

# FROG POND CROSSING

## 29-LOT SUBDIVISION IN FROG POND WEST

DRB Panel A Public Hearing

February 14, 2022

Presented by: Philip Bradford, Associate Planner



Exhibit A3 DB21-0036 through 0044



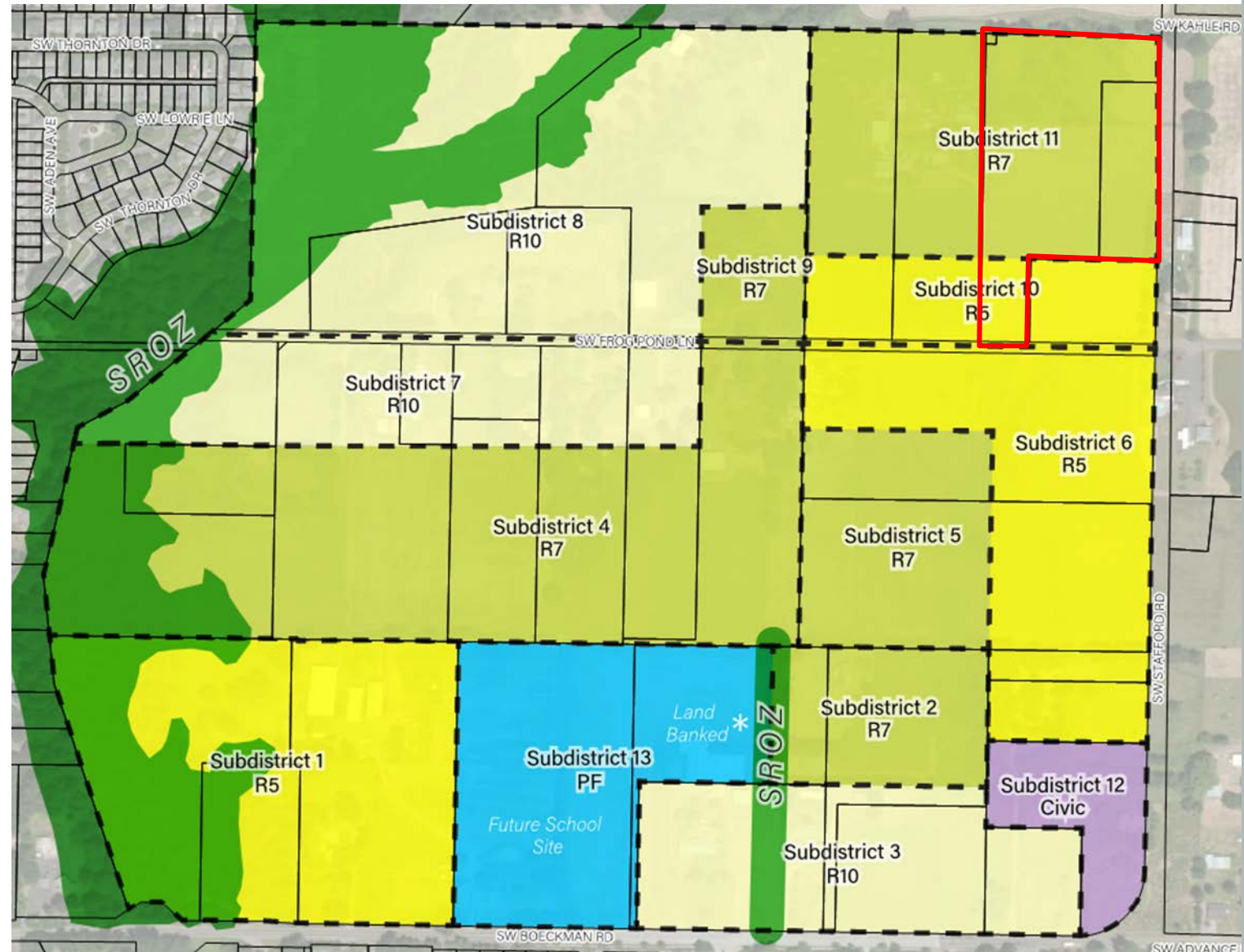
# Location





# Background

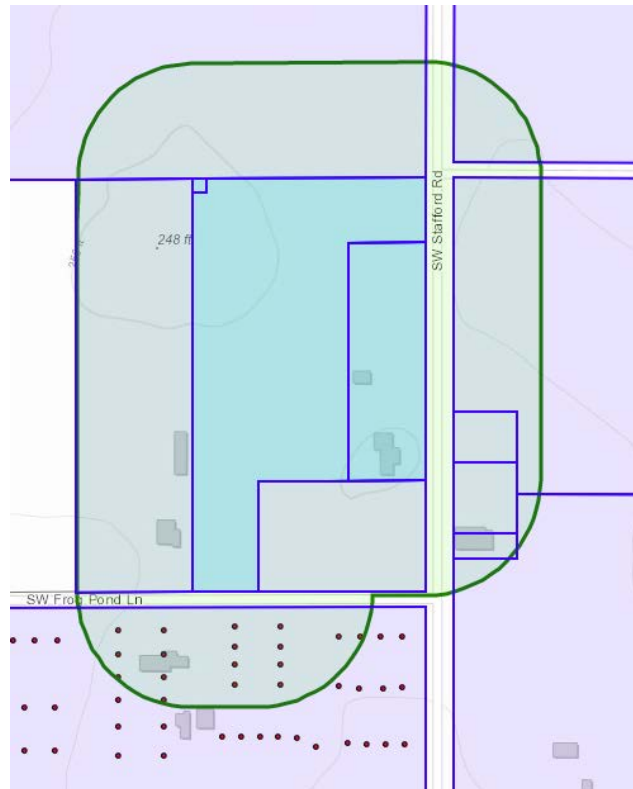
- 2015 Frog Pond Area Plan
- 2017 Frog Pond West Master Plan





# Noticing

- Standard noticing including extra information related to COVID-19
- No comments received





# List of Applications

## Recommendation to City Council:

- Annexation
- Zone Map Amendment

## Verify Compliance with Standards:

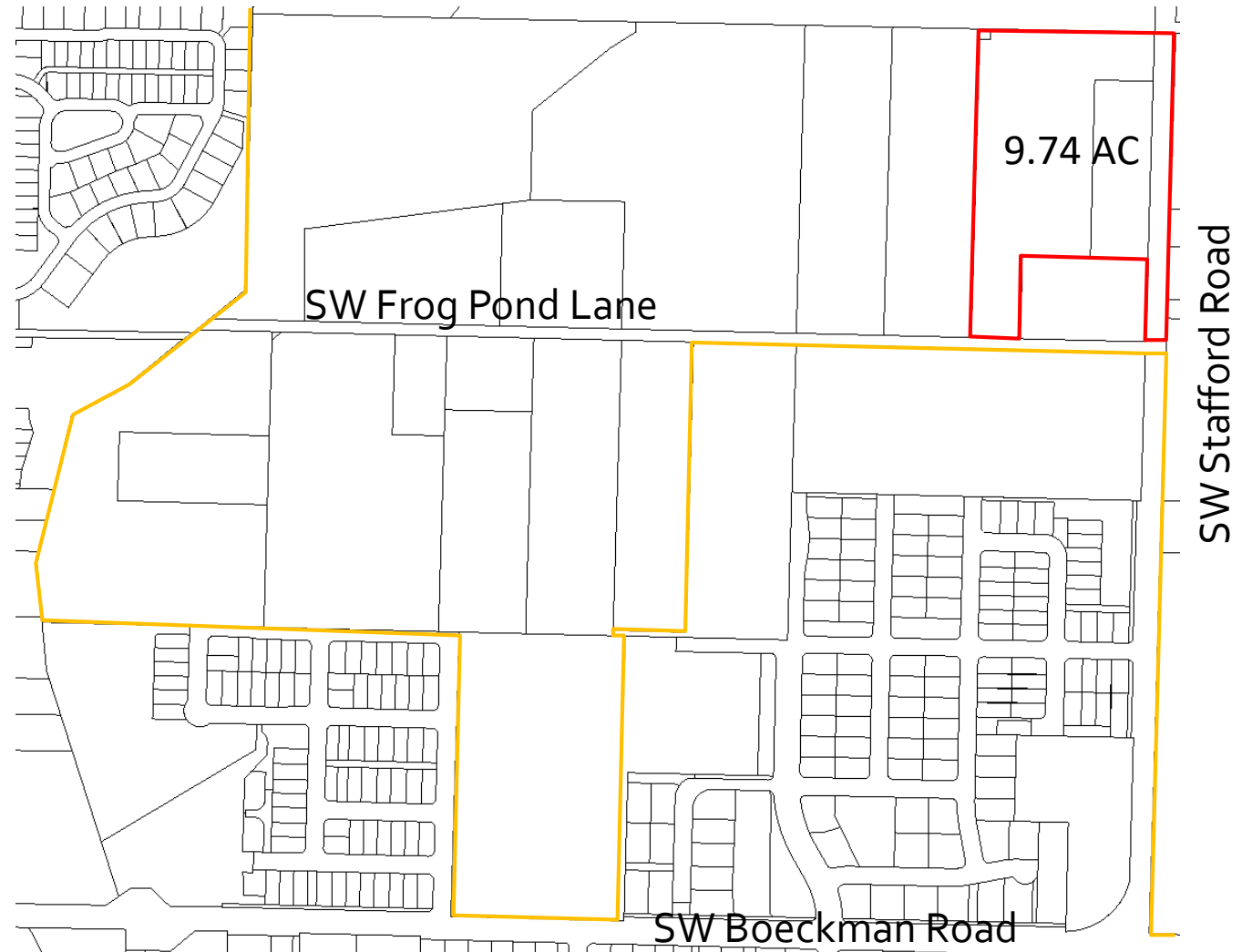
- Stage I Master Plan
- Stage II Final Plan
- Site Design Review of Parks and Open Space
- Tentative Subdivision Plat
- Type C Tree Removal Plan

## Discretionary Review:

- Waiver - Open Space Location
- Waiver - Minimum Street Frontage



# Annexation



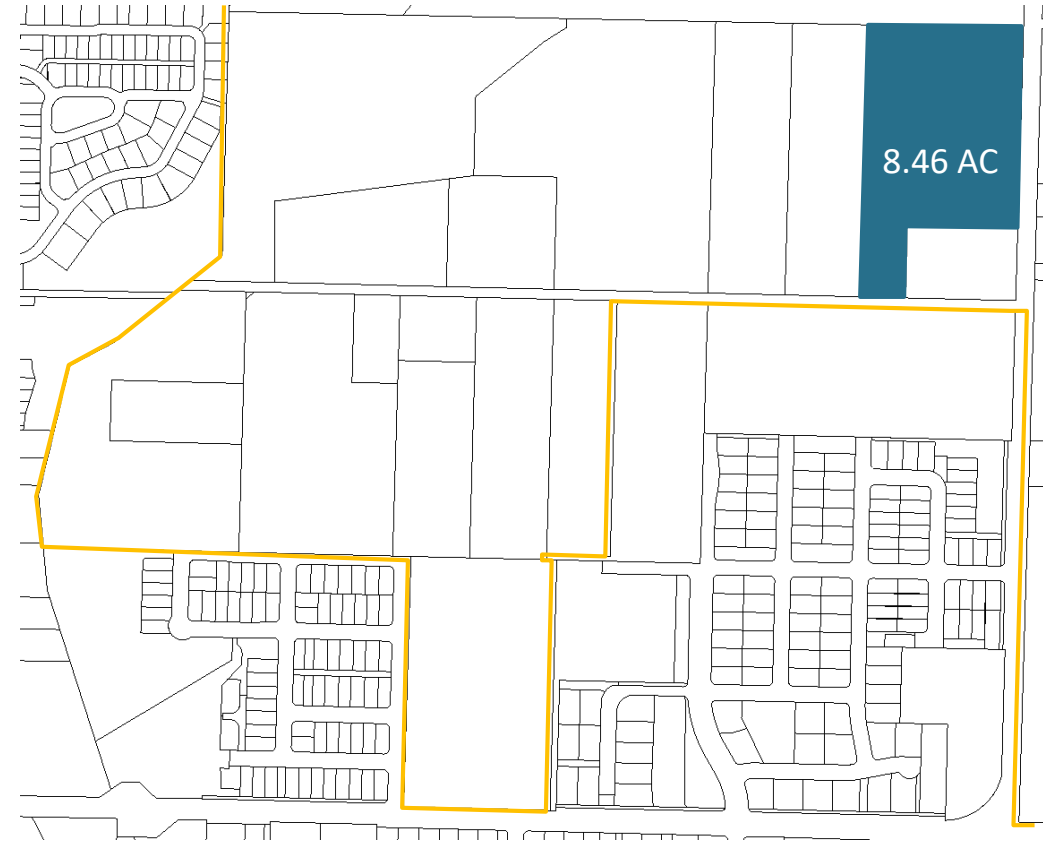


# Zone Map Amendment

RRFF-5 Clackamas County



Residential Neighborhood (RN)

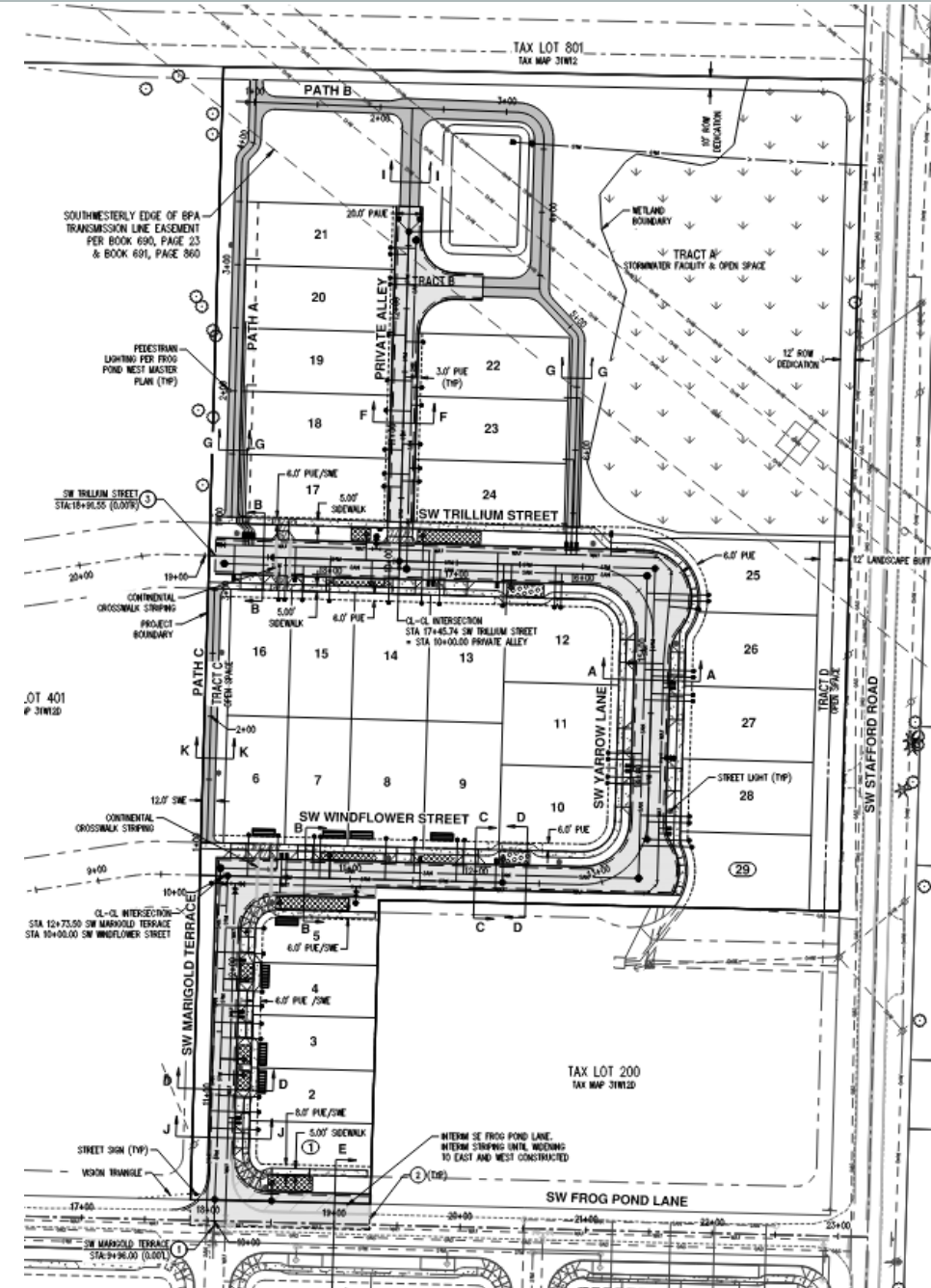




# Stage I Master Plan and Stage II Final Plan



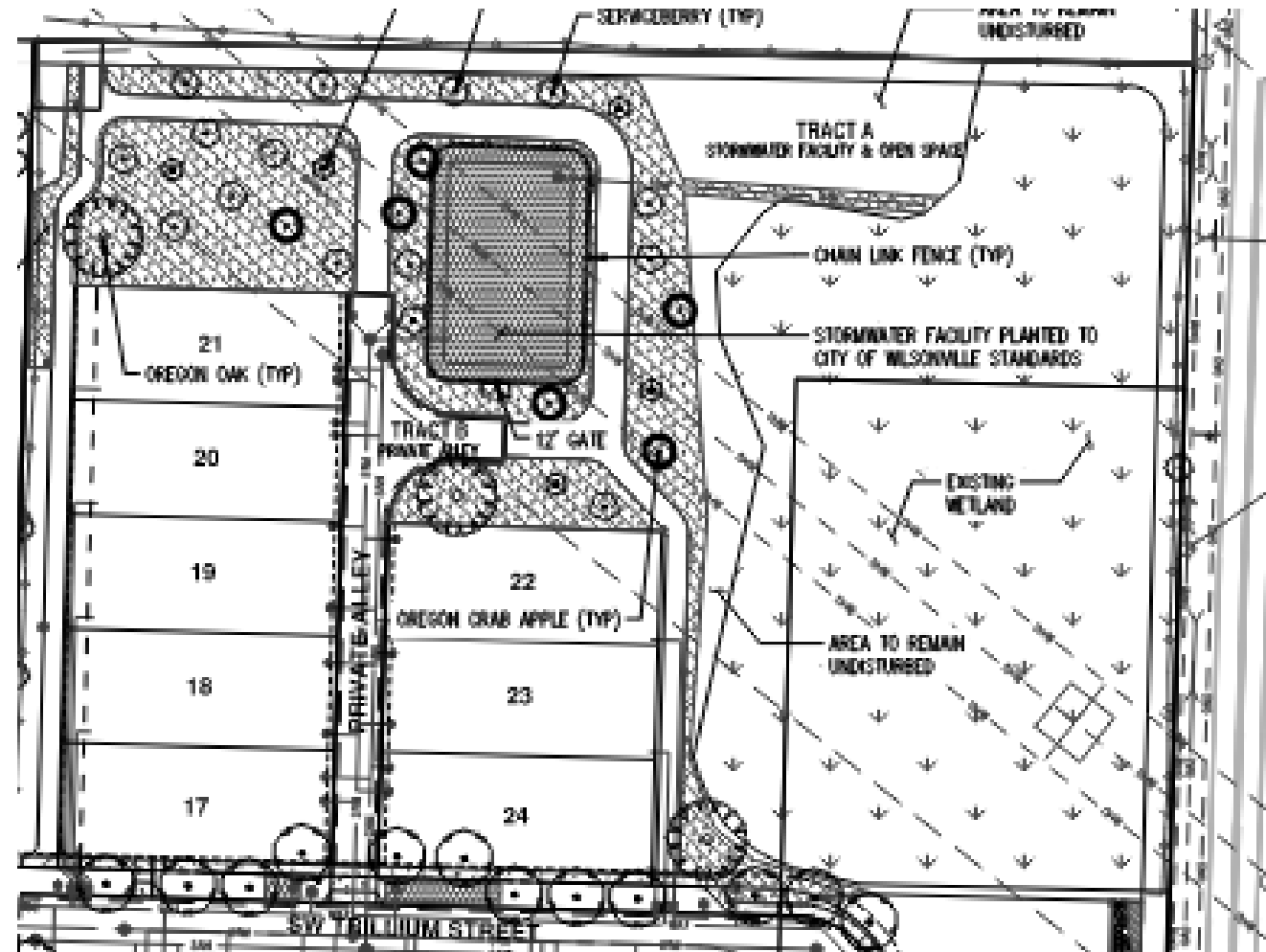
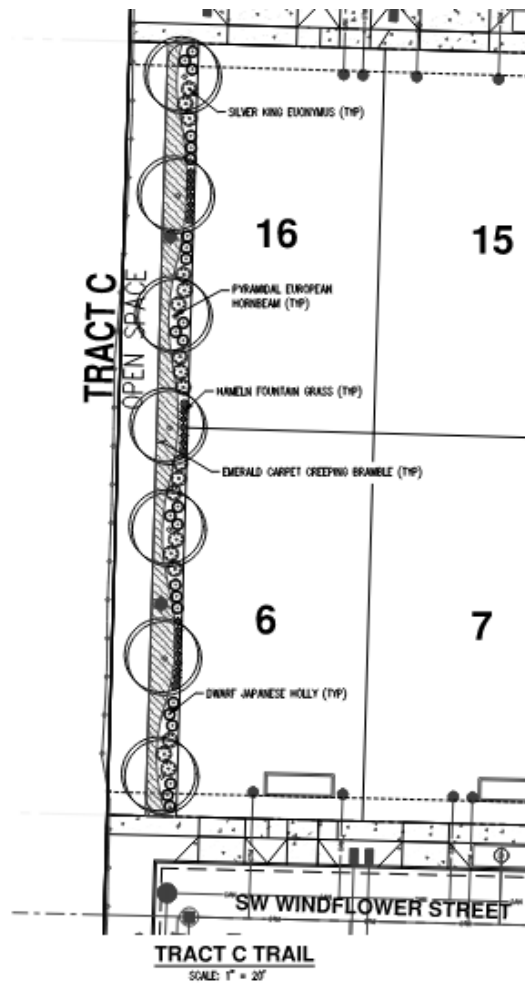
Subdistrict	Gross Subdistrict Area (acres), after subtracting out BPA easement	Gross Site Area (acres), after subtracting out BPA easement	Site % of Gross Subdistrict	Established Dwelling Unit Range for Subdistrict	Proportional Dwelling Unit Range for Site	Proposed Dwelling Units
10 – R-5	6.0	0.8	14%	30-38	4 – 5	5
11 – R-7	12.7	5.2	41%	46-58	19 – 24	24





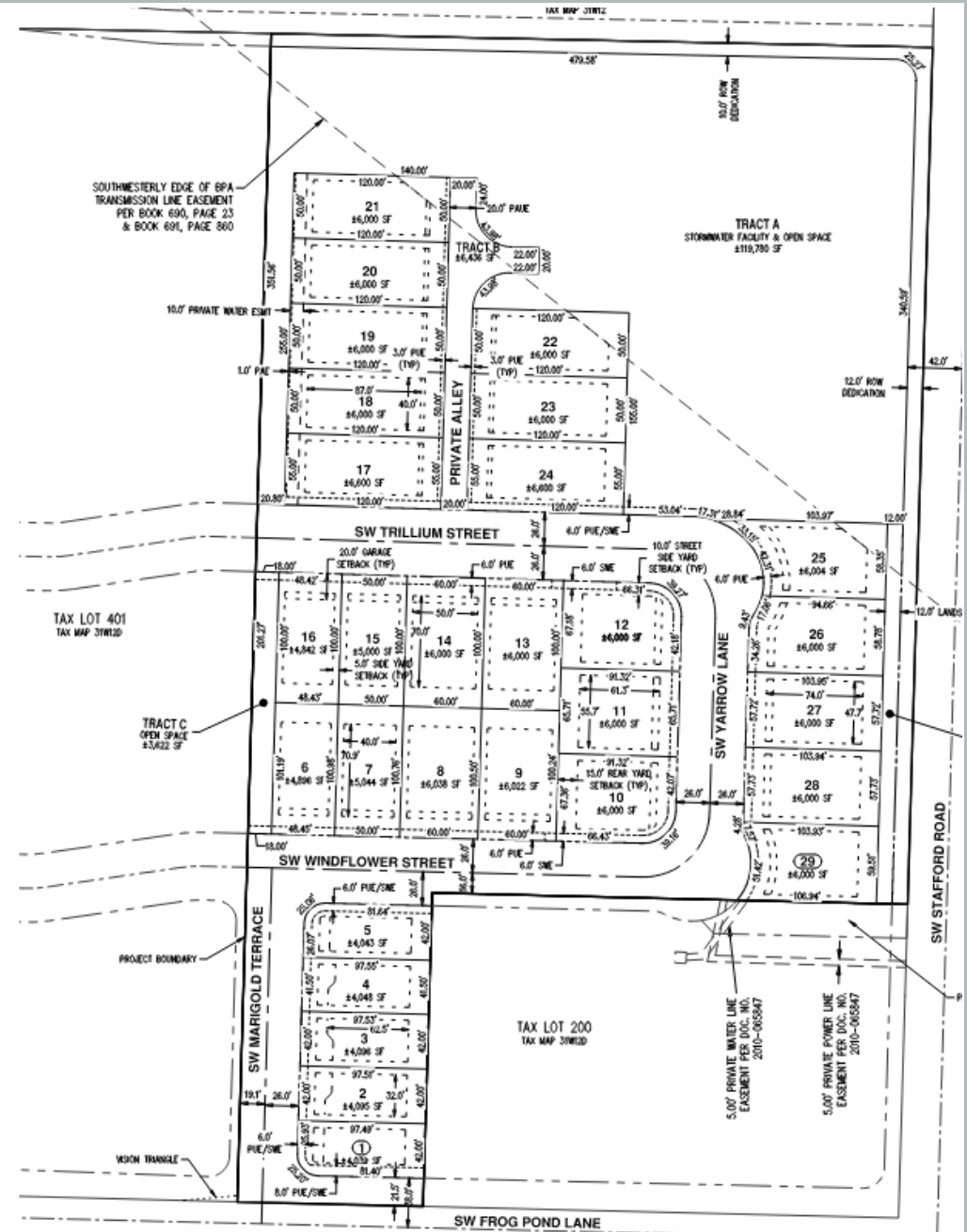


# Site Design Review



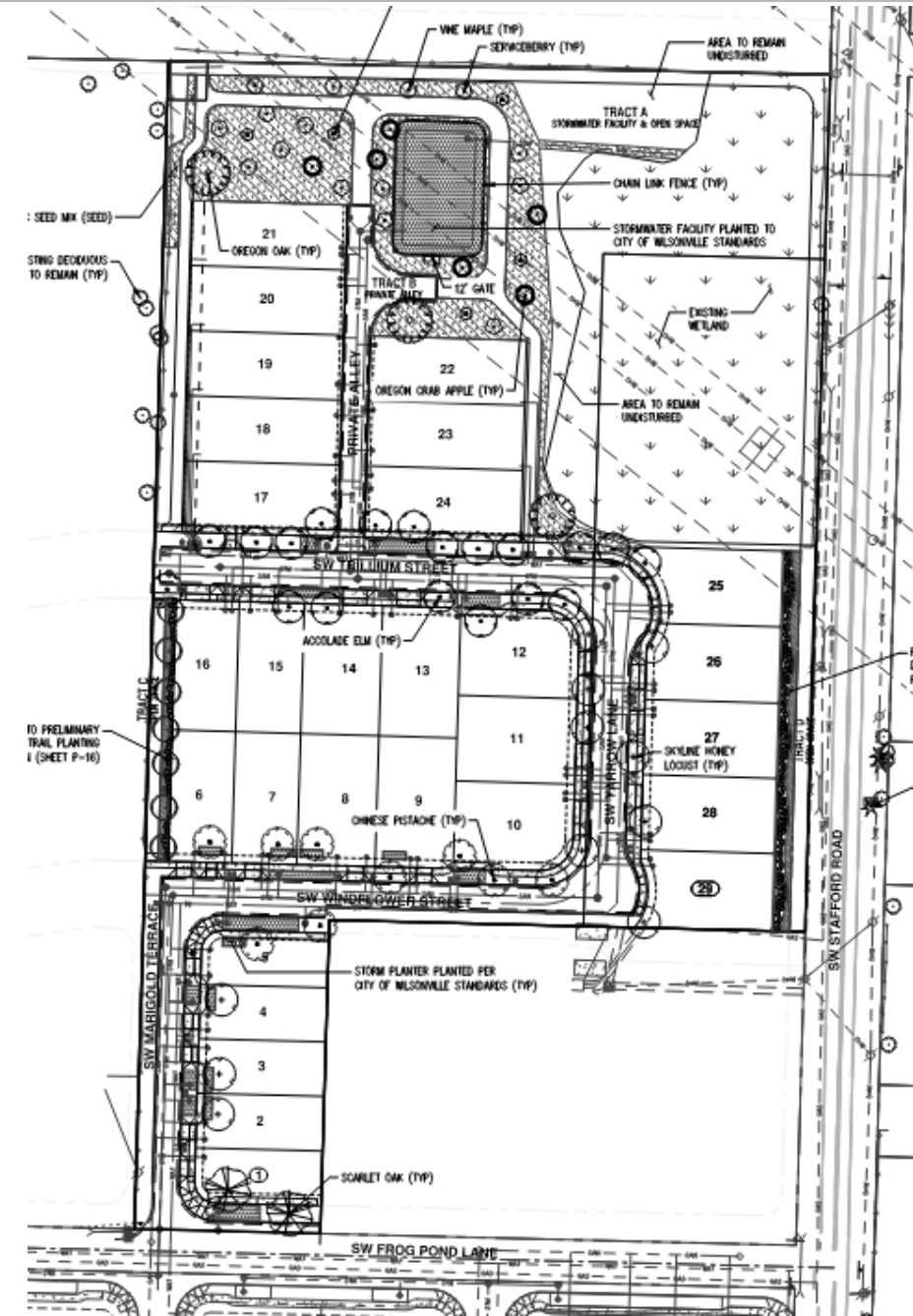
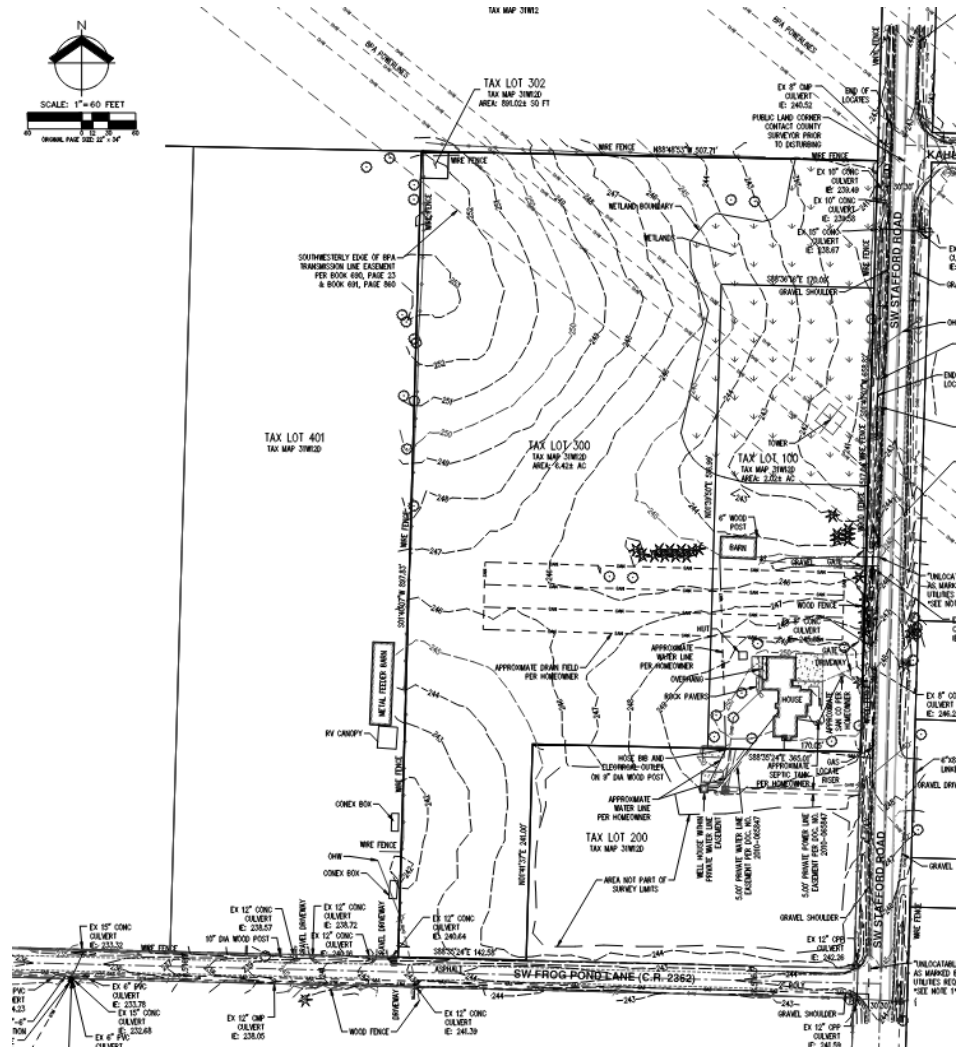


# Tentative Subdivision Plat





# Type C Tree Removal Plan





# Revisions to Conditions of Approval

- PDE 11 and corresponding Finding E26.
- PFD 9
- PFF 3



# Discretionary Review

- Waiver – Open Space Location
- Waiver – Minimum Street Frontage

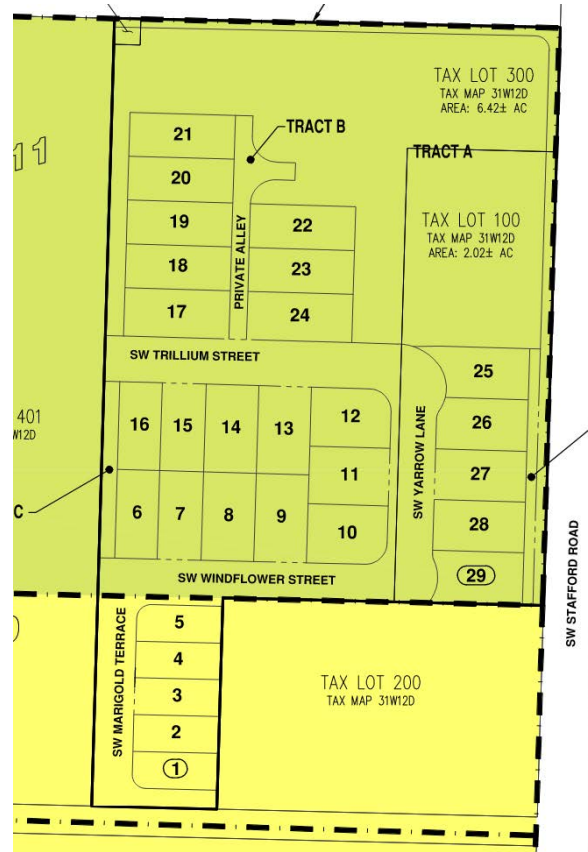


# Waiver Criteria

- The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.
- Standard being Waived: 4.127(.09)2.a.



# Waiver – Open Space Location





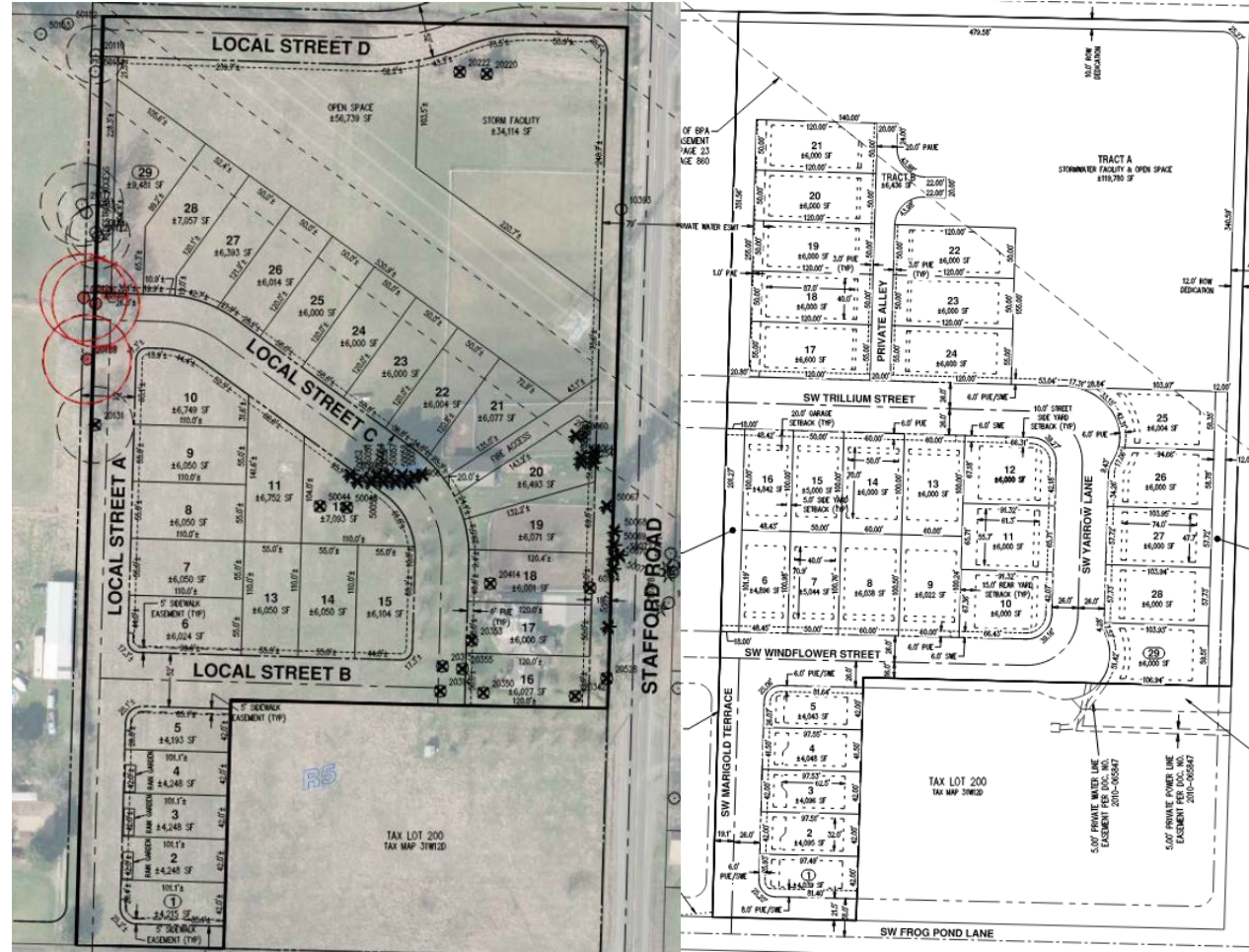
# Waiver Criteria – Street Frontage

- Criteria reflect Purpose and Objectives of Subsection 4.140 (.01) B.:
  - Take advantage of functional land use design
  - Produce development equal to or better than that resulting from traditional lot land use development
  - Permit flexibility of design
- Standard being Waived: 4.127(.08) Lot Development Standards





# Waiver – Minimum Street Frontage





# New Exhibits

- C4 – ODOT Comments and City Response
- A4 – Staff Memo to DRB



# Discussion