

Frog Pond Terrace 19-Lot Subdivision Frog Pond West

DRB Panel B Public Hearing

August 22, 2022

Presented by: Cindy Luxhoj AICP, Associate Planner

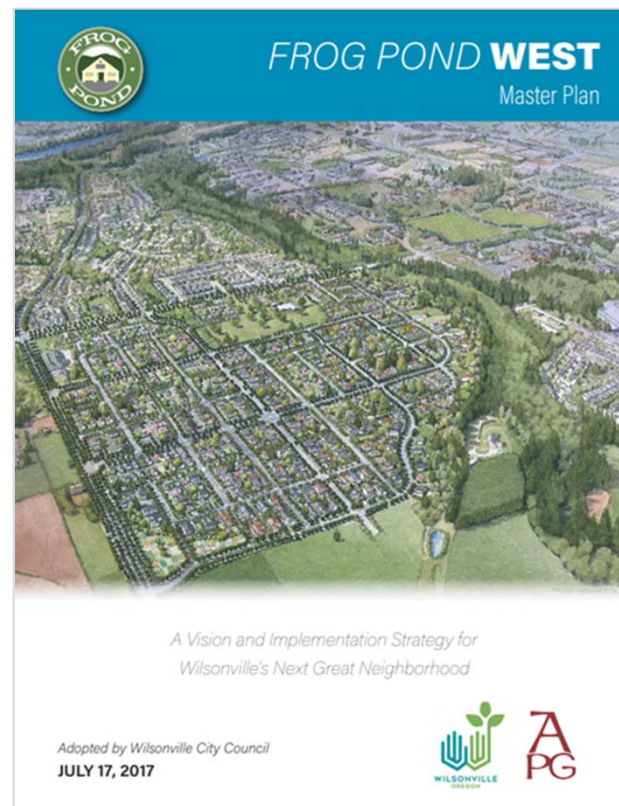
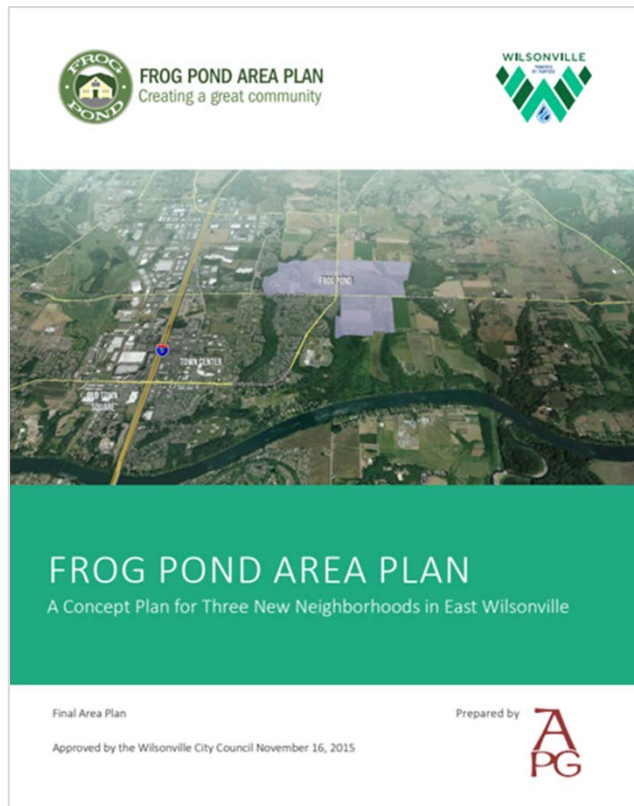


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OREGON

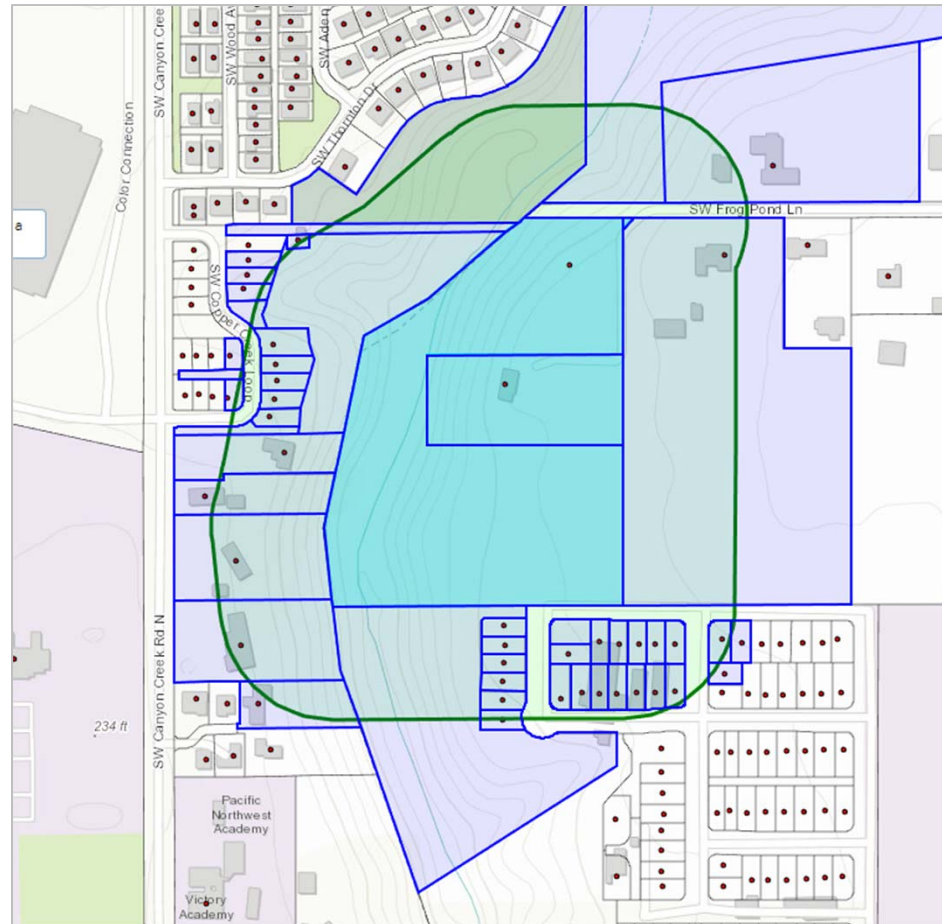
Location



Background



Noticing



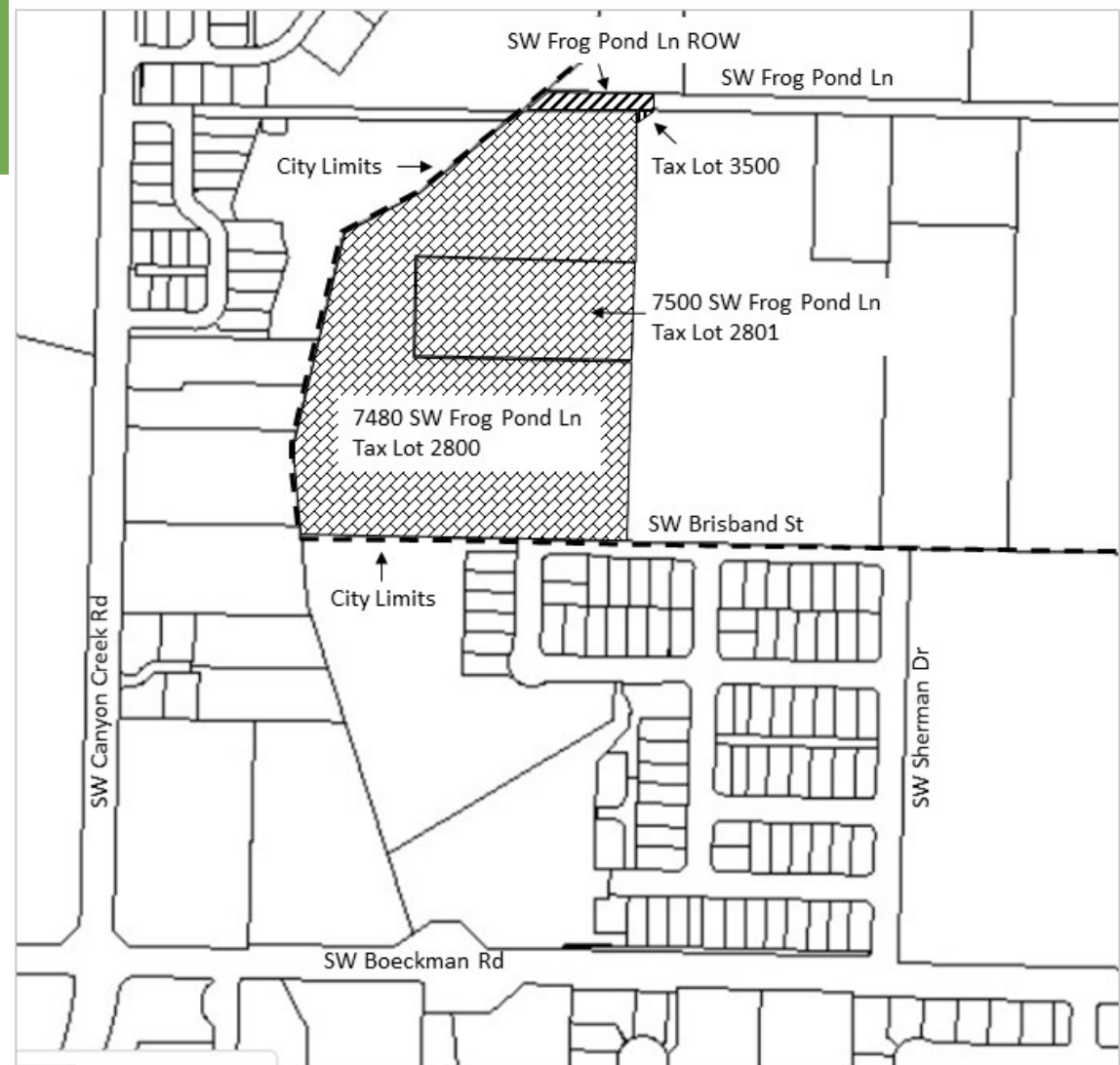
List of Applications for DB22-0003

- Recommendation to City Council
 - Annexation (ANNX22-0002)
 - Zone Map Amendment (ZONE22-0003)
- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG122-0003)
 - Stage 2 Final Plan (STG222-0003)
 - Site Design Review of Parks and Open Space (SDR22-0003)
 - Tentative Subdivision Plat (SUBD22-0002)
 - Type C Tree Removal Plan (TPLN22-0002)
 - Abbreviated SROZ Map Verification (SROZ22-0005)
 - Abbreviated SRIR Review (SRIR22-0003)
- Discretionary Review
 - No applications



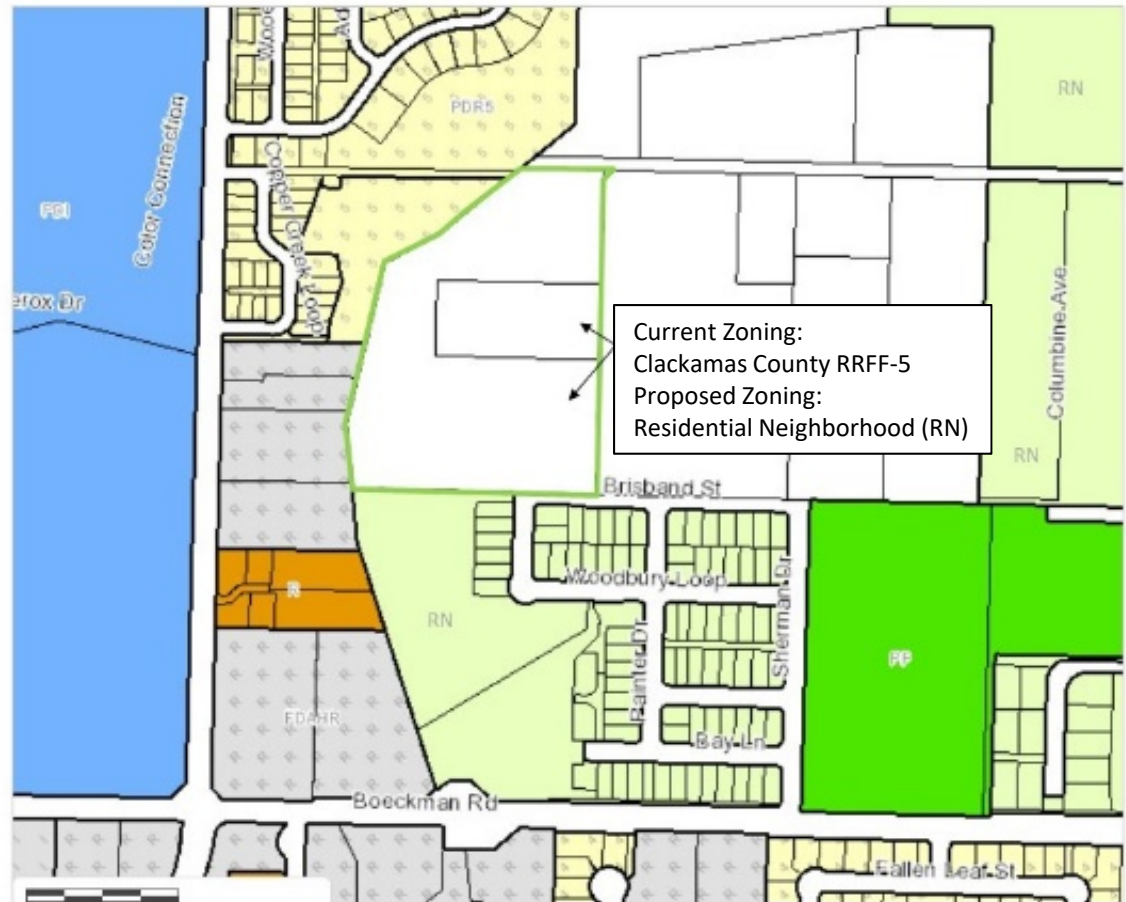
Annexation

- TLID 2800, 2801, 3500
- Portion of SW Frog Pond Lane ROW
- 11.17 acres

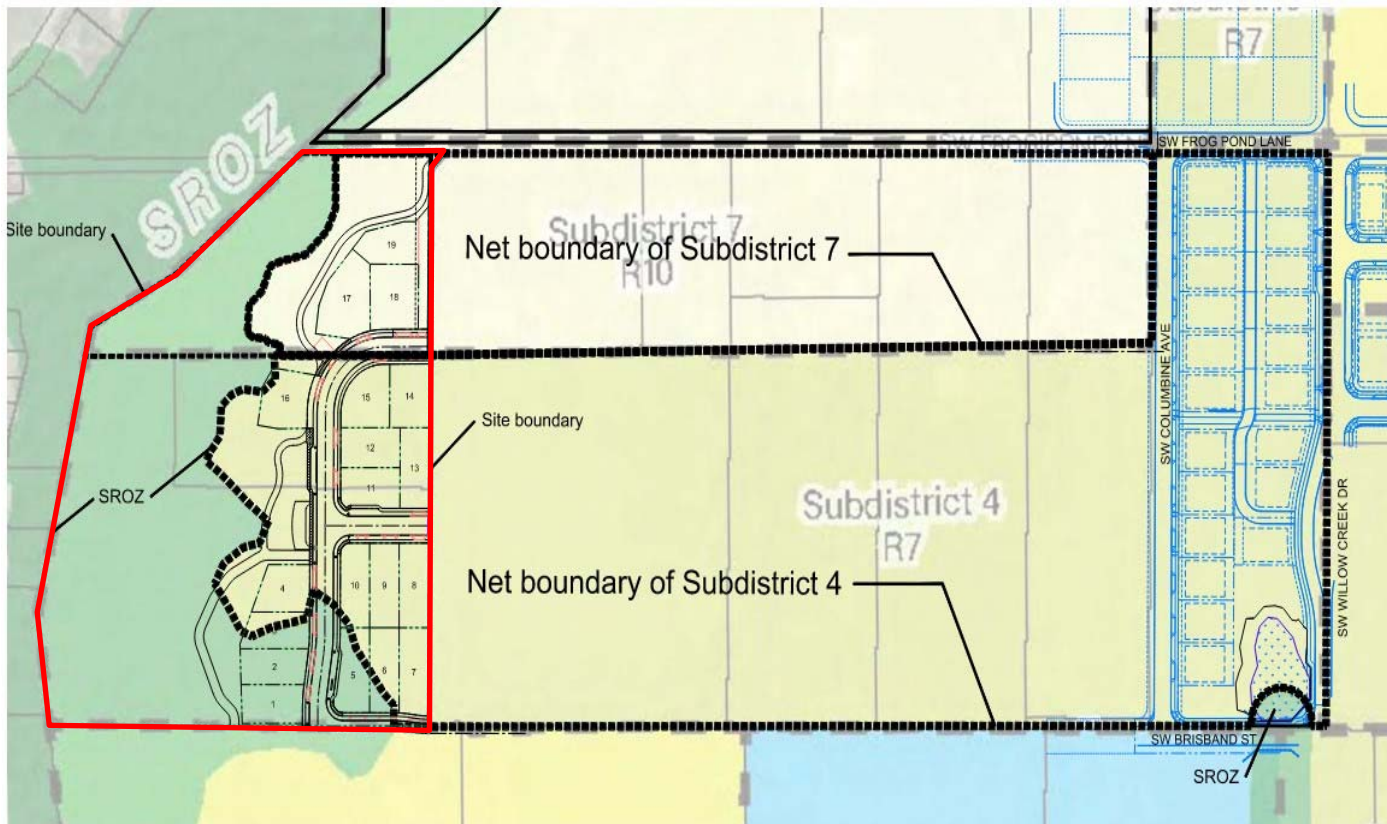


Zone Map Amendment

- TLID 2800, 2801, 3500
- 10.94 acres
- RRFF-5 to RN



Stage 1 Preliminary Plan



Stage 1 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 |
|---------------------------------------|----------------------|-------------------------|--|--------------------|---------------|--|
| 4 – R-7 | 3.4 | 13.5% | 86-107 | 12-14 | 16 | 32 Approved 16 Proposed 48 Total |
| 7 – R-10 | 1.6 | 16.4% | 24-30 | 4-5 | 3 | 5 Approved 3 Proposed 8 Total |
| Total | 5.0 | | | 16-19 | 19 | |



Site Design Review

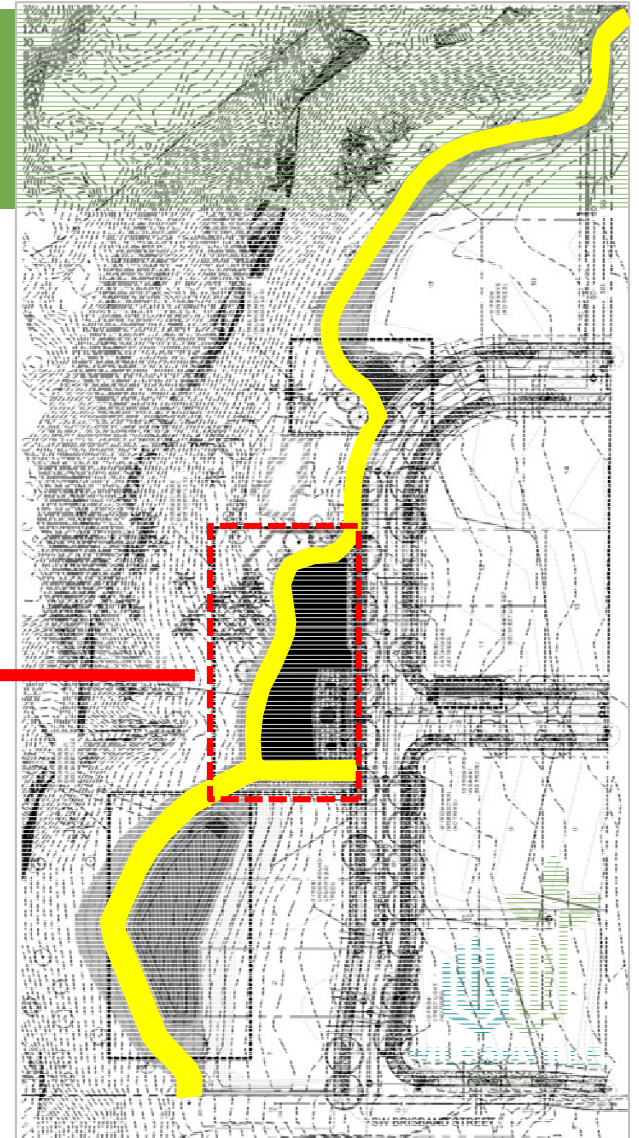
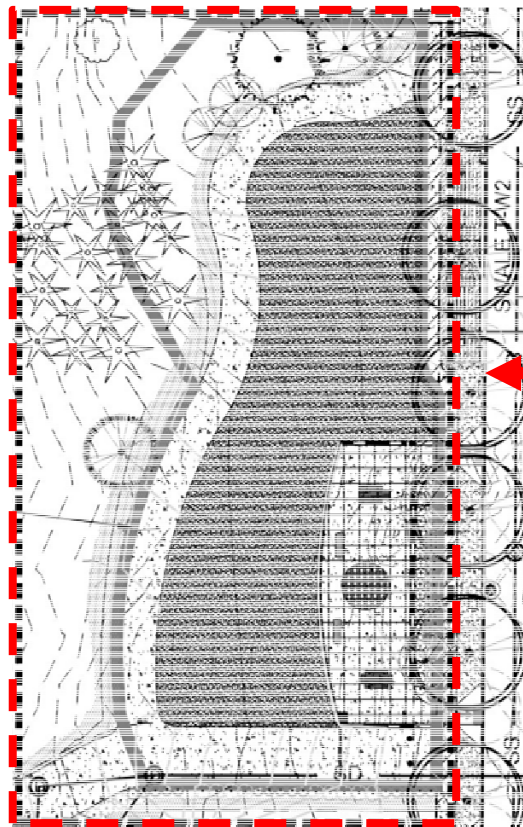


EXAMPLE OF STAMPED CONCRETE
SCALE: NTS

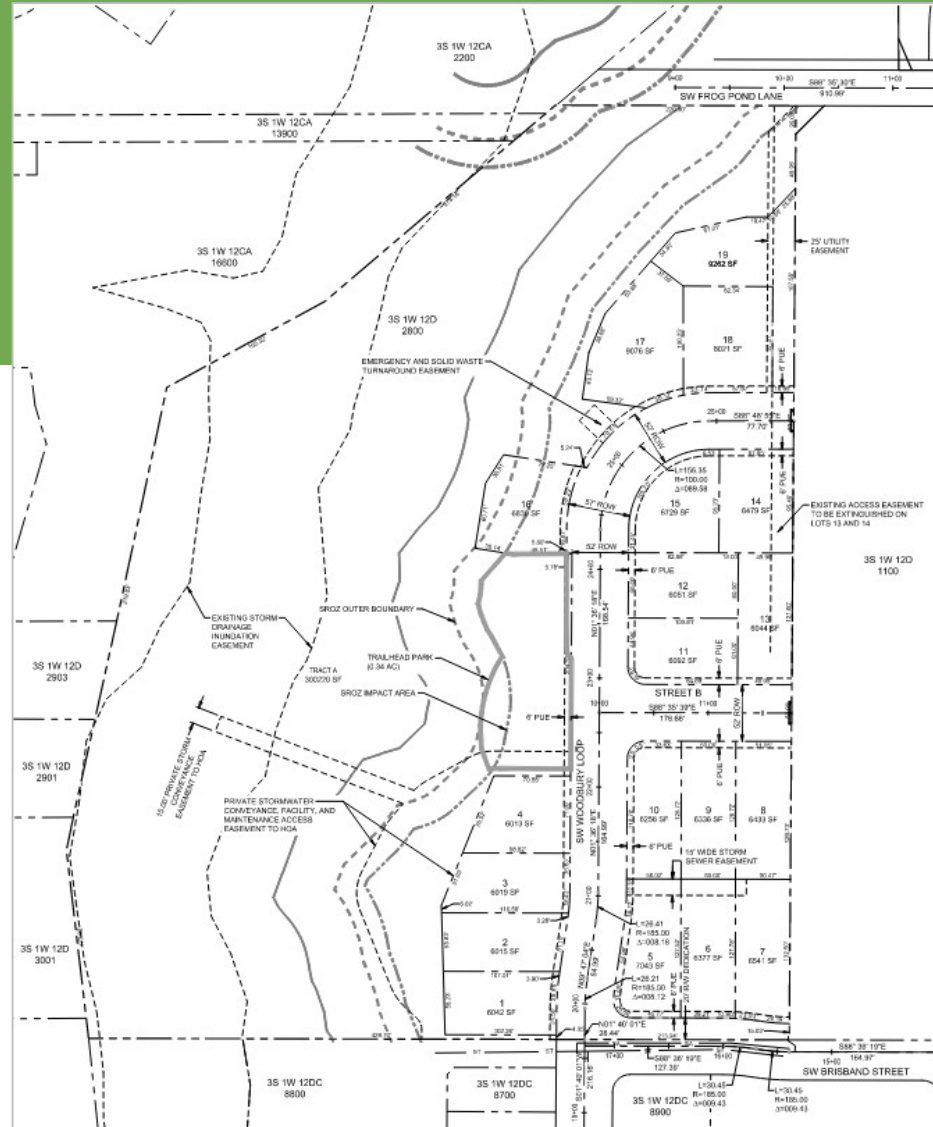


TERRACE VIEW
SCALE: NTS

Proposed Trailhead Park

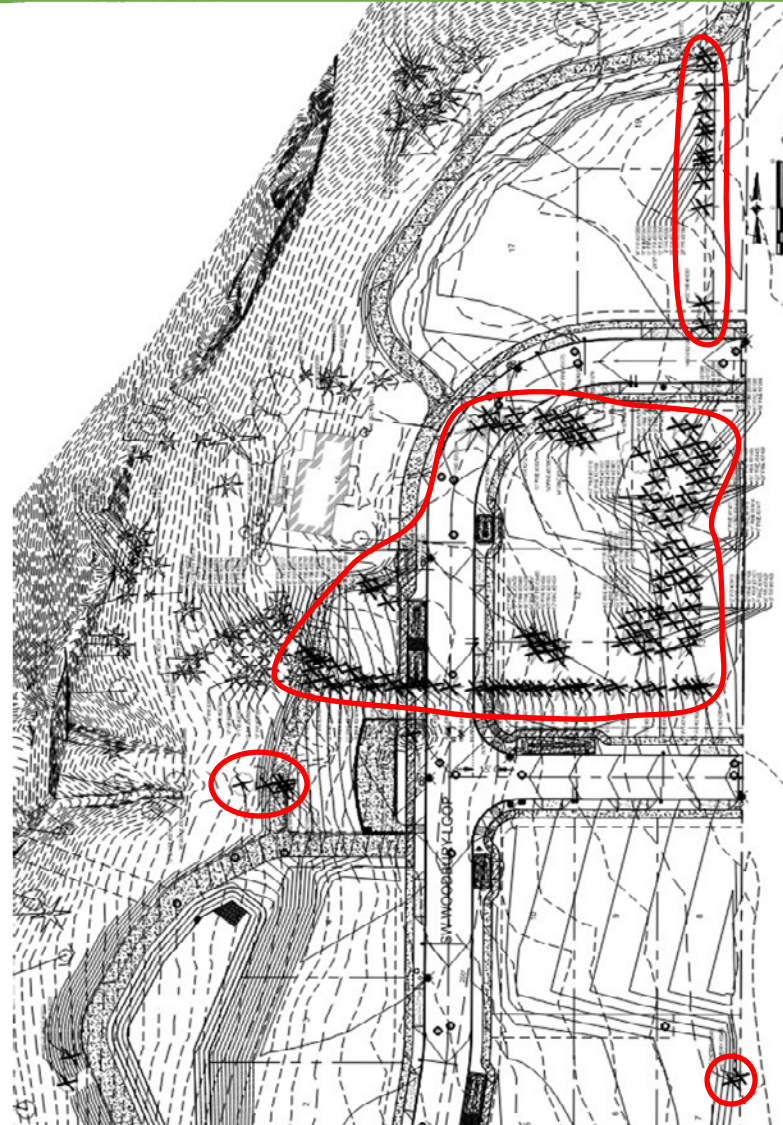


Tentative Subdivision Plat



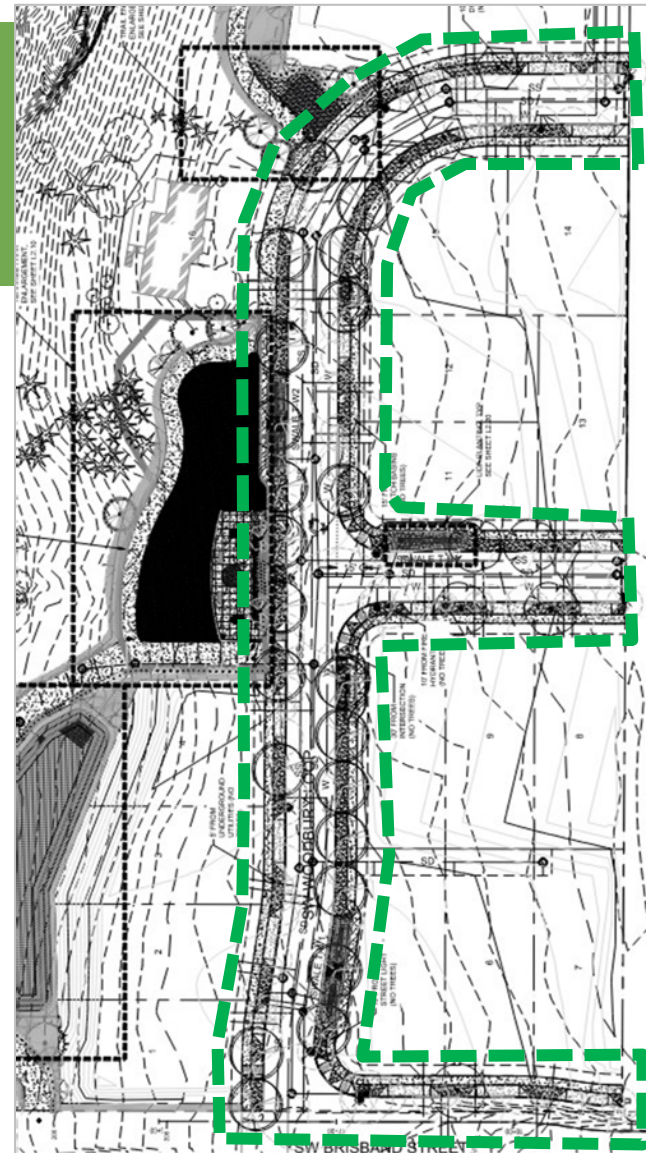
Type C Tree Removal Plan

- Inventoried: 250 on-site trees, 1 off-site tree
- Retain: 101 on-site trees, 1 off-site tree
- Remove: 149 on-site trees

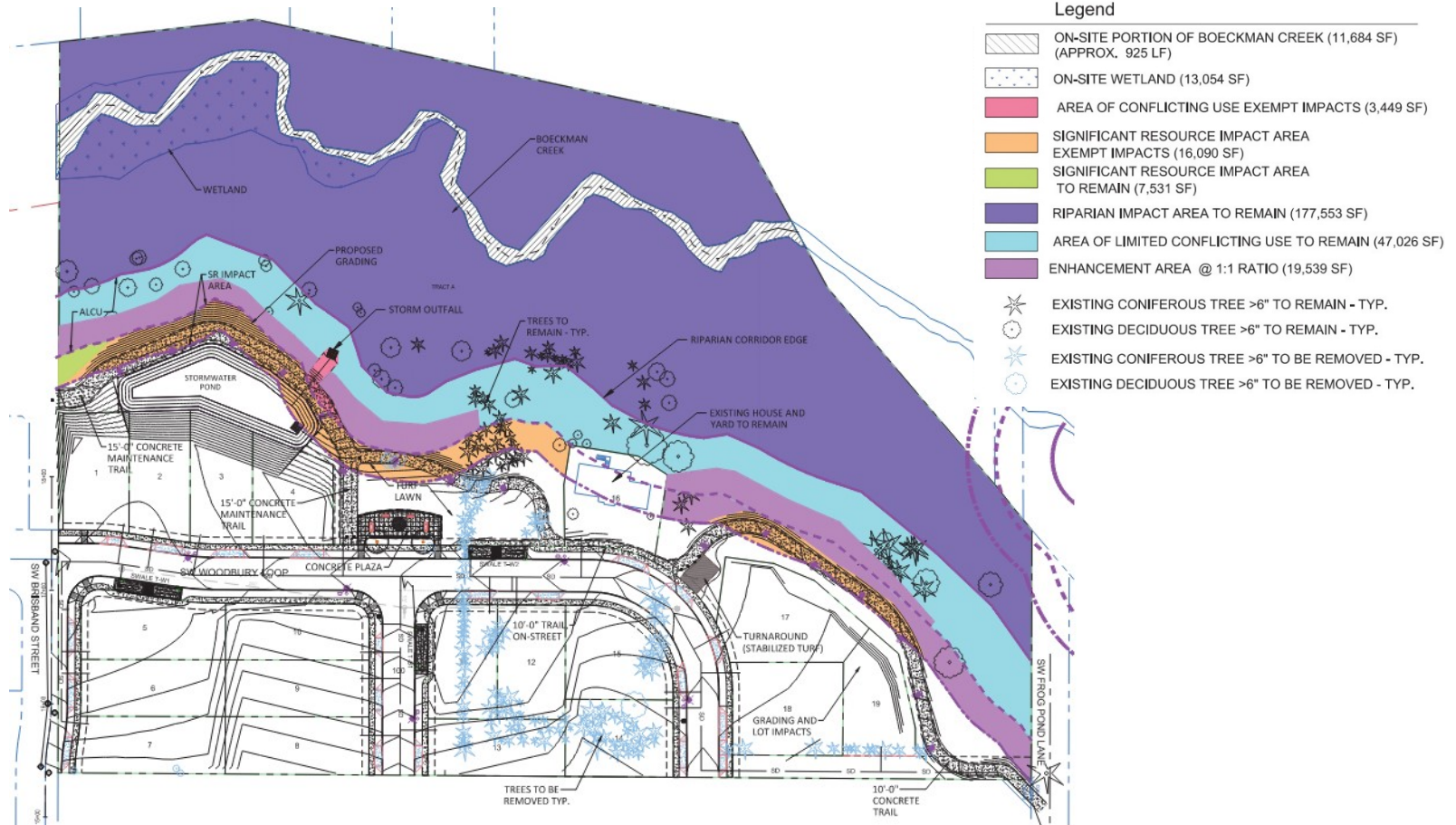


Type C Tree Removal Plan

- Plant 105 new trees:
 - 30 street trees
 - 41 trees along Boeckman Creek Trail and adjacent to Trailhead Park in Tract A
 - 34 trees around stormwater facility in Tract A
- Payment to City Tree Fund for 44 trees (\$13,200)



SROZ Map Verification and SRIR Review



Discretionary Review

- No discretionary review requests



Discussion



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