

Frog Pond Oaks 41-Lot Subdivision Frog Pond West

DRB Panel A Public Hearing

April 11, 2022

Presented by: Cindy Luxhoj AICP, Associate Planner

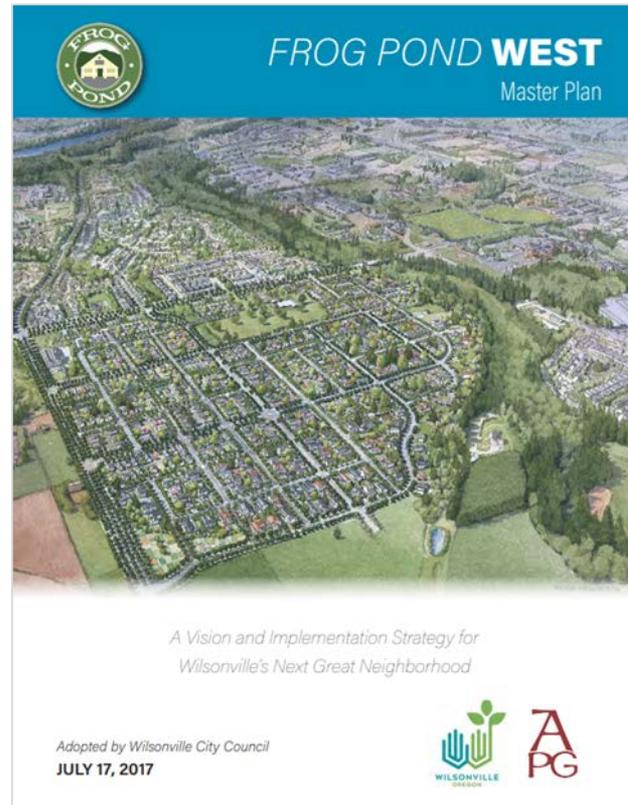
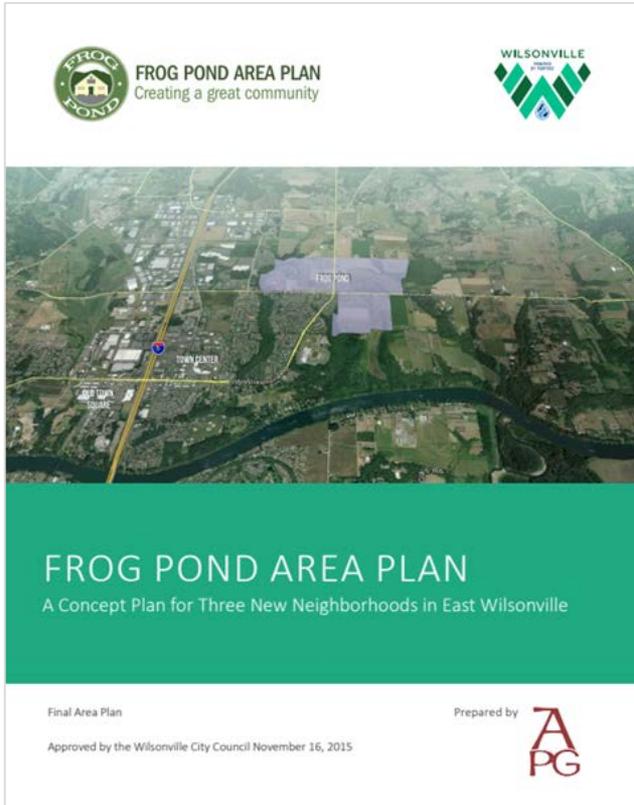


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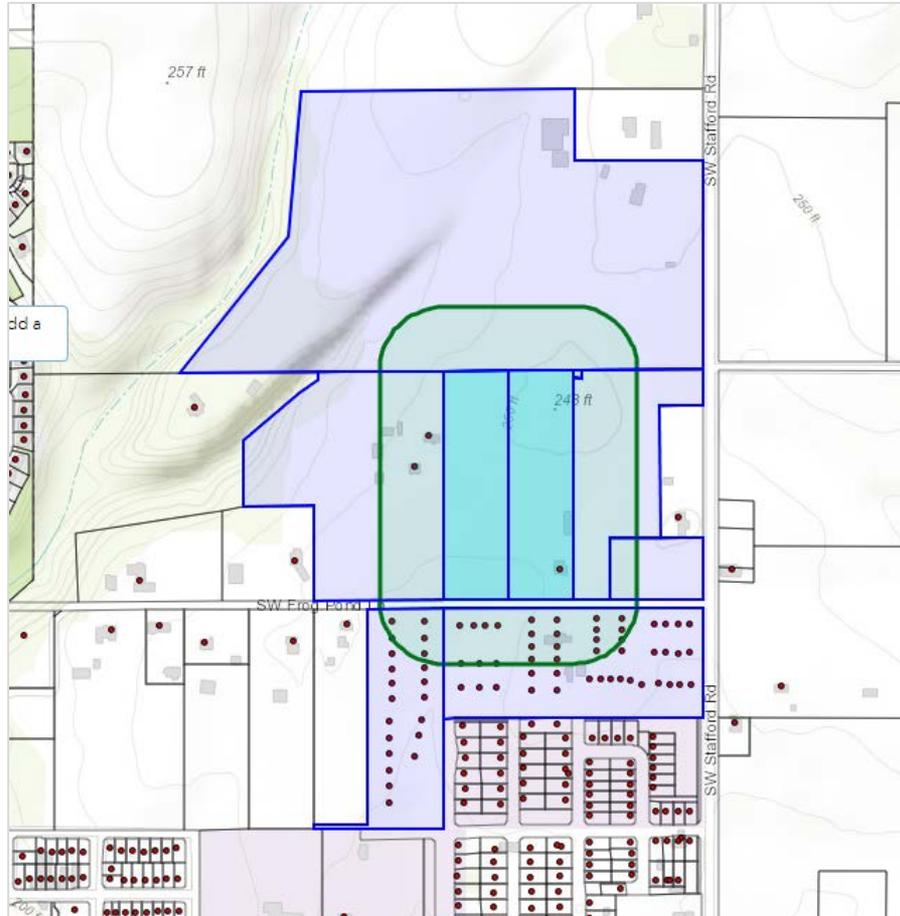
Location



Background



Noticing



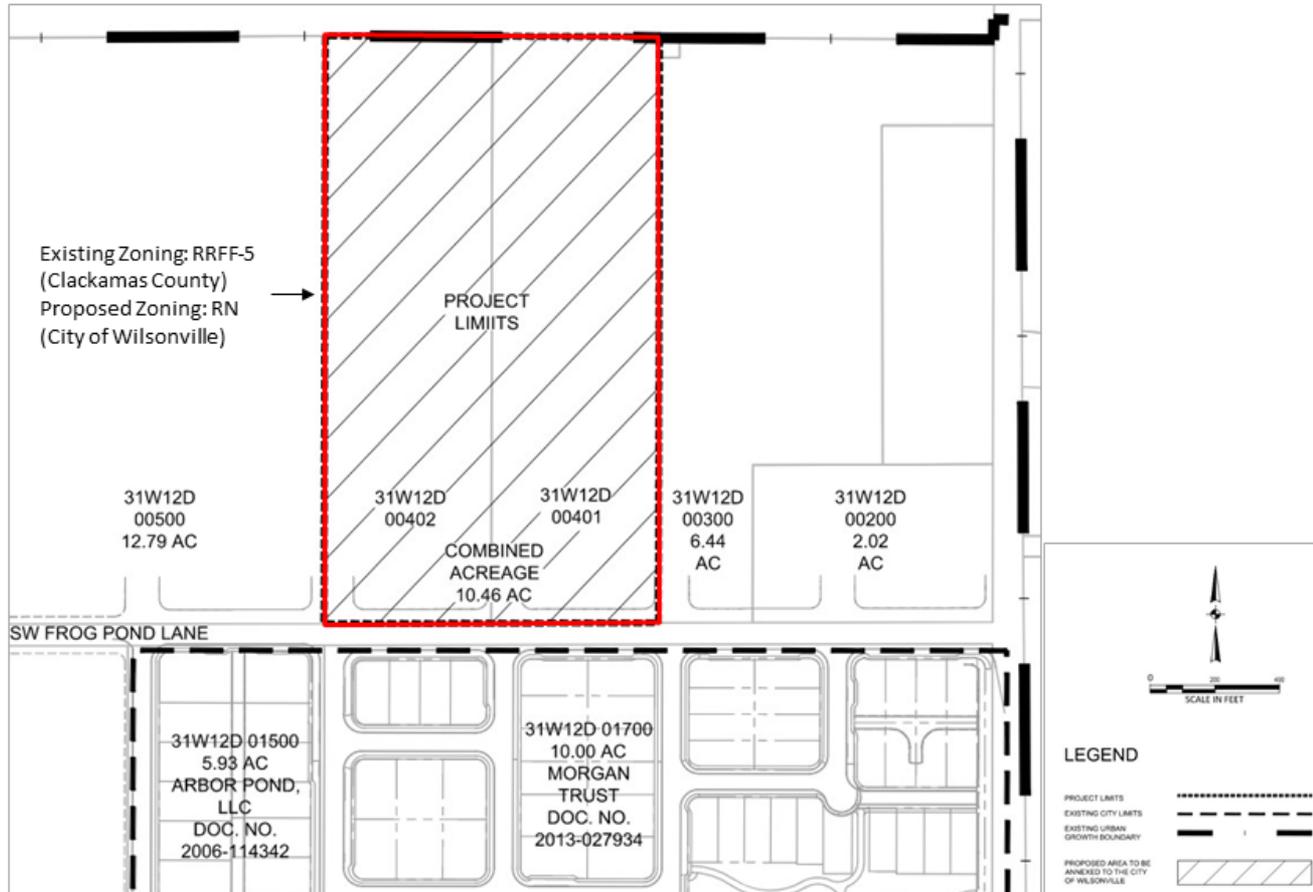
List of Applications

- Recommendation to City Council
 - Annexation (DB21-0072)
 - Zone Map Amendment (DB21-0073)
- Verifying Compliance with Clear & Objective Standards:
 - Stage I Preliminary Plan (DB21-0074)
 - Stage II Final Plan (DB21-0075)
 - Site Design Review of Parks and Open Space (DB21-0076)
 - Tentative Subdivision Plat (DB21-0077)
 - Type C Tree Plan (DB21-0078)
 - Abbreviated SROZ Map Verification (SI21-0005)
- Discretionary Review
 - Waiver (DB21-0079)

Annexation

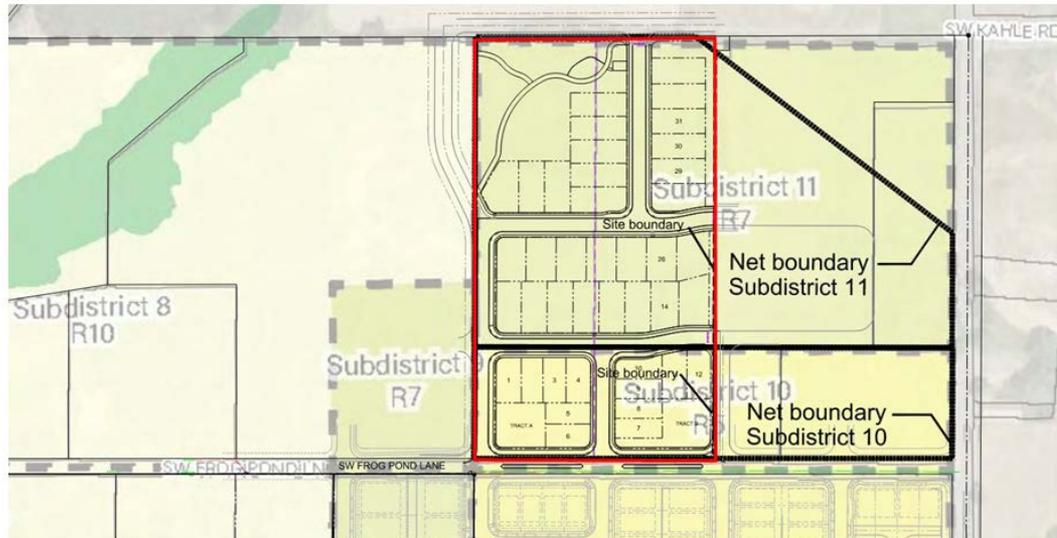


Zone Map Amendment



Stage I Preliminary Plan

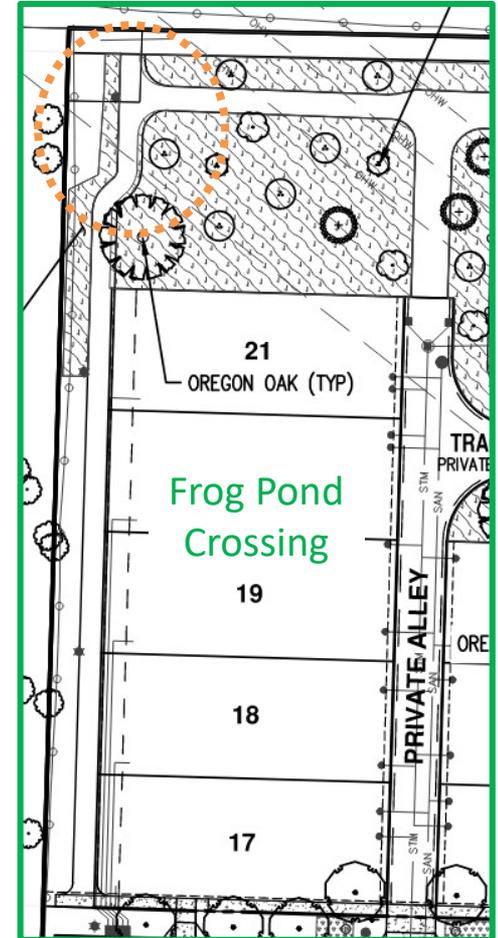
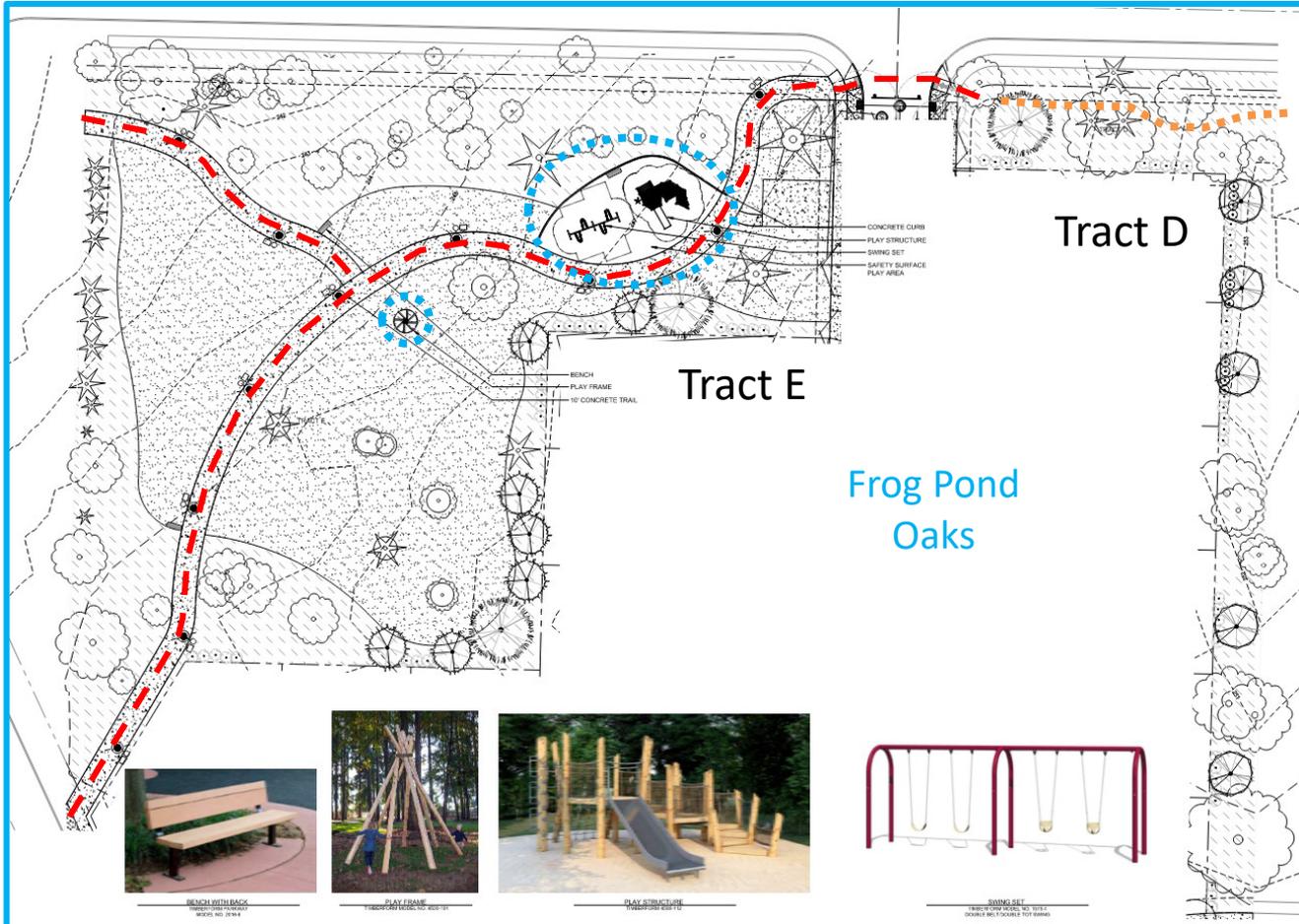
Sub-district and Land Use Designation	Gross Site Area (ac)	Percent of Sub-district	Established lot range for Sub-district	Lot Range for Site	Proposed Lots	Total lots within Sub-district - Approved and Proposed
10 – R-5	2.8	50.2%	30-38	15-19	12	5 Approved 12 Proposed 17 Total
11 – R-7	7.7	60.3%	46-58	28-35	29	24 Approved 29 Proposed 53 Total
Total	10.5			41-54	41	



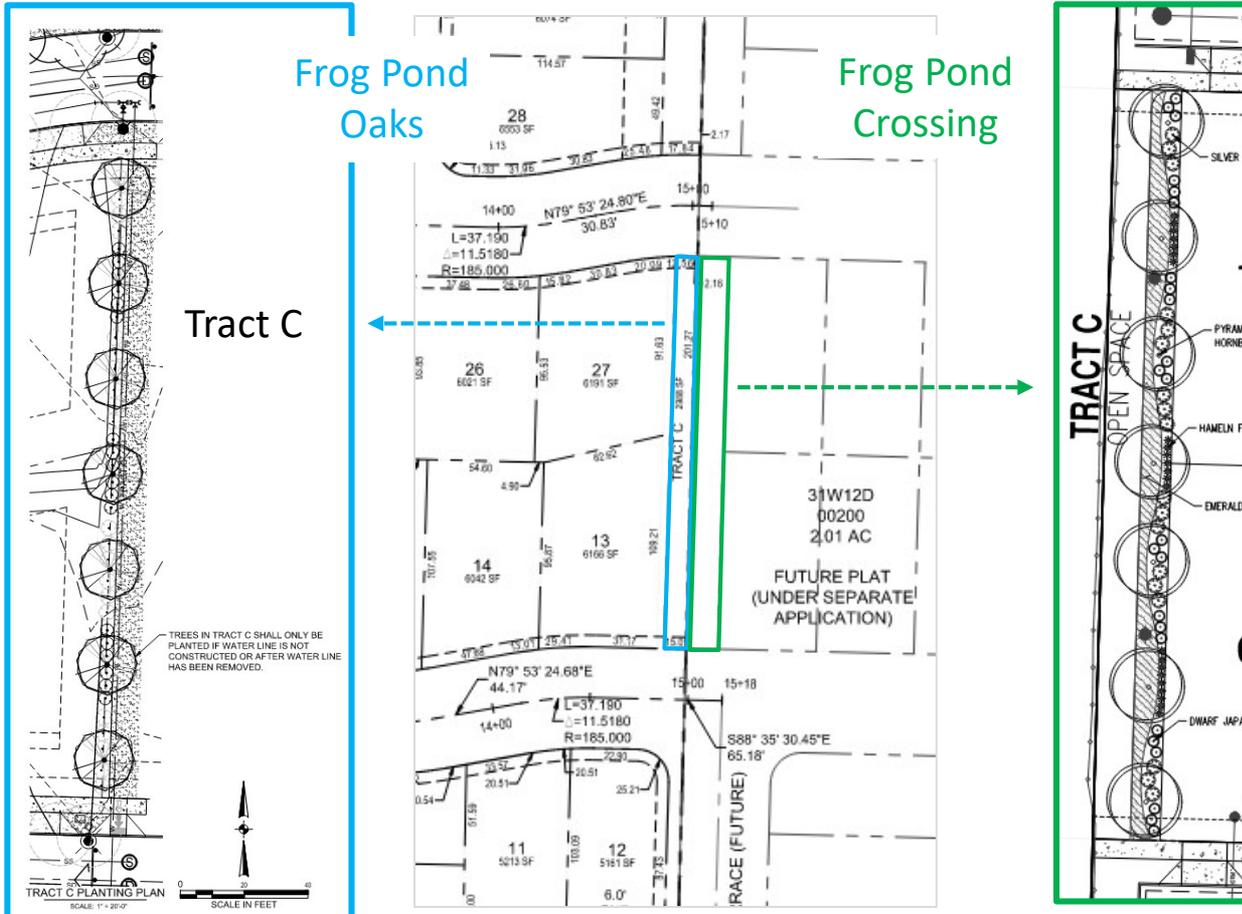
Stage II Final Plan



Site Design Review



Site Design Review

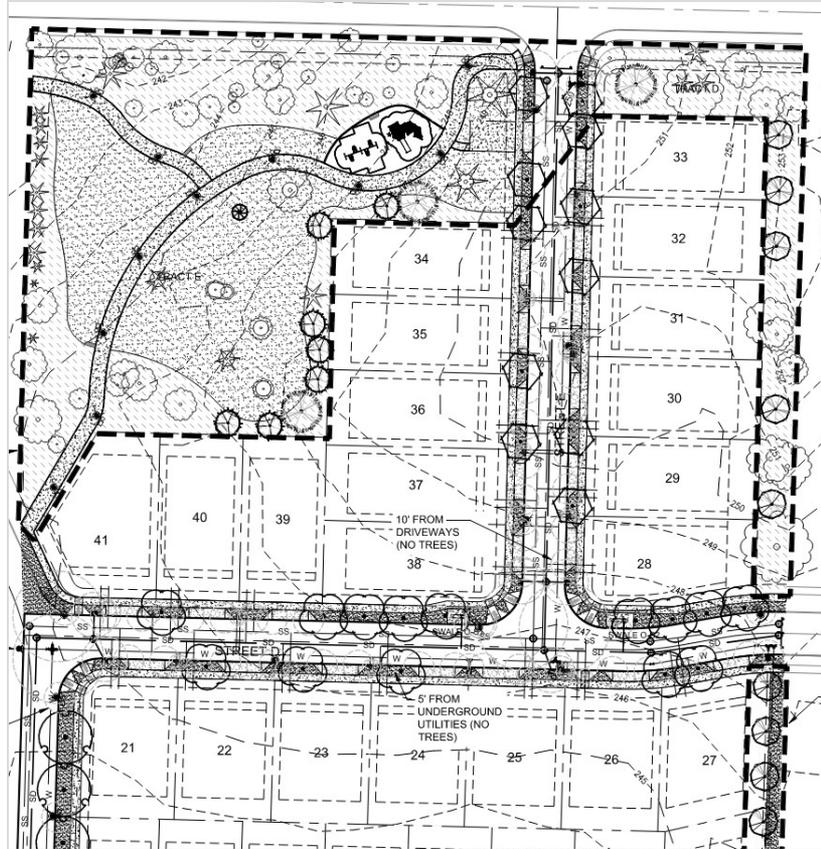


Tentative Subdivision Plat

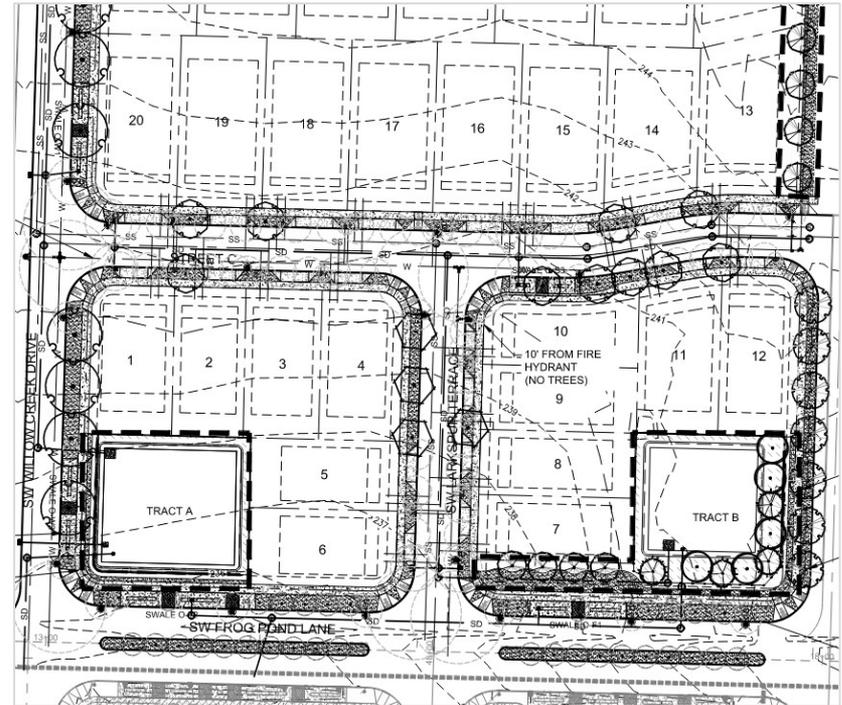


Type C Tree Removal Plan

Northern Part of Site

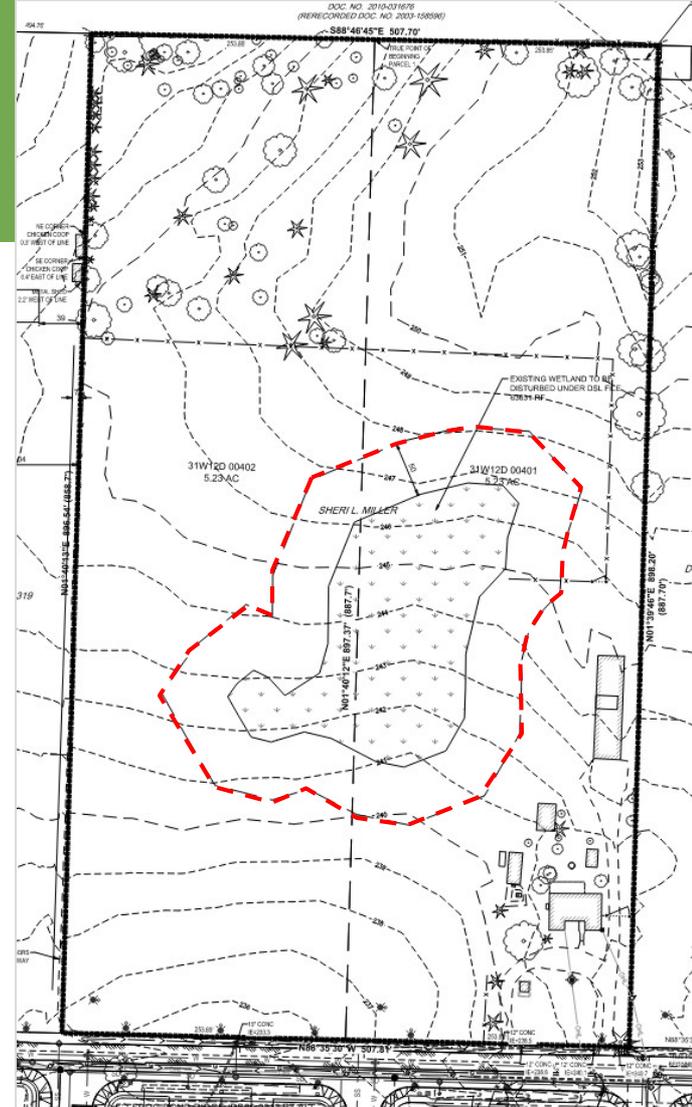


Southern Part of Site



Abbreviated SROZ Map Verification

- Detailed site analysis conducted by applicant
- City's Natural Resource Manager confirmed:
 - Wetland not deemed locally significant
 - No portions of site should be within SROZ boundary

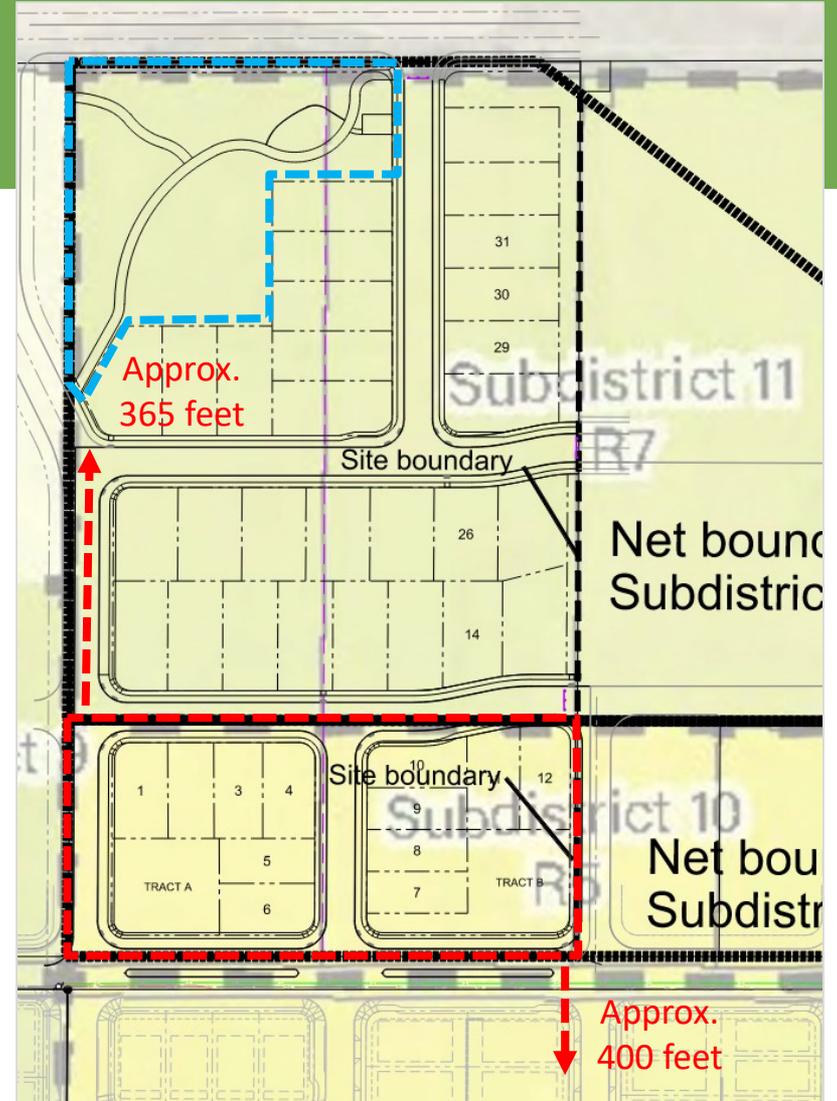


Discretionary Review

- Waiver related to R-5 Small Lot Sub-district open space location
- Requirement:
 - 10% of net developable area within sub-district in open space
 - 50% of open space to be usable
- Factors considered for waiver or reduction:
 - Walking distance to usable open space within 500 ft
 - Amount and type of open space within 500 ft

Waiver

Open Space is R-5 Small Lot Sub-district	Required	Proposed
Proposed Net Developable Area in Small Lot Sub-district 10	Not applicable	2.76 ac (120,252 sf)
Minimum Open Space	10% (12,052 sf)	67% (80,230 sf)
Minimum Usable Open Space	50% (6,013 sf)	569% (68,470 sf)
Compliance Notes		Standard is met through waiver request



Modified Condition of Approval PDE 10

- PDE 10. **Prior to issuance of any Public Works permits:** Consistent with the Frog Pond West Master Plan, which includes a Public Lighting Plan and recommended lighting plan hierarchy, and recommends that pedestrian connections, trailheads and paths be uniformly illuminated to define a hierarchy of travel routes, and that such illumination follow the Public Works Standards for Shared-Use Path Lighting, the applicant shall, in consultation with the City Engineer, determine if additional pedestrian-scale lighting is warranted along the pathways in Tracts C, D and E and ~~install~~ include any warranted lighting in compliance with these standards in the Public Works plans. See Finding E25.

Modified Condition of Approval PFD 7

- **PFD 7. Prior to Issuance of Public Works Permit:** A final stormwater report shall be submitted for review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the stormwater system design criteria and treatment and flow control requirements of the 2015 Stormwater & Surface Water Design and Construction Standards (Section 3 – Public Works Standards). The draft stormwater report shows a portion of the pre-development flows from the site drain ~~to the southeast toward Willow Creek, however, some of those post-development flows are proposed to drain~~ offsite to the northwest toward ~~the~~ Boeckman Creek drainage basin, however, some of that area's post-development flows are proposed to drain to the southwest through the proposed on-site stormwater management facilities and discharge to the Willow Creek drainage basin. Post-development flows are required to drain in the direction of pre-development flows. The final stormwater report shall be revised so that post-development flows drain in the direction of pre-development flows. Additional LID stormwater facilities may be required to meet the water quality and flow control requirements.

Discussion



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