



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: January 6, 2025		Subject: Ordinance Nos. 896 and 897 Annexation and Zone Map Amendment for Frog Pond Ridgecrest Subdivision	
		Staff Member: Cindy Luxhoj, AICP, Associate Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: January 6, 2025, continued from November 18, 2024 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: January 6, 2025 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: January 23, 2025 <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	
		Comments: During a public hearing on December 9, 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 Ridgecrest subdivision.	
Staff Recommendation: Council adoption of Ordinance Nos. 896 and 897 on 1 st Reading.			
Recommended Language for Motion: In two separate motions, I move to adopt Ordinance Nos. 896 and 897 on 1 st Reading.			
Project / Issue Relates To:			
<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. 896 and 897 to annex and rezone approximately 9.00 acres at 7400 SW Frog Pond Lane within the Frog Pond West Master Plan area, enabling development of a 28-lot residential subdivision.

EXECUTIVE SUMMARY:

The proposed 28-lot Frog Pond Ridgecrest subdivision is the thirteenth development proposal in Frog Pond West. The subdivision will connect to the previously approved Frog Pond Terrace to the west, Frog Pond Overlook to the north, Frog Pond Cottage Park Place to the east, and Morgan Farm 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.

On December 9, 2024, Development Review Board Panel 'A' approved seven (7) of the requests comprising the Frog Pond Ridgecrest subdivision application that are within their review authority: a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review of Parks and Open Space, Tentative Subdivision Plan, Type C Tree Removal Plan, Middle Housing Land Division, and Waivers. The Development Review Board also recommended to City Council approval of two (2) additional requests outside their approval authority: the proposed Annexation and Zone Map Amendment, which are the subject of Ordinance Nos. 896 and 897. Approval by the Development Review Board of the rest of the application requests is contingent upon City Council approval of the Annexation and Zone Map Amendment.

The requested Zone Map Amendment proposes applying the Residential Neighborhood (RN) Zone to the Frog Pond Ridgecrest subdivision consistent with the Frog Pond West Master Plan and the Comprehensive Plan designation of Residential Neighborhood. As outlined in the findings attached to both Ordinances, the Annexation and Zone Map Amendment requests meet all applicable review criteria leading staff to recommend the Council adopt Ordinance Nos. 896 and 897.

EXPECTED RESULTS:

Adoption of Ordinance Nos. 896 and 897 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. 896
 - 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. 438 Recommending Approval of Annexation
2. Ordinance No. 897
 - A. Zoning Order ZONE24-0002 Including Legal Description and Sketch Depicting Zone Map Amendment
 - B. Zone Map Amendment Findings
 - C. Development Review Board Panel 'A' Resolution No. 438 Recommending Approval of Zone Map Amendment