



Legislation Text

File #: PC 19-091, **Version:** 1

GLUA-19-00021: Annexation, Zone Change and 7-Lot Subdivision on Mapelane Road (Continuance)

RECOMMENDED ACTION (Motion):

Take testimony from anyone present who wishes to testify and continue GLUA-19-00021 to the date certain of October 28, 2019.

BACKGROUND:

A continuance of the public hearing is requested to allow the Applicant additional time to append their application to include a request for a Minor Variance to lot depth for Lot 3 of the subdivision proposal, and provide additional public notice of the revised application. The minimum lot depth for the R-3.5 zone is seventy feet (70') and the applicant has proposed a lot depth of sixty-three feet (63'), which is 10% shorter than the minimum lot depth. Pursuant to Chapter 17.60.020 - Variances, an applicant may apply for a minor variance to width, depth and frontage requirements of up to twenty percent. Although variances under 20% are typically processed as a Type II Limited Land Use decision, this application is combined with concurrent requests for annexation, zone change, and subdivision, so it is processed as a Type IV review.

This is an application for annexation of one 1-acre parcel and abutting right-of-way, zone change from County FU-10 to City R-3.5 zone district, and a subdivision for seven (7) lots. Property is located on the south side of S. Mapelane Rd, approximately 0.5 miles north of S. Beaver Creek Rd and 0.3 miles east of OR Hwy 213 into Oregon City, totaling approximately 1.25 acres. The subject territory is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of MR - Medium Density Residential.

The applicant has granted a 30-day extension of the 120-day decision deadline until December 22nd, 2019.