



## Legislation Text

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**File #:** PC 18-079, **Version:** 1

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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.