



City of Oregon City

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Oregon City, OR 97045
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Staff Report

File Number: PC 18-053

Agenda Date: 4/9/2018

Status: Public Hearing

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Planning Item

SUBJECT:

AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres

RECOMMENDED ACTION (Motion): Review the Applicant's Addendum to the Transportation Impact Study, Consider the Supplemental Findings, Take Testimony, and Recommend Approval with Revised Conditions of Files AN-17-0004 and ZC-17-0005 to the City Commission.

BACKGROUND:

This item was continued from March 12, 2018.

Staff has prepared a memorandum with additional findings to address various issues raised at the February 12, 2018 public hearing.

In response to comments by the Oregon Department of Transportation, the applicant's Transportation Engineer, Lancaster Engineering, has prepared an addendum to the submitted Transportation Impact Study (TIS). Addendum #1 provides new information related to a "worst case" development scenario that is calculated to produce significantly more traffic than that calculated in the original TIS. Addendum #1 presents updated operational analyses for the 16 study area intersections based on the higher trip generation assumed in Addendum #1. Addendum #1 provides some additional discussion of Clackamas County's operational standards. Addendum #1 provides a calculation of the operational performance of the intersection of Highway 213 and Redland Road assuming it is expanded as specified in Metro's adopted Regional Transportation Plan (RTP). Finally, Addendum #1 proposes a trip cap on the development proposed for this annexation.

The City's Transportation Consultant, Replinger and Associates, has reviewed the addendum and prepared a revised report in response to the applicant's addendum, with recommendations for modified conditions of approval.

Staff received formal written comments from ODOT and Clackamas County comments regarding the submitted TIS and Transportation Addendum.

Public Comments received since February 12, 2018 from Tom Geil, Linda Peterson, Nick Veroske, Barbara Renken, and Christine Kosinski are attached.

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 was prepared for the Planning Commission's consideration on February 12, 2018. The applicant has proposed to submit a Master Plan (General Development Plan) pursuant to OCMC 17.65 in the future to identify the specific land uses and adequacy of the transportation system and other public facilities, including parks, prior to the development of the annexation area.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: