

TWO APPEALS OF PLANNING FILE SP 14-01

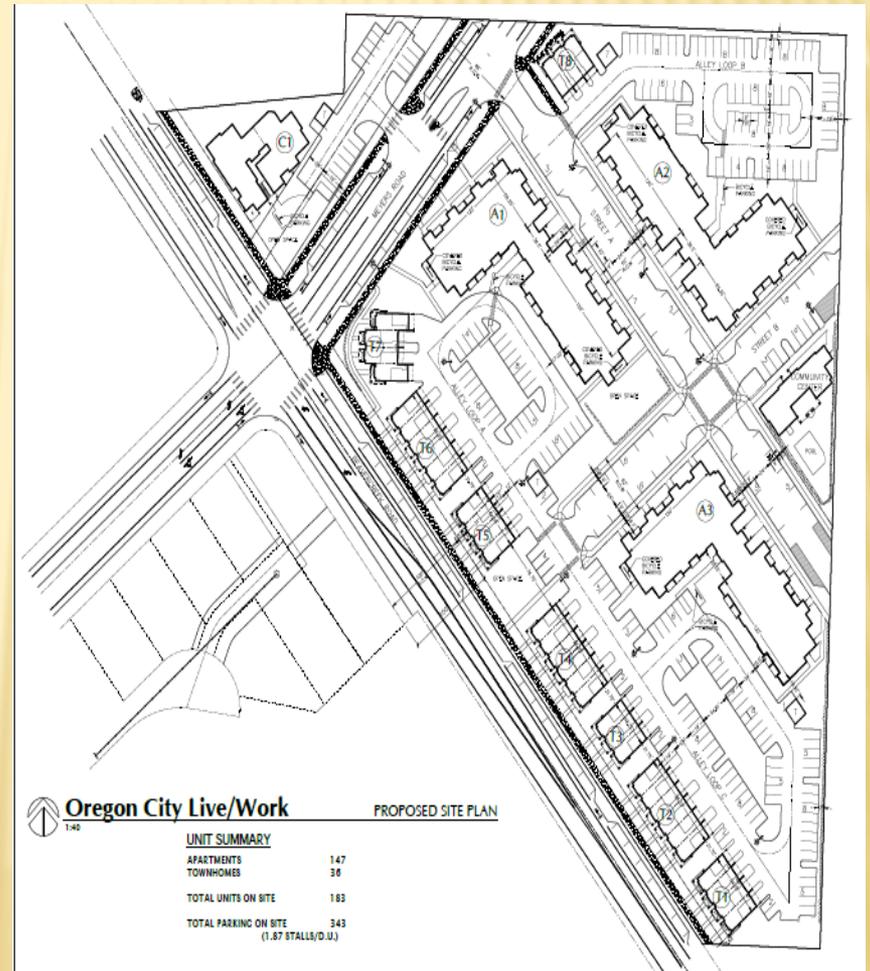


Proposed 121 apartment and 59 live-work units located at 19896 Beavercreek Road.



PROJECT SITE

- Property is zoned MUC-1.
- Approximately 9.7 acres.
- Property was included in the UGB in 1979, prior to Metro Title 11 concept planning requirements.
- Identified as outer neighborhood, not industrial or employment, on the Metro 2040 Design Type Map.
- Annexed into Oregon City in 2008, this decision was not appealed.
- Zone changed approved to MUC-1 in 2010, this decision was not appealed.



AP 14-02: MS. GRASER-LINDSEY

Issues raised:

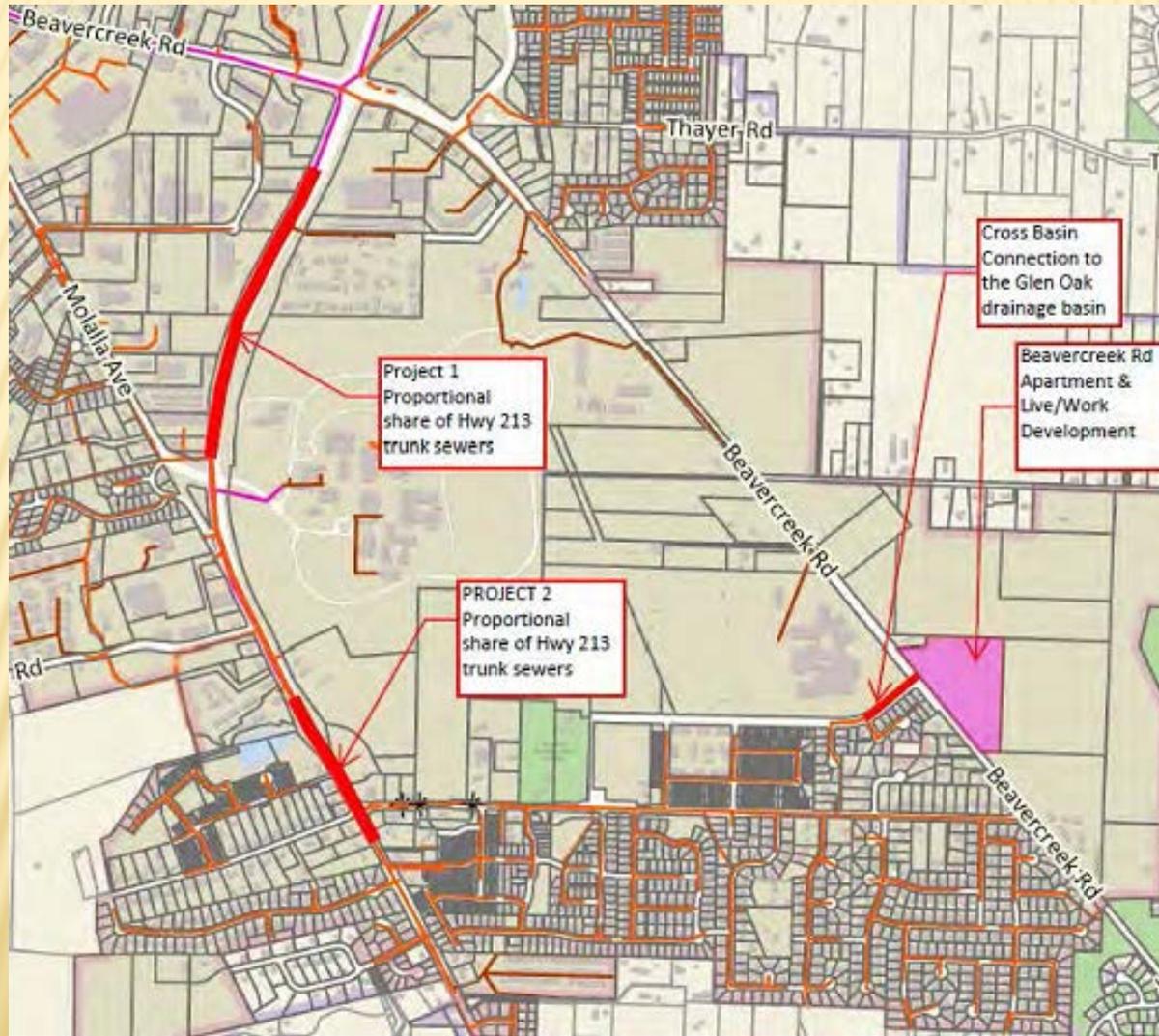
- Urbanization of the property cannot precede adoption of a concept plan.
- Compliance with the Oregon City Comprehensive Plan.
- Violation of findings from annexation (planning file AN 07-02).
- Violation of the Land Use Board of Appeals remand of the Beaver Creek Road Concept Plan.
- Public facilities and services are not being coordinated nor adequate.
- The application is incomplete.

AP 14-01: BEAVERCREEK ROAD LLC

Issues raised:

- The city erred in imposing a fee in lieu of \$545,000 to modify and upsize portions of the off-site sewer system (condition of approval 37).
 - *Condition of approval 37. The applicant shall pay fee-in-lieu of downstream improvements in the Glen Oak basin required due to the cross basin connection. The amount of the fee-in-lieu shall be \$545,000 in accordance with the documentation provided in the “Public Works Engineering Memorandum” (November 5, 2014)*
- The location of the new sewer connection in Meyers Road (condition of approval 34).
 - *Condition of approval 34. The applicant shall provide 8-inch sanitary sewer collection system in the existing and future public right-of-way with the connection to the existing collection system at the manhole located in Meyers Road at Emerson Court. A short section of the collection system shall be located in a 15-foot wide public easement that extends from the western end of “B” Street to the Beaver creek Road ROW.*

SANITARY SEWER



CONCLUSION

- ✘ Staff Recommendation: Deny both appeals and uphold the Community Development Director's decision to conditionally approve planning file SP 14-01.