

Serres Property Annexation & Zone Change

Neighborhood Meeting

Park Place Neighborhood Association

December 6, 2016

A neighborhood meeting was held on December 6, 2016 regarding a proposal to annex and re-zone approximately 35.65 acres of land on the north side of Holcomb. The meeting was held in the Alliance Charter Academy cafeteria.

Rick Givens, a planning consultant, represented the applicants in making a presentation regarding the proposal. Mr. Givens started his presentation by explaining that although there had been a prior neighborhood meeting regarding the proposed annexation application, it had been determined by the City's and the applicant's legal counsels that a zone change from Clackamas County to City zoning is required by City code at the time of annexation. For that reason, this second neighborhood meeting was being held. Mr. Givens noted that the subject property is designated by the City's Comprehensive Plan as Low Density Residential and that the default zoning per City code for land in this designation is R-10, single-family residential with a 10,000 sq. ft. minimum lot size standard. The proposed zoning in this application is R-10. A member of the audience asked if a higher density zoning could be applied subsequently and Mr. Givens explained that, while LDR lands can be zoned R-6 or R-8 as well as R-10, that would require a separate application in the future and would be subject to review for compliance with all of the approval standards listed in the City code. At this time, the proposal is simply for R-10 zoning. Mr. Givens explained how public services would be provided to the property and then opened the meeting up to public discussion.

The primary concern brought up by several people in the audience was traffic. There is considerable traffic congestion in the area on Holcomb Blvd. at peak traffic times. People were concerned about how the annexation and zone change would impact traffic. Mr. Givens explained that the proposal was simply to rezone and annex the property at this time. Further, because the City has not yet completed work on an Alternative Mobility Standard for the Hwy. 213 corridor, no development could be approved by the City at this time because a development proposal could not satisfy the requirements of Title 12 of the Municipal Code. Once that issue is resolved, a traffic study would have to be completed to demonstrate that the proposal would comply with the new Alternative Mobility Standard as well as the other standards of Title 12. Mr. Givens also noted that the long term solution to traffic congestion on Holcomb Blvd. was the completion of the Holly Lane Collector roadway called for in the Beaver Creek Concept Plan. A portion of that would be developed in conjunction with a second area proposed for annexation in a separate application that would also be discussed at the neighborhood meeting.

People were concerned about storm drainage impacts along Ames Road. Mr. Givens explained that the development of the Serres property would provide for storm water detention and would also provide for off-site storm drainage improvements to take storm water to the north to a natural drainageway on the north side of Forsythe Road. There would be no storm water added to the existing system along

Ames Road. There was also some concern expressed about a potential extension of Ames Rd. to connect with the Serres property when it is ultimately developed. Mr. Givens noted that the property that separates Ames from connecting with the annexation area is presently outside of the Urban Growth Boundary and, for that reason, could not be developed in the foreseeable future.

Mr. Givens noted that this proposal is scheduled for the January 9, 2017 Planning Commission hearing and that people were welcome to give testimony at that hearing. It was also noted that information relating to the application is available on the City's website.