



City of Oregon City

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Staff Report

File Number: PC 17-143

Agenda Date: 11/27/2017

Status: Agenda Ready

To: Planning Commission

Agenda #: 4b.

From: Christina Robertson-Gardiner

File Type: Planning Item

SUBJECT:

AN 17-01, ZC 17-03, and TP 17-07: Annexation of a 6.33 acre property into the city limits of Oregon City, Zone Change from Clackamas County Future Urban 10-Acre (FU-10) to "R-6" Single-Family Dwelling District, and a Subdivision of 28 lots.

RECOMMENDED ACTION (Motion):

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

BACKGROUND:

This is an application for an Annexation, Zone Change to R-6 and a 28-lot Subdivision (Lindsay Anne Estates Too) in the City of Oregon City for the future construction of single-family detached residential homes.

The essential components of this subdivision are:

- 28 lots for the future construction of single-family detached homes consistent with the adjoining community to the south
- An interconnected pedestrian and vehicular circulation system
- Creation of a cohesive neighborhood with the continuation of Cedarwood Way and Cherrywood Way from the adjoining Lindsay Anne Estates Subdivision to the southeast, through the project site connecting to the project's new east/west local street extending from S Leland Road
- An integrated on-site stormwater management system including street side vegetated filtration swales and flow control.

The property has a Low Density Residential Comprehensive Plan designation. This application is being submitted to: 1) Annexing to the City, and 2) apply the City's R-6 zoning designation to the property.

According to the Applicants the factors that support approval of this application are as follows:

- Application of the R-6 zoning district is consistent with the City's Low Density Residential Comprehensive Plan designation

- The property is mapped by the City as unconstrained vacant land, free of natural hazards, flood plains or other similar impediments to future residential use and has been within the Urban Growth Boundary (UGB) since it was established by Metro in 1979.
- The property has convenient access to and is efficiently served by all necessary public services and utilities including water, sanitary sewer, storm drainage, schools, access/transportation, police, fire protection, etc.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: