



Legislation Details (With Text)

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Title: AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres (Findings of Fact and Conclusions of Law Approving the Application)
Sponsors: Pete Walter
Indexes:
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Attachments: 1. Commission Report, 2. Findings and Conditions of Approval 06.04.2018, 3. Vote Tally Sheet 5.14.2018, 4. Index of Exhibits Entered at Hearing 5.14.2018, 5. Items A-H Entered at Hearing 5.14.2018, 6. Applicant Letter to Planning Commission 04.30.2018, 7. Lancaster Engineering TIS Addendum #2 04.09.2018, 8. Replinger Comments on TIS Addendum #2 05.02.2018, 9. Clackamas County Comments on TIS Addendum #2 04.23.2018, 10. Summary Memorandum with Additional Findings 04.06.2018, 11. Testimony Submitted at PC Hearing 04.09.2018, 12. Planning Commission Packet with Staff Report and Recommendations 02.12.2018, 13. City Attorney Memo on Island Annexation 04.05.2018, 14. Ordinance 07-1007 Park Place Concept Plan, 15. Park Place Concept Plan DLCD Acknowledgement 002-07, 16. Lancaster Engineering TIS Addendum #1 03.27.2018, 17. Replinger and Associates Comments 03.29.2018, 18. ODOT comments 04.02.2018, 19. Clackamas County Comments 04.03.2018, 20. Clackamas County Comments 04.06.2018, 21. Goal 5 Historic Sites Map and Inventory, 22. John Anderson Comment 04.18.2018, 23. Tom Geil 04.02.2018, 24. Tom Geil 03.30.2018.pdf, 25. Barbara Renken 04.02.2018, 26. Christine Kosinski 03.30.2018, 27. Nick Veroske 02.15.2018, 28. Linda Peterson 02.21.2018, 29. New Comments Entered at Planning Commission 02.12.2018

Date	Ver.	Action By	Action	Result
6/11/2018	1	Planning Commission	approve	Pass

AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres (Findings of Fact and Conclusions of Law Approving the Application)

RECOMMENDED ACTION (Motion): Adoption of Findings and Recommendation of Approval to the City Commission for files AN 17-0004 / ZC 17-0005.

BACKGROUND:

Please note: the record is closed and no public testimony will be accepted unless re-opened by the Planning Commission.

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 Planning Commission held three public hearings to review this proposal, the last of which was May 14, 2018. The Planning Commission closed the public hearing and record and voted 5-1 to tentatively approve the Application with conditions. The Planning Commission directed staff to return with proposed Findings to the Planning Commission for adoption at the June 11, 2018 Planning

Commission meeting.

The attached Findings of Fact and Conclusions of Law Approving the Application explain why the Applicant met its legal burden of proof by substantial evidence to demonstrate that the applicable approval criteria are satisfied. The Findings incorporate the Staff Reports and exhibits for the February 12, 2018, April 9, 2018, and May 14, 2018 Planning Commission public hearings.

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.

Attached to the findings are Conditions of Approval which include specific transportation improvements and the requirement for the applicant to submit a Master Plan prior to any development of the site.