City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 20-078

Agenda Date: 6/3/2020

Status: Agenda Ready

To: City Commission

Agenda #: 7b.

From: Community Development Director Laura Terway

File Type: Planning Item

SUBJECT:
Second Reading of Ordinance No. 20-1006, Thimble Creek Concept Plan/Beavercreek Road Concept Plan- Code and Zoning Amendments (LEG 19-00003)

RECOMMENDED ACTION (Motion):
Move to approve the second reading of Ordinance No. 20-1006.

EXECUTIVE SUMMARY:
The Beavercreek Road Concept Plan (BRCP) was initially adopted in 2008 through a robust public engagement process and re-adopted in 2016. While approximately half of the district has been annexed to the City, mapping and zoning regulations need to be developed and applied for the annexed areas and the remainder of the district to fully implement the BRCP. Public outreach began in the spring of 2019 and included numerous community meetings, city advisory group meetings, emails, surveys, nine Planning Commission hearings, and four City Commission work sessions which provided guidance on the recommended implementation items. This project proposes amendments to the Comprehensive Plan Map, Zoning Map, Title 16 and 17 of the Oregon City Municipal Code, Beavercreek Road Concept Plan, Parks Master Plan, Trails Master Plan, and the Transportation System Plan to Implement the Goals and Policies of the Beavercreek Road Concept Plan. Due to the public feedback received during this project, the proposal would change the name of the Beavercreek Road Concept Plan to the Thimble Creek Concept Plan.

The Planning Commission voted 6-0-1 to recommend approval of Planning file LEG 19-00003 to the City Commission on February 24, 2020. Planning Commission Chair Mike Mitchell and Senior Planner, Christina Robertson-Gardiner, provided an overview of the proposed amendments at the March 10, 2020 City Commission Work Session. Staff prepared a supplemental memo addressing comments from the March 10, 2020 City Commission Work Session for the March 18, 2020 City Commission Meeting. Due to COVID-19, this item was continued to the April 1, 2020 City Commission Hearing and then to the March 20, 2020 City Commission meeting. The March 11, 2020 memo is attached to the agenda.The City Commission voted to approve the first reading of Ordinance No. 20-1006 for LEG 19-00003 on May 20, 2020

BACKGROUND:
The Beavercreek Road Concept Plan (BRCP) establishes the goal of creating a complete and

sustainable community in southeast Oregon City within a 453-acre district along Beavercreek Road. The district is intended to provide for a mix of uses, including an employment campus north of Loder Road, mixed-use districts along Beavercreek Road, and two mixed-use neighborhoods woven together by open space, trails, a network of green streets, and sustainable development practices. District development is anticipated to provide 1,100 housing options and to realize the City's economic development goals, including the creation of up to 5,000 family-wage jobs. The five subdistricts that support these development goals include:

• North Employment Campus: The largest subdistrict, located north of Loder Road and is intended for tech flex and campus industrial uses.

• Mixed Employment Village: Located along Beavercreek Road between Meyers Road and Glen Oak Road, and intended for mixed-use, 3-5 story building scale, active street life.

• Main Street: A node located Beavercreek Road and Glen Oak Road, intended for mixed-use, local shops, and services.

• West Mixed-Use Neighborhood: Located along Beavercreek Road south of Glen Oak Road and the Main Street subdistrict and intended for medium to high-density housing and limited community uses.

• East Mixed-Use Neighborhood: Located in the southeast end of the concept plan area and is intended for low-density residential and green space throughout.

• Parks, Open Spaces, and Resource Areas: Includes a connected system of parks, open spaces, and natural areas that link together and link to the environmentally sensitive areas throughout the district, including the undevelopable portion of the powerline overlay.

This project further implements the Beavercreek Road Concept Plan (BRCP) through comprehensive plan designation and zone mapping, and development code amendments. The specific tasks for this project will be to develop and apply the comprehensive plan map and zoning map designations to implement the Beavercreek Road Concept Plan map and supporting clear and objective development code regulations for each implementing zone. Existing city zoning, bolstered by recent Equitable Housing code amendments, generally lines up with the desired land use concepts within the plan and will facilitate implementation with minor amendments. The implementation project includes map and text amendments consistent with BRCP, including:

1. Comprehensive plan map amendments: Proposed amendments to the comprehensive plan map implement the five subdistricts identified in the BRCP consistent with the concept plan maps throughout the concept plan area.

2. Zoning map amendments: Proposed amendments to the zoning map implement the five subdistricts consistent with the concept plan and comprehensive plan designations for properties within the concept plan area that have been annexed into the city limits. Zoning for remaining properties will be applied at the time of annexation, consistent with the adopted comprehensive plan map.

3. Zoning text amendments: Code amendments to the Oregon City Municipal Code include geographically specific provisions to supplement the base zoning district provisions to fully implement the concept plan goals for each subdistrict. Limited amendments to subdivision and site plan review standards are also proposed to ensure concept plan standards are implemented at the time of development.

4. Ancillary documents to the Comprehensive Plan: Ancillary documents that need to be amended to implement the vision of the adopted Concept Plan based on direction from the Planning and City Commissions.

The implementation project engaged a range of stakeholders in multiple venues and formats over eight months prior to the commencement of Planning Commission Hearing, with each successive round of engagement used to inform project refinements in subsequent phases. Introductory letters were sent to all properties located, and within 300 feet of the concept plan boundary, two public meetings and an open house were held in the spring of 2019 along with opportunities to take part in online surveys through the project webpage and listserve. Staff also presented at stakeholder and neighborhood meetings to explain the process and encouraged people to get involved, and tracked comments through a public comment tracker.

Staff has prepared a staff report that analyzes the proposal to amend the Comprehensive Plan Map, Zoning Map, Title 16 and 17 of the Oregon City Municipal Code, Beavercreek Road Concept Plan, Parks Master Plan, Trails Master Plan, and the Transportation System Plan to implement the Goals and Policies of the Beavercreek Road Concept Plan and found that it is consistent with the Oregon City Comprehensive Plan and State Land Use Goals. Staff has also worked with the Assistant City Attorney to review the proposed code amendments for legal clarity. The annotated revised code can be found in the Agenda packet. None of the proposed revisions affect the adopted Planning Commission recommendations from the February 24, 2020 Planning Commission Hearing. Additional plan goals beyond land-use implementation are outside the scope of this project, including infrastructure, transportation, and economic development measures that have already been completed or are planned for the concept plan area.

OPTIONS

1. Proceed with the second reading of the Ordinance;
2. Provide additional revisions to the proposed amendment to the Ordinance and proceed with the 1st reading of the Ordinance; or
3. Continue the matter to June 17, 2020 and provide additional direction to staff on any outstanding items or questions.