



# City of Oregon City

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## Staff Report

File Number: PC 17-100

**Agenda Date:** 9/25/2017

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3c.

**From:** Christina Robertson-Gardiner

**File Type:** Planning Item

### SUBJECT:

Subdivision: TP 17-03 & Zone Change: ZC 17-02 for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District and a Subdivision of 77 lots, w/ One Stormwater Facility Tract and one Open Space Tract near White Lane (Wheeler Farm).

### RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission forward a recommendation of approval with conditions to the City Commission for this application.

### BACKGROUND:

#### Subdivision

The applicant is proposing a zone change and a 77-lot subdivision in the City of Oregon City for the future construction of single-family detached residential homes. The property is located near White Lane and is referred to as the Wheeler Farm. The project includes the necessary streets, sidewalks, services, utilities, and other needed public improvements to support the project. The essential components of this application include:

- A zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District
- 77 lots that meet the dimensional and density standards of the R-8 zone
- A voluntary 1.35-acre open space area
- An interconnected pedestrian and vehicular circulation system
- Creation of a cohesive neighborhood with the continuation of Orchard Grove Drive, Larence Lane, Skellenger Way, and Tolstrup Drive through the project site
- An integrated on-site stormwater management system including street side vegetated filtration swales and flow control
- An approximately  $\pm 1.3$ -acre remainder property to be incorporated into the abutting Wheeler property located off-site to the southeast

### BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

