



## PLANNING COMMISSION STAFF REPORT

<b>Meeting Date:</b> March 8, 2017		<b>Subject:</b> Adoption of the Frog Pond West Master Plan and associated amendments	
		<b>Staff Member:</b> Chris Neamtzu, Planning Director <b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <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> The Planning Commission action is in the form of a recommendation to the City Council.	
<b>Staff Recommendation:</b> Staff recommends that the Planning Commission conduct the public hearing, and when complete, forward a recommendation of approval to the City Council.			
<b>Recommended Language for Motion:</b> I move that the Planning Commission recommend approval of the Frog Pond West Master Plan and associated amendments to the Comprehensive Plan text and map, Planning and Land Development Ordinance text, and SROZ overlay zone to the City Council.			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities Adopt the Frog Pond West Master Plan	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:** In November of 2015, the City Council adopted the Frog Pond Area Plan, which was a concept plan for approximately 500-acres in 3 unique neighborhoods of the planning area (west, east and south). Over the course of 2016 to now, the project team has been working closely with the Planning Commission, City Council, property owners, citizens,

developers, home builders and planning consultants on the numerous elements of the Frog Pond West Master Plan. The subject property for the Master Plan is the approximately 180-acre area located generally west of Stafford Road and north of Boeckman Road within the Urban Growth Boundary.

**EXECUTIVE SUMMARY:** The purpose of the Master Plan is to: establish the overall vision for the neighborhood; illustrate and define neighborhood specific plans and requirements for land use, streets, pedestrian connections, bike routes, parks, open spaces and natural resource areas; describe and illustrate the City’s expectations for high-quality architectural and community design; serve as the guide for coordinating individual developments and public realm improvements into a cohesive whole; and provide implementation strategies for land use regulation and infrastructure funding.

Building from the November 2015 adopted Frog Pond Area Plan, the Frog Pond West Master Plan and implementing amendments will build upon the vision established in the Area Plan for the Frog Pond West Neighborhood. The amendments include:

- Amendment to the Comprehensive Plan Map to add the ‘Residential Neighborhood’ and ‘Public Facilities’ designations.
- Amendments to the text of the Wilsonville Comprehensive Plan to implement the Frog Pond West Master Plan.
- Amendment to the Significant Resource Overlay Zone (SROZ) Map to incorporate the Willow Creek drainage.
- Adoption of the Frog Pond West Master Plan as a supporting document of the Comprehensive Plan.
- Amendments to the Wilsonville Planning and Land Development Ordinance (Development Code) creating the Residential Neighborhood (RN) Zone as well as supporting amendments to the text of the Code incorporating the new RN zone.

**EXPECTED RESULTS:** Adoption of the Frog Pond West Master Plan will set the stage for the next generation of great Wilsonville neighborhoods.

**TIMELINE:** The Planning Commission is scheduled to hold the first public hearing on the Frog Pond West Master Plan on March 8<sup>th</sup>. A tentative Council hearing date has been set for April 17<sup>th</sup> pending completion of the infrastructure funding plan.

**CURRENT YEAR BUDGET IMPACTS:** The Frog Pond Master Plan is largely a grant funded project, with funds being provided by Metro’s Community Planning and Development Grant program.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by:      Date:

**LEGAL REVIEW / COMMENT:**

Reviewed by:      Date:

**COMMUNITY INVOLVEMENT PROCESS:** Throughout the worksession process on the

Master Plan there has been excellent collaboration between the project team, the Commission and interested parties. This collaboration has allowed for vetting of many issues resulting in the draft Master Plan document that has been produced. To date, there have been 10 work sessions with the Planning Commission on the Master Plan. As the project enters the public hearing phase, there will be additional opportunities for community involvement.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY** (businesses, neighborhoods, protected and other groups): The creation of a new neighborhood in the Frog Pond West area will provide citizens with new housing choices as well as a future school, parks, trails and open spaces.

**ALTERNATIVES:** The Concept Plan (also known as the Frog Pond Area Plan) process included many alternatives. The Master Plan is honing in and refining the adopted concepts contained in the Area Plan. The Commission can continue the hearing or make a recommendation with or without modifications.

**CITY MANAGER COMMENT:**

**EXHIBITS:**

- A. Frog Pond Area Plan and Technical Appendices (2015)
- B. Frog Pond West Master Plan (2017)
- C. Frog Pond West Master Plan Comprehensive Plan Text Amendments
- D. Frog Pond West Master Plan Residential Neighborhood (RN) Zone Text
- E. Supporting Amendments to the Zoning Code Text
- F. Frog Pond West Master Plan Findings Report (includes Significant Resource Overlay Zone (SROZ) Economic, Social, Environment and Energy Analysis and February 27, 2017 DKS Associates Frog Pond West Master Plan – Transportation Planning Rule (TPR) Findings and Metro Urban Growth Management Functional Plan Title 11 Findings).
- G. Planning Commission Meeting Minutes
- H. City Council Meeting Minutes
- I. Citizen Input – testimony prior to public hearings
- J. Frog Pond West Master Plan Open House Summaries
- K. Draft Ordinance
- L. Boones Ferry Messenger Communications
- M. Planning Commission Index Record