



City of Oregon City

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Staff Report

File Number: PC 18-018

Agenda Date: 2/12/2018

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Christina Robertson-Gardiner

File Type: Planning Item

SUBJECT:

Review Staff Report and Request for Continuance to March 12, 2018: AN 17-0004 / ZC 17-0005:
Park Place Annexation and Rezoning of 92 acres

RECOMMENDED ACTION (Motion): Staff recommends the Planning Commission take testimony and continue Planning file AN 17-0004 and ZC 17 -0005 to March 12, 2018.

BACKGROUND:

An Annexation and Zone Change was submitted for 14 tax lots located on the south side of Holcomb Blvd and north of S. Livesay Rd and totaling approximately 92 acres into Oregon City. The subject territory is within the Oregon City Urban Growth Boundary, and has Comprehensive Plan designations of LR - Low-Density Residential, MR - Medium Density Residential and MUC -Mixed Use Corridor, as provided within the Park Place Concept Plan. The applicant requested a Zone Change from County FU-10 to City R-10 Single Family Dwelling District, R-5 Single Family Dwelling District, and NC Neighborhood Commercial District, though has not proposed the development of the property at this time.

A draft staff report is attached, however, in response to a recent concern, the staff has asked that the applicant consider revising the transportation impact study to nominally increase the potential worst-case scenario at buildout of the development. The transportation impact will be analyzed at multiple points throughout the development of this property. The current analysis associated with these applications reviews the transportation impact of a reasonable worst case scenario when the subject site is built out to determine compliance with the Annexation and Zone Change criteria in the Oregon City Municipal Code. The applicant has proposed to create a Master Plan in the future to identify the specific uses for construction and adequacy of the transportation (and other facilities such as utilities) prior to the development of the site. As the development is proposed onside the transportation impact will be analyzed again for compliance with the Oregon City Municipal Code. As the applicant will be providing an additional analysis, staff recommends the Planning Commission accept public testimony and continue the hearing until March 12, 2018

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: