



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> February 22, 2024		<b>Subject: Ordinance Nos. 886 and 887 - 2<sup>nd</sup> Reading</b> Annexation and Zone Map Amendment for Frog Pond Cottage Park Place Subdivision	
		<b>Staff Member:</b> Cindy Luxhoj AICP, Associate Planner	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: January 18, 2024 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: January 18, 2024 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: February 22, 2024 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		<b>Comments:</b> During a public hearing on January 8, 2024, Development Review Board Panel 'A' reviewed and recommended adoption of the Annexation and Zone Map Amendment to City Council and approved the associated Frog Pond Cottage Park Place subdivision.	
<b>Staff Recommendation:</b> Staff recommends Council adopt Ordinance Nos. 886 and 887 on 2 <sup>nd</sup> Reading.			
<b>Recommended Language for Motion:</b> In two separate motions, I move to adopt Ordinance Nos. 886 on 2 <sup>nd</sup> Reading and I move to adopt Ordinance 887 on 2 <sup>nd</sup> Reading.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond West	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Approve, modify, or deny Ordinance Nos. 886 and 887 to annex and rezone approximately 5.00 acres at 7252 SW Frog Pond Lane within the Frog Pond West Master Plan area, enabling development of a 17-lot residential subdivision.

**EXECUTIVE SUMMARY:**

The proposed 17-lot subdivision is the twelfth development proposal in Frog Pond West. The subdivision will connect to the previously approved Frog Pond Overlook subdivision to the north and Morgan Farm subdivision to the south, blending together as one cohesive neighborhood consistent with the Frog Pond West Master Plan. Concurrent with the adoption of the Frog Pond West Master Plan, the City added a new zoning district, Residential Neighborhood (RN), intended for application to the Master Plan area. The requested Zone Map amendment proposes applying the Residential Neighborhood (RN) Zone to the Frog Pond Cottage Park Place subdivision consistent with this intention.

**EXPECTED RESULTS:**

Adoption of Ordinance Nos. 886 and 887 will bring this portion of the Frog Pond West Master Plan area into the City and zone it for development consistent with the Master Plan.

**TIMELINE:**

The annexation and zone map amendment will be in effect 30 days after ordinance adoption on second reading and upon filing the annexation records with the Secretary of State as provided by ORS 222.180.

**CURRENT YEAR BUDGET IMPACTS:**

The project will result in income and expenditures consistent with the infrastructure financing plan of the Frog Pond West Master Plan.

**COMMUNITY INVOLVEMENT PROCESS:**

Staff sent the required public hearing notices. In addition, significant public involvement occurred during development and approval of the Frog Pond Area Plan and Frog Pond West Master Plan, with which the proposed actions are consistent.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Annexation and development of the subject land will provide additional housing choices and continued development of quality neighborhoods.

**ALTERNATIVES:**

The alternatives are to modify, approve, or deny the annexation and zone map amendment requests.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Ordinance No. 886
  - A. Legal Description and Sketch Depicting Land/Territory to be Annexed
  - B. Petition for Annexation
  - C. Annexation Findings

- D. Development Review Board Panel 'A' Resolution No. 425 Recommending Approval of Annexation
- 2. Ordinance No. 887
  - A. Zoning Order ZONE23-0001 Including Legal Description and Sketch Depicting Zone Map Amendment
  - B. Zone Map Amendment Findings
  - C. Development Review Board Panel 'A' Resolution No. 425 Recommending Approval of Zone Map Amendment