



City of Oregon City

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Staff Report

File Number: PC 19-080

Agenda Date: 8/12/2019

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Christina Robertson-Gardiner

File Type: Planning Item

SUBJECT:

LEG 19-00003 - Amendments to various Chapters of the Oregon City Municipal Code, Zoning Map and Comprehensive Plan Map and ancillary documents to the Comprehensive Plan to implement the Beavercreek Road Concept Plan.

RECOMMENDED ACTION (Motion):

Continuance of file LEG 19-00003 to the August 26, 2019 Planning Commission Hearing.

BACKGROUND:

The Beavercreek Road Concept Plan (BRCP) is a guide to the creation of a complete and sustainable neighborhood in southeast Oregon City. The adopted plan provides a framework for urbanization of 453 acres within the urban growth boundary including a diverse mix of uses (an employment campus north of Loder Road, mixed use districts along Beavercreek Road, and two mixed use neighborhoods), all woven together by open space, trails, a network of green streets, and sustainable development practices. The BRCP has been carefully crafted to create a multi-use community linking Clackamas Community College, Oregon City High School, and adjacent neighborhoods together.

While the BRCP was formally adopted in 2008 and readopted in 2016, it does not include all the tools necessary to implement the vision of the plan such as the assignment of Comprehensive Plan Map or zoning designations to properties or changes to uses or design standards in the Oregon City Municipal Code (OCMC) to implement the requirements of the plan.

The purpose of this project is to update the Comprehensive Plan and Oregon City Municipal Code (OCMC) to allow planned housing and mixed-use development to occur, including applying mapping and zoning designations for properties within the Concept Plan Area and amending ancillary documents to the comprehensive plan as needed. No annexations are being proposed as part of this action.

What are the Products of the Implementation Project?

- *Adoption of Comprehensive Plan Map designations for the properties within the BRCP area.
- *Adoption of Zoning designations for all properties within the city limits.
- *Adoption of any needed development amendments to the Oregon City Municipal Code to implement the BRCP.
- *Adoption of any needed revisions to adopted master plans or other ancillary Comprehensive

Plan documents.

Project Timeline/Public Involvement

Community meetings were held on January 29th and April 9th at the Oregon City High School Library along with an Open House on June 10, 2019. Work sessions with the Planning and City Commission were held on May 13th and June 11th. Stay involved by signing up to receive project update emails at the *Contact* page of the project website:

<https://www.orcity.org/Beavercreekroadconceptplan>.

How Many Hearings will the Planning and City Commission Hold for this Project?

This is the 1st Planning Commission hearing date for LEG 19-00003. The number of hearings is at the discretion of the Planning and City Commissions- though it is anticipated that each hearings body will hold a couple of hearings each on this matter. The first hearing on this item will consist of a staff presentation of the project, public comments and Planning Commission questions. Staff has requested a continuance to August 26, 2019 when the staff report will be presented and staff will request approval by the Planning Commission.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: