



## Legislation Details (With Text)

<b>File #:</b>	PC 18-083	<b>Version:</b>	1	<b>Name:</b>	AN-17-0004 / ZC-17-0005
<b>Type:</b>	Planning Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	6/13/2018	<b>In control:</b>		<b>In control:</b>	City Commission
<b>On agenda:</b>	6/20/2018	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	First 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)				
<b>Sponsors:</b>	Laura Terway				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Ordinance No. 18-1007, 3. Exhibit A. Legal Description and Map, 4. Exhibit B. Findings of Fact and Conclusions of Law, 5. PC Vote Tally 6.11.2018, 6. PC Vote Tally 5.14.2018 (Tentative Approval), 7. Index of Exhibits Entered at Hearing 5.14.2018, 8. Items A-H Entered at Hearing 5.14.2018, 9. Applicant Letter to Planning Commission 04.30.2018, 10. Lancaster Engineering TIS Addendum #2 04.09.2018, 11. Replinger Comments on TIS Addendum #2 05.02.2018, 12. Clackamas County Comments on TIS Addendum #2 04.23.2018, 13. Summary Memorandum with Additional Findings 04.06.2018, 14. Testimony Submitted at PC Hearing 04.09.2018, 15. Planning Commission Packet with Staff Report and Recommendations 02.12.2018, 16. City Attorney Memo on Island Annexation 04.05.2018, 17. Ordinance 07-1007 Park Place Concept Plan, 18. Park Place Concept Plan DLCD Acknowledgement 002-07, 19. Lancaster Engineering TIS Addendum #1 03.27.2018, 20. Replinger and Associates Comments 03.29.2018, 21. ODOT comments 04.02.2018, 22. Clackamas County Comments 04.03.2018, 23. Clackamas County Comments 04.06.2018, 24. Goal 5 Historic Sites Map and Inventory, 25. John Anderson Comment 04.18.2018, 26. Tom Geil 04.02.2018, 27. Tom Geil 03.30.2018, 28. Barbara Renken 04.02.2018, 29. Christine Kosinski 03.30.2018, 30. Nick Veroske 02.15.2018, 31. Linda Peterson 02.21.2018, 32. New Comments Entered at Planning Commission 02.12.2018				

Date	Ver.	Action By	Action	Result
6/20/2018	1	City Commission	approve on first reading	Pass

First 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):

Approve the First Reading of Ordinance No. 18-1007.

### BACKGROUND:

On June 11, 2018 the Planning Commission voted 5-1-0 to approve Files AN 17-0004 / ZC 17-0005.

Attached to Ordinance No. 18-1007 are the Planning Commission's Findings of Fact and Conclusions of Law. The Findings incorporate 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.