone Change and 25-Lot Subdivision hearings was mailed to property owners within 300 feet of the subject site, signs were posted on the property, notice was published in a local newspaper and the City held public hearings where the objectives and concepts of the proposal were presented and discussed;

WHEREAS, on September 28, 2015 the Planning Commission held a public hearing and, after considering all the public testimony and reviewing all the evidence in the record, recommended approval with conditions to the City Commission by a 6-1-0 vote for the requested Zone Change and Subdivision;

WHEREAS, the comprehensive plan designation of the site as Low Density Residential supports the R-6 Single-Family Dwelling District zoning designation;

WHEREAS, the zone change from R-10 Single-Family Dwelling District to R-6 Single-Family Dwelling District and 25-Lot Subdivision, will result in the timely provision of public services and facilities and, with the imposition of conditions, will have no significant unmitigated impact on the water, sewer, storm drainage, or schools;

WHEREAS, the projected transportation impacts resulting from a Zone Change from R-10 Single-Family Dwelling District to R-6 Single-Family Dwelling District and 25-Lot Subdivision have been found to meet the City's transportation requirements;

WHEREAS, the proposed Zone Change and 25-Lot Subdivision complies with the design requirements of the Oregon City Municipal Code with the conditions of approval; and

WHEREAS, approving the Zone Change and 25-Lot Subdivision is in compliance with the Goal and Policies of the Oregon City Comprehensive Plan and is in compliance with all applicable city requirements with the conditions of approval.

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. The Zone Change and 25-Lot Subdivision request is hereby approved as proposed by the applicant with the conditions of approval for the property located at 19588 McCord Road and known as Clackamas County 3-2E-07B-04100.

Section 2. The Commission adopts the findings and conclusions that are attached to the Ordinance as Attachment A, and incorporated herein to support the City's approval to amend the zoning map and approve the Zone Change application.

Read for the first time at a regular meeting of the City Commission held on the 21st day of October 2015, and the City Commission finally enacted the foregoing ordinance this 4th day of November 2015.

DAN HOLLADAY, Mayor

Attested to this 4th day of November 2015,

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Attachment:

A. Staff Report for Planning file ZC 15-02 and TP 15-03