



# City of Oregon City

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## Staff Report

File Number: PC 18-069

**Agenda Date:** 5/14/2018

**Status:** Agenda Ready

**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 (Tentative Decision)

**RECOMMENDED ACTION (Motion):** Closure of the record and a tentative recommendation of approval for files AN 17-0004 / ZC 17-0005 with a continuation of files AN 17-0004 / ZC 17-0005 to a date certain of June 11, 2018 for adoption of final findings.

### **BACKGROUND:**

This item was continued to allow time for additional transportation analysis for the intersection of Redland Road and Anchor Way.

At the previous hearing on April 9, 2018, the Planning Commission heard testimony from Staff, the Applicant and the Public in response to the annexation and re-zoning proposal. The applicant's attorney, Mike Robinson, has prepared a summary memorandum with additional findings to address various issues raised during testimony to date.

The Applicant's Traffic Engineer has prepared "Transportation Impact Analysis Addendum #2". In response, comments from the City's transportation engineer Replinger and Associates, and from the Clackamas County Transportation and Development Department are attached. The City's Transportation Consultant, Replinger and Associates, has reviewed Transportation Impact Analysis Addendum #2 and prepared a revised report, with recommendations for modified conditions of approval.

The additional analysis for Anchor Way / Redland Road supplements the prior Transportation Impact Analysis Addendum #1, which is already in the record. Addendum #1 was provided in response to comments by the Oregon Department of Transportation and Clackamas County. 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. Staff received additional Public Comment since April 9, 2018 from John Anderson, requesting clarification of the Master Plan condition of approval, which is attached.

This request for 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. Additional supplemental findings were attached to the April 9, 2018 agenda. One of the conditions of approval of the proposal is that the Applicant shall 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: