



City of Oregon City

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Staff Report

File Number: PC 18-092

Agenda Date: 7/5/2018

Status: Agenda Ready

To: City Commission

Agenda #: 7a.

From: Community Development Director Laura Terway

File Type: Planning Item

SUBJECT:

Second Reading of Ordinance No. 18-1007, Approving an Annexation and Rezoning of Approximately 92 Acres in Park Place (Files AN 17-0004 / ZC 17-0005)

RECOMMENDED ACTION (Motion):

Approval of the Second Reading of Ordinance No. 18-1007.

BACKGROUND:

On June 20, 2018 the City Commission approved the first reading of Ordinance No. 18-1007, adopting the Planning Commission's Findings of Fact and Conclusions of Law with revised findings to address tree cutting that occurred following the Planning Commission decision. The attached findings incorporate these revisions, as well as the Staff Reports and Exhibits for the February 12, 2018, April 9, 2018, and May 14, 2018 Planning Commission public hearings. The Application requests approval of annexation and a zoning map amendment on fourteen lots containing approximately 92 acres located in the Park Place Concept Plan area within the Portland Metropolitan Urban Growth Boundary (the "UGB"). The properties are located on the south side of Holcomb Blvd and north of S. Livesay Rd. The subject territory 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 zoning map amendment from County FU-10 to City R-10 Single Family Dwelling District, R-5 Single Family Dwelling District, and NC Neighborhood Commercial District. Attached to the findings are Conditions of Approval which include the following requirements (these are summarized for brevity):

- The applicant shall obtain Master Plan (i.e. General and Detailed Development Plan approval pursuant to OCMC 17.65) prior to any development on the property. The General Development Plan and all phases of development authorized by it, must implement the Park Place Concept Plan and Oregon City's adopted Public Facilities Plans with regard to the provision of open space, park and trails, sewer, water, stormwater and transportation improvements. These include, but are not limited to, addressing the timing of parkland acquisitions and development, proposed phasing of major roads to ensure a timely connection to Holly Lane and an analysis of utility phasing that can foster redevelopment of the entire concept plan area.
- Until the effective date of the rezoning, no development shall occur beyond that permitted under the County FU-10 zoning.

- The applicant will mitigate for development impacts by participating in proportional funding of transportation improvement projects identified in the TSP and non-TSP projects. The specific costs of those these projects is identified in the Conditions of Approval and will be updated with approval of a future General Development Plan.