



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> December 18, 2023		<b>Subject: Ordinance Nos. 884 and 885 – 1<sup>st</sup> Reading</b> Annexation and Zone Map Amendment for Frog Pond Petras Homes 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: December 18, 2023 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: December 18, 2023 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: January 4, 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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		<b>Comments:</b> During a public hearing on December 11, 2023, 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 Petras Homes subdivision.	
<b>Staff Recommendation:</b> Staff recommends Council adopt Ordinance Nos. 884 and 885 on 1 <sup>st</sup> Reading.			
<b>Recommended Language for Motion:</b> In two separate motions, I move to adopt Ordinance No. 884 on 1 <sup>st</sup> Reading and I move to adopt Ordinance No. 885 on 1 <sup>st</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. 884 and 885 to annex and rezone approximately 2.02 acres at the northwest corner of SW Frog Pond Lane and SW Stafford Road within the Frog Pond West Master Plan area, enabling development of an 11-lot residential subdivision.

**EXECUTIVE SUMMARY:**

The proposed 11-lot subdivision is the eleventh development proposal in Frog Pond West. The subdivision will connect to the previously approved Frog Pond Crossing subdivision to the north and Frog Pond Ridge 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 Zap amendment proposes applying the Residential Neighborhood (RN) Zone to the Frog Pond Petras Homes subdivision consistent with this intention.

**EXPECTED RESULTS:**

Adoption of Ordinance Nos. 884 and 885 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. 884
  - 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. 423 Recommending Approval of Annexation
- 2. Ordinance No. 885
  - A. Zoning Order ZONE23-0002 Including Legal Description and Sketch Depicting Zone Map Amendment
  - B. Zone Map Amendment Findings
  - C. Development Review Board Panel 'A' Resolution No. 423 Recommending Approval of Zone Map Amendment