



City of Oregon City

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Staff Report

File Number: 14-166

Agenda Date: 3/19/2014

Status: Public Hearing

To: City Commission

Agenda #: 6a.

From: Community Development Director Tony Konkol

File Type: Ordinance

SUBJECT:

Ordinance No.13-1017 for Introduction: Adoption of the South End Concept Plan, Implementing Zoning Code

RECOMMENDED ACTION (Motion):

Staff recommends that the City Commission approve the first reading of Ordinance No. 13-1017.

BACKGROUND:

This item was continued from March 5th, 2014, in order to include a final "non tracked changes" version of the proposed code amendments. On March 5th the City Commission adopted the first reading of the Ord. 13-1016, amending the Oregon city Comprehensive Plan.

Ordinance 13-1017 includes code amendments to supplement existing city code in order to implement the South End Concept Plan. Many zoning, subdivision and other regulatory code provisions necessary to implement the concept plan already exist within the existing code.

Chapter	Title
14.04	Annexations
16.08	Subdivisions - Process and standards
16.16	Minor Partitions - Process and standards
17.18	R-2 Multi-family Zone
17.22 (new)	Single Family Residential Design Standards - SECP
17.24	NC - Neighborhood Commercial Zone
17.29	MUC - Mixed Use Corridor Zone
17.54	Supplementary Zoning Regulations and Exceptions

At the February 19, 2014 public hearing, staff presented the Planning Commission's unanimous recommendation for approval of the South End Concept Plan, and following questions, the City Commission had no outstanding concerns. Ordinance No.13-1017 will amend the Oregon City Municipal Code to implement the vision and values adopted in the South End Concept Plan.

On February 10th, 2014 the Planning Commission unanimously recommended approval of the South End Concept Plan to the City Commission for their consideration. Attached to this

Commission Report is an "issues matrix" which summarizes the concerns that were raised and addressed by the Planning Commission, as well as recommended actions.

The Metropolitan Service District (Metro) requires governing jurisdictions to adopt comprehensive plan provisions for areas brought into the Urban Growth Boundary (UGB) to guide the orderly and efficient conversion from rural to urban uses. The South End Concept Plan establishes a framework of policies and implementing ordinances before annexation can take place and urban-level development can occur.

A product of extensive community engagement and technical analysis, the South End Concept Plan is adopted as an amendment to the City's comprehensive plan and zoning code, which must comply with Metro code and Department of Land Conservation and Development requirements. In compliance with Title 11 of Metro's Urban Growth Management Functional Plan, elements of the South End Concept Plan include housing, transportation, natural resources, parks and trails, public facilities and services, schools and financing. In accordance with the Oregon City Comprehensive Plan, the South End Concept Plan also includes commercial designations in an amount sufficient to serve the needs of the South End neighborhood.