



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b> April 18, 2022		<b>Subject: Ordinance Nos. 861 and 862</b> – 1 <sup>st</sup> Reading Annexation and Zone Map Amendment for Frog Pond Oaks subdivision in Frog Pond West	
		<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: April 18, 2022 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: April 18, 2022 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: May 2, 2022 <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> Following their review at the April 11, 2022 meeting, the Development Review Board, Panel A, unanimously recommended approval of an Annexation and a Zone Map Amendment for the subject property. The DRB also approved with conditions, contingent on the Annexation and Zone Map Amendment, a Stage I Preliminary Plan, Stage II Final Plan, Site Design Review, Tentative Subdivision Plat, Type C Tree Removal, Waiver, and Abbreviated SROZ Map Verification.	
<b>Staff Recommendation:</b> Staff recommends that the City Council adopt Ordinance Nos. 861 and 862 on first reading.			
<b>Recommended Language for Motion:</b> In two separate motions, I move to adopt Ordinance Nos. 861 and 862 on first 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. 861 and 862 to annex 10.46 acres and rezone approximately 10.46 acres on the north side of SW Frog Pond Lane within the Frog Pond West Master Plan area, enabling development of a 41-lot subdivision.

**EXECUTIVE SUMMARY:**

The proposed subdivision is the eighth development proposal in Frog Pond West and will connect to the previously approved Frog Pond Vista and Frog Pond Crossing subdivisions, 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 Oaks subdivision consistent with this intention.

**EXPECTED RESULTS:**

Adoption of Ordinance Nos. 861 and 862 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:**

Attachment 1 – Ordinance No. 861:

Exhibit A – Legal Description and Sketch Depicting Land/Territory to be Annexed

Exhibit B – Petition for Annexation

Exhibit C – Annexation Findings

Exhibit D – Development Review Board Panel A Resolution No. 402 Recommending Approval of Annexation

Attachment 2 – Ordinance No. 862:

Exhibit A – Zoning Order DB21-0073 Including Legal Description and Sketch Depicting  
Zone Map Amendment

Exhibit B – Zone Map Amendment Findings

Exhibit C – Development Review Board Panel A Resolution No. 402 Recommending  
Approval of Zone Map Amendment