



# City of Oregon City

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## Staff Report

File Number: PC 17-162

**Agenda Date:** 1/3/2018

**Status:** Agenda Ready

**To:** City Commission

**Agenda #:** 7c.

**From:** Community Development Director Laura Terway

**File Type:** Planning Item

### **SUBJECT:**

Second Reading of Ordinance No. 18-1002 and Planning Files AN 17-03, ZC 17-03, and TP 17-07 for Annexation, Zone Change, and a Subdivision Leland Road

### **RECOMMENDED ACTION (Motion):**

Approval of the 2nd reading of Ordinance 18-1002 and Planning files AN 17-03, ZC 17-03, and TP 17-07 with conditions.

### **BACKGROUND:**

An application for an Annexation into Oregon City, a Zone Change from Clackamas County Future Urban 10 (FU 10) to "R-6" Single-Family Dwelling District and a 28-lot Subdivision called Lindsay Anne Estates Too was submitted to the Planning Division.

On November 27, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Planning Commission voted to forward a recommendation of approval with conditions to the City Commission. The City Commission approved the first reading of Ordinance No. 18-1002, and Planning files AN 17-03, ZC 17-03, and TP 17-07 on December 20, 2017. with an additional condition of approval:

*29. The grading and drainage plans shall show all existing stormwater structures at property boundaries. Applicant shall install drainage systems, as necessary, to convey stormwater runoff and prevent ponding along project boundaries.*

The record is closed and public testimony is not accepted unless reopened. 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.