



Legislation Details (With Text)

File #:	PC 17-100	Version:	1	Name:	
Type:	Planning Item	Status:		Agenda Ready	
File created:	9/18/2017	In control:		Planning Commission	
On agenda:	9/25/2017	Final action:			
Title:	Subdivision: TP 17-03 & Zone Change: ZC 17-02 for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District and a Subdivision of 77 lots, w/ One Stormwater Facility Tract and one Open Space Tract near White Lane (Wheeler Farm).				
Sponsors:	Christina Robertson-Gardiner				
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Findings, 3. Vicinity Map, 4. Applicant's Narrative and Plans- Subdivision, 5. Applicant's Narrative and Plans- Zone Change, 6. Comments from John Replinger of Replinger and Associates, 7. Public Comments-West Susan Rictor				

Date	Ver.	Action By	Action	Result
9/25/2017	1	Planning Commission	continue to a date certain	Pass

Subdivision: TP 17-03 & Zone Change: ZC 17-02 for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District and a Subdivision of 77 lots, w/ One Stormwater Facility Tract and one Open Space Tract near White Lane (Wheeler Farm).

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission forward a recommendation of approval with conditions to the City Commission for this application.

BACKGROUND:

Subdivision

The applicant is proposing a zone change and a 77-lot subdivision in the City of Oregon City for the future construction of single-family detached residential homes. The property is located near White Lane and is referred to as the Wheeler Farm. The project includes the necessary streets, sidewalks, services, utilities, and other needed public improvements to support the project. The essential components of this application include:

- A zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District
- 77 lots that meet the dimensional and density standards of the R-8 zone
- A voluntary 1.35-acre open space area
- An interconnected pedestrian and vehicular circulation system
- Creation of a cohesive neighborhood with the continuation of Orchard Grove Drive, Larence Lane, Skellenger Way, and Tolstrup Drive through the project site
- An integrated on-site stormwater management system including street side vegetated filtration swales and flow control
- An approximately ± 1.3 -acre remainder property to be incorporated into the abutting Wheeler property located off-site to the southeast

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: