



# Frog Pond Ridge

## 71-Lot Single-Family Subdivision in Frog Pond West

DRB Panel A Public Hearing  
August 10, 2020, Continued to August 31, 2020  
Presented by:  
Cindy Luxhoj AICP, Associate Planner

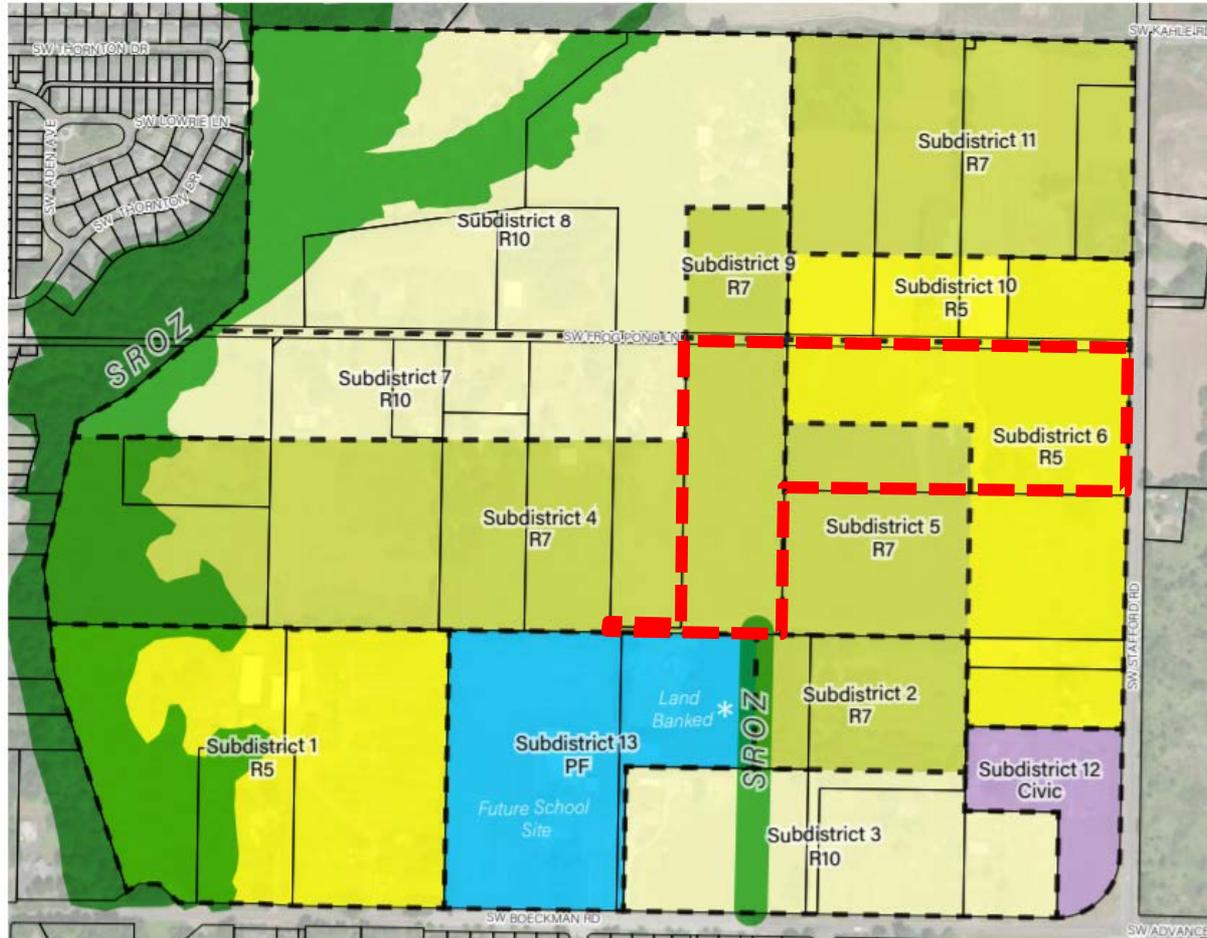


# Overview of Presentation

- Background
- Summary of Applications
- Staff Report Revisions
- Staff Recommendation

# Background

**Figure 6.** Frog Pond West Land Use and Subdistricts



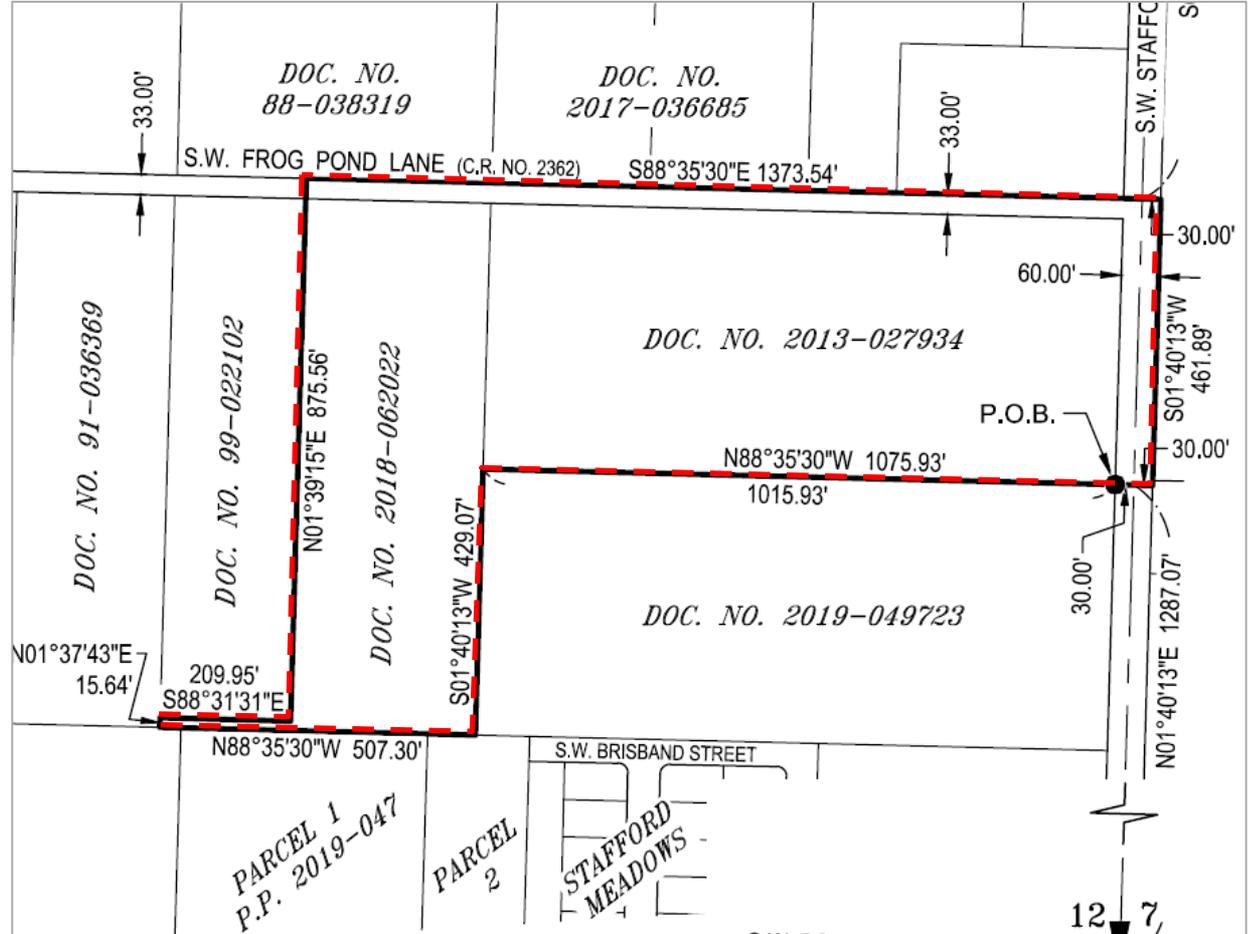
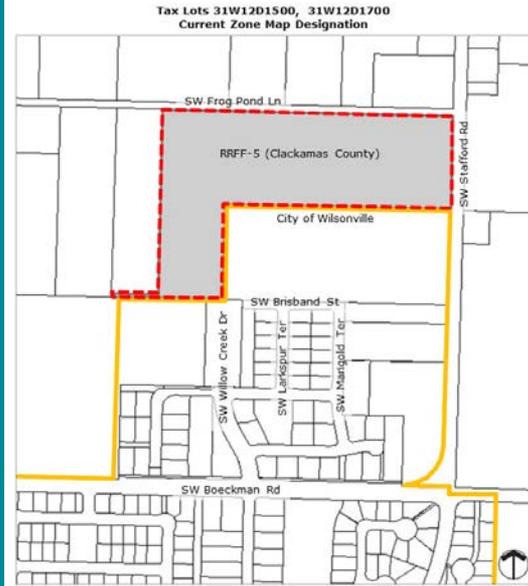
# List of Applications

- Annexation (DB20-0007)
- Zone Map Amendment (DB20-0008)
- Stage I Preliminary Plan (DB20-0009)
- Stage II Final Plan (DB20-0010)
- Site Design Review of Parks and Open Space (DB20-0011)
- Tentative Subdivision Plat (DB20-0012)
- Type C Tree Plan (DB20-0013)
- Waiver – Front Setback (DB20-0014)
- Abbreviated SRIR Review (SI20-0001)

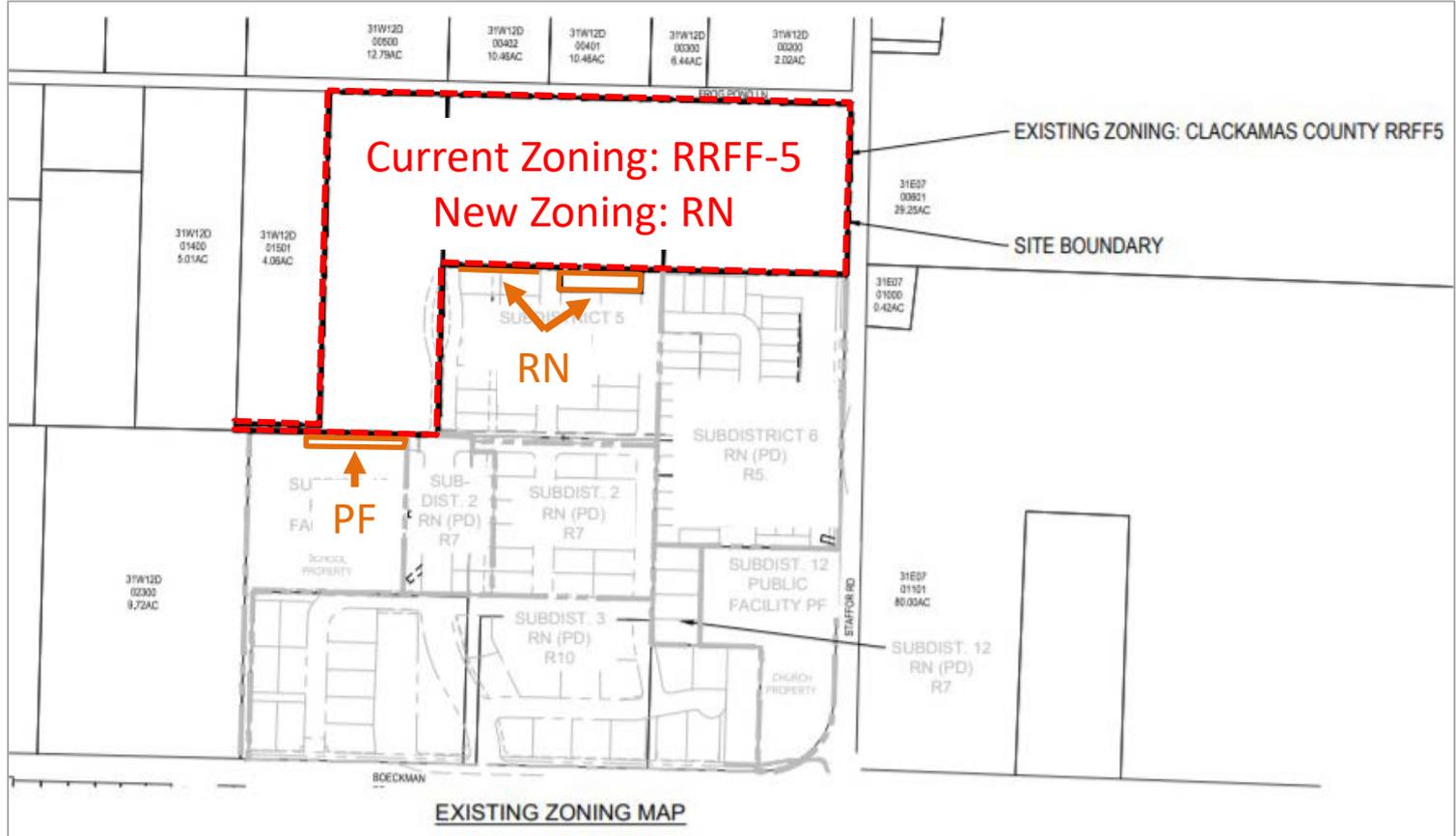
# Noticing

- Standard noticing included extra information related to COVID-19
- Second Public Hearing notice distributed due to noticing error
- Comments received

# Annexation



# Zone Map Amendment



# Stage I Preliminary Plan

Table 1. Minimum and Maximum Dwelling Units Permitted in Each Subdistrict

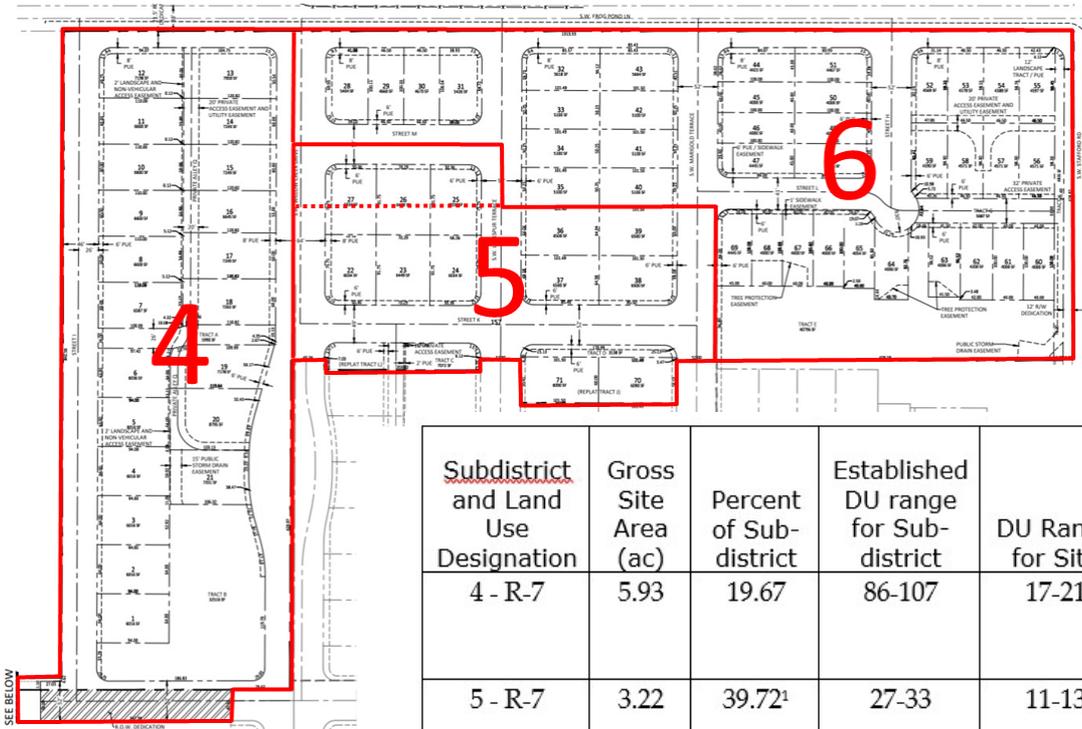


Area Plan Designation	Frog Pond West Subdistrict	Minimum Dwelling Units in Subdistrict	Maximum Dwelling Units in Subdistrict
R-10 Large Lot Single Family (8,000 – 12,000 SF)	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot Single Family (6,000 – 8,000 SF)	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot Single Family (4,000 – 6,000 SF)	1	66	82
	6	74	93
Civic	12	0	7 <sup>a</sup>
Public Facilities (PF)	13	0	0
<b>TOTAL</b>		<b>452</b>	<b>571</b>

Exhibit A2 DB20-0007 through DB20-0014 and SI2

<sup>a</sup> These metrics apply to infill housing within the Community of Hope Church property, should the property owner choose to develop housing on the site. Housing in the Civic subdistrict is subject to the R-7 Medium Lot Single Family regulations.

# Stage I Preliminary Plan - Units



Subdistrict and Land Use Designation	Gross Site Area (ac)	Percent of Sub-district	Established DU range for Sub-district	DU Range for Site	Proposed DU	Total DU within Sub-district - Approved and Proposed
4 - R-7	5.93	19.67	86-107	17-21	21	0 Approved 21 Proposed 21 Total
5 - R-7	3.22	39.72 <sup>1</sup>	27-33	11-13	12	22 Approved <sup>2</sup> 12 Proposed 34 Total
6 - R-5	7.10	48.31	74-93	36-45	38	42 Approved <sup>2</sup> 38 Proposed 80 Total
<b>Total</b>	<b>16.25</b>			<b>64-79</b>	<b>71</b>	

<sup>1</sup> Including Lots 70 and 71 in Frog Pond Meadows

<sup>2</sup> Previously approved in Frog Pond Meadows

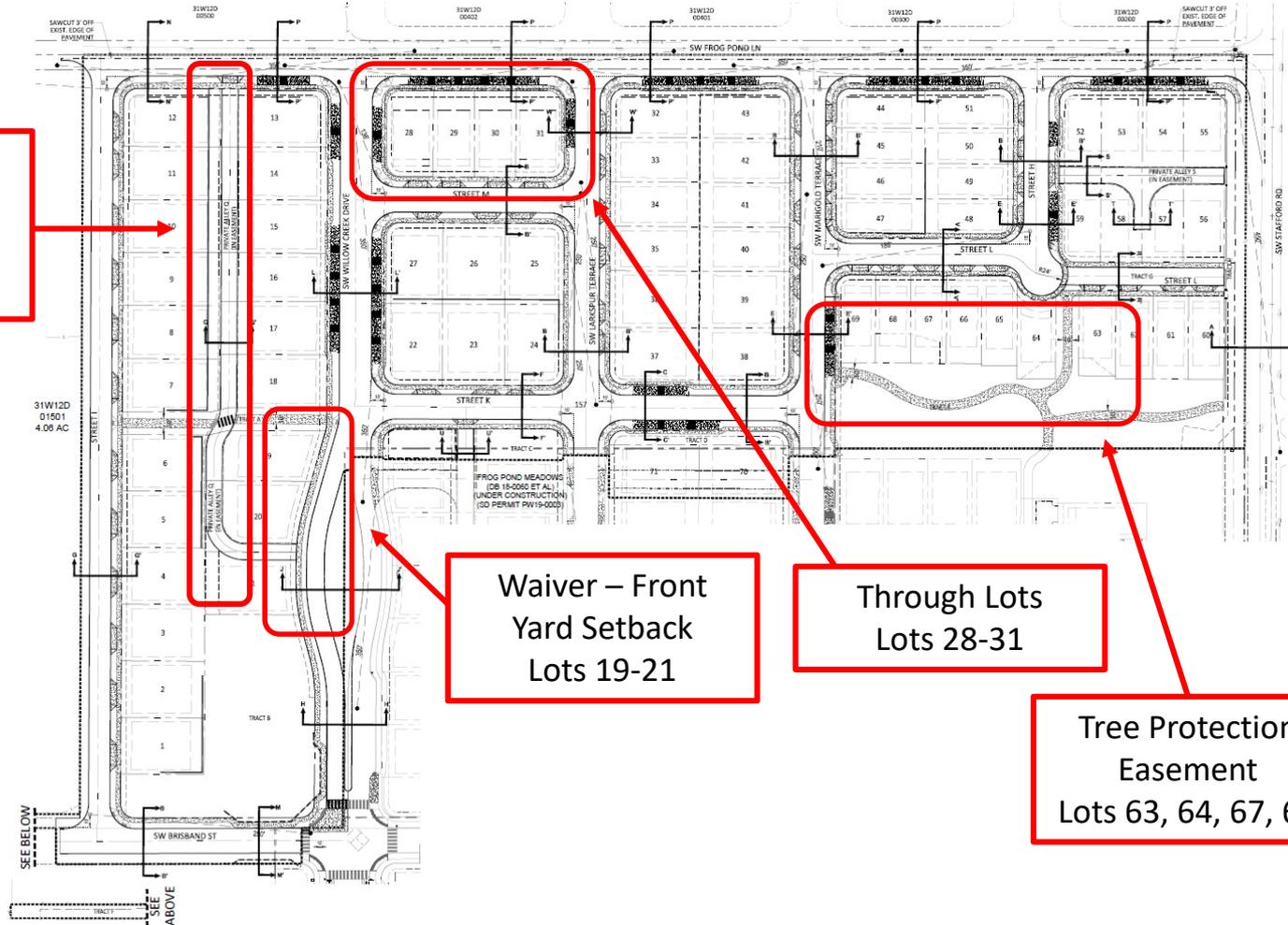


# Stage II Final Plan - Traffic

- Evaluated intersections:
  - SW Boeckman Road/Parkway Avenue
  - SW Boeckman Road/Canyon Creek Road
  - SW Boeckman Road/Advance Road/Stafford Road/Wilsonville Road
  - SW Wilsonville Road/Town Center Loop West
  - SW Wilsonville Road/Town Center Loop East – Memorial Drive
- Level of Service D or better
  - Except LOS E at SW Boeckman Road/Canyon Creek Road

# Stage II Final Plan - Adaptations

2-foot Landscape  
& Non-vehicular  
Access Easement  
Lots 5-12



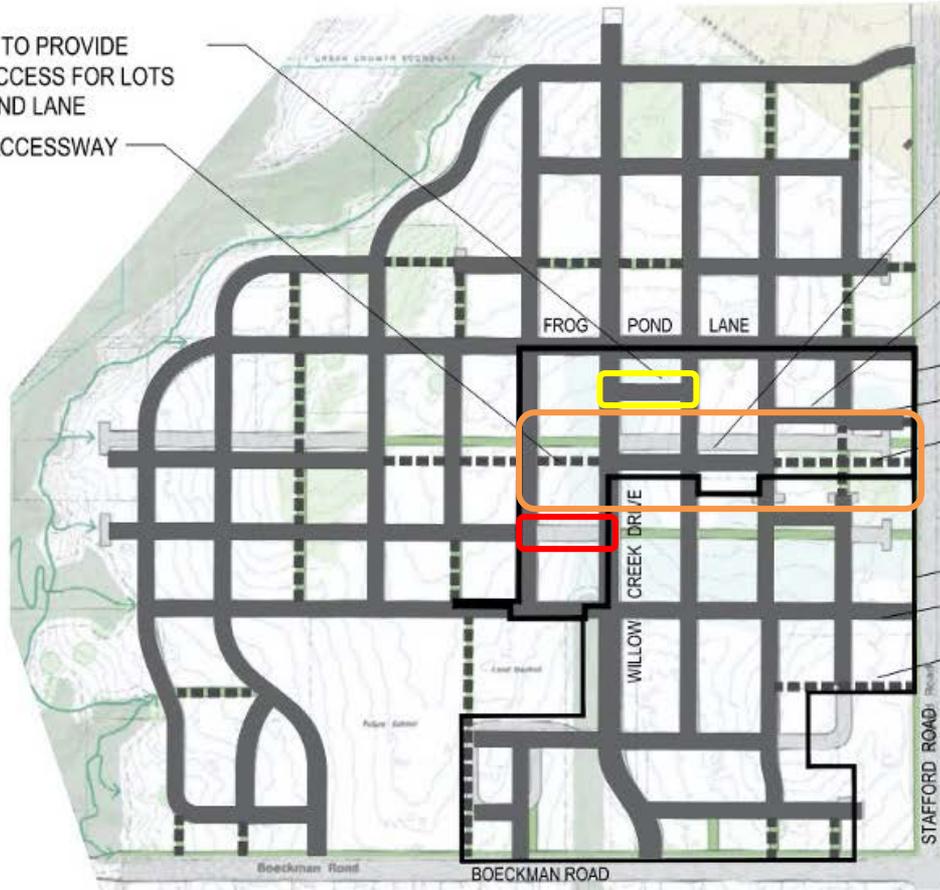
Waiver – Front  
Yard Setback  
Lots 19-21

Through Lots  
Lots 28-31

Tree Protection  
Easement  
Lots 63, 64, 67, 68

# Stage II Final Plan – Street Demonstration Plan

ADD STREET TO PROVIDE  
DRIVEWAY ACCESS FOR LOTS  
ON FROG POND LANE  
PROPOSED ACCESSWAY



SHIFT FUTURE STREET AND PEDESTRIAN  
ACCESSWAYS 45 FEET SOUTH TO ALIGN  
WITH OAK GROVE

SHIFT STREET NORTH TO  
PRESERVE TREES

PROJECT BOUNDARY

PROPOSED STREETS

PROPOSED PATHS THROUGH  
TREE GROVE

PREVIOUS DEVELOPMENT BOUNDARY

APPROVED STREETS

APPROVED ACCESSWAYS



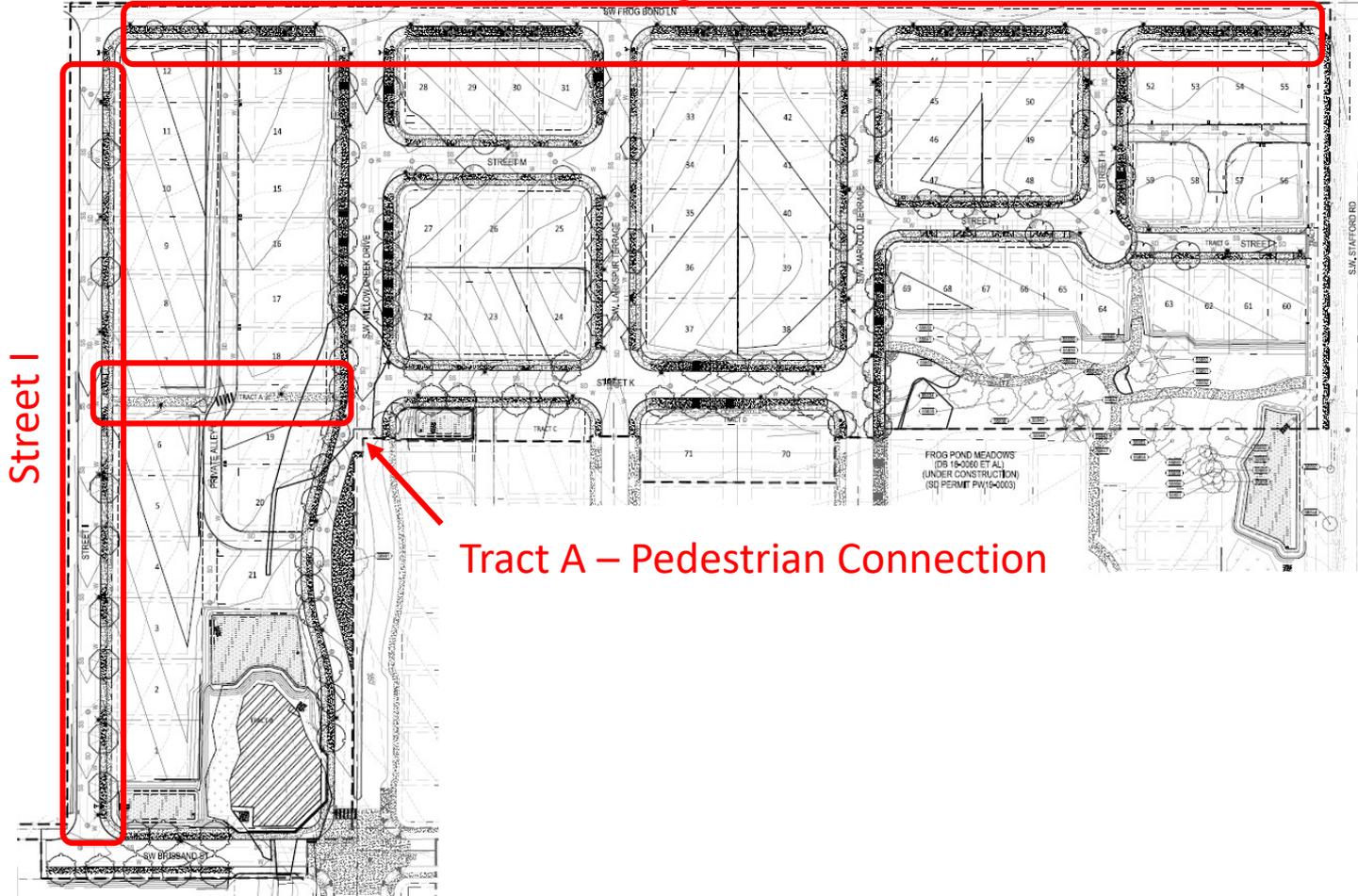
# Stage II Final Plan – LID Waiver

- Waiver of Remonstrance against formation of local improvement district (LID) required
- Contained in Development and Annexation Agreement
- Applicant proposes revision to Agreement
- City Council will consider revision at September 10, 2020 meeting



# Site Design Review – Street Trees

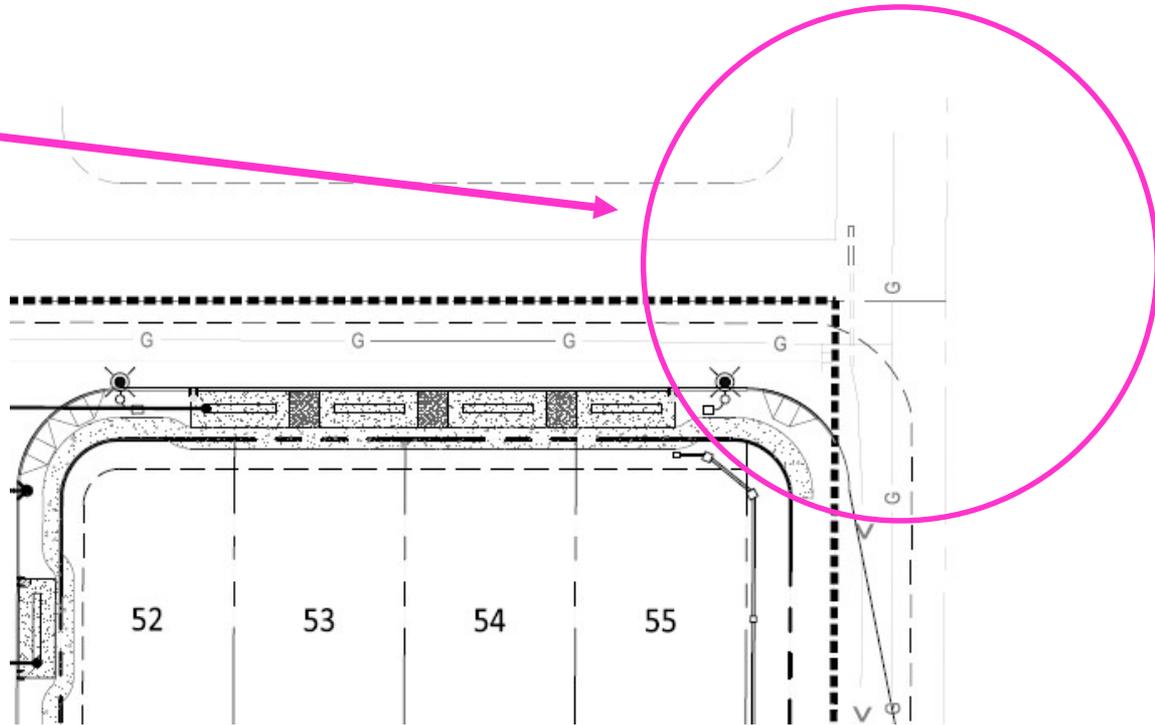
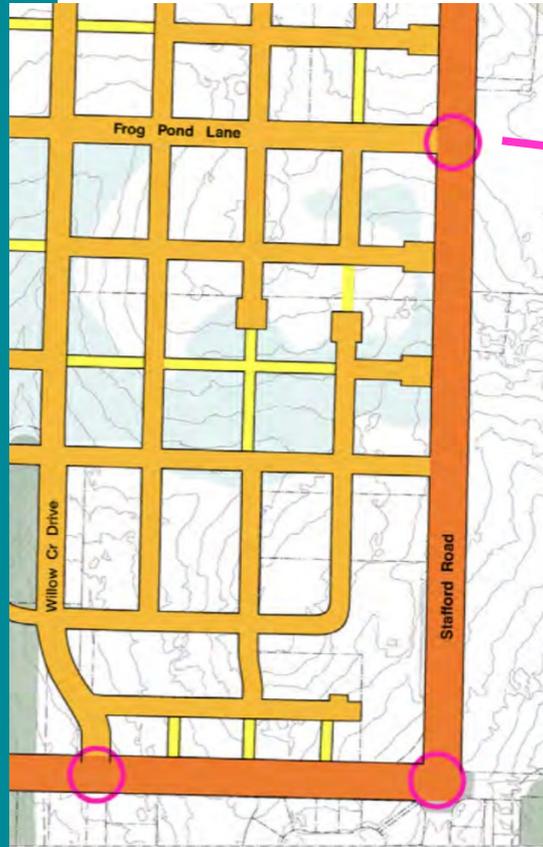
SW Frog Pond Lane



Street I

Tract A – Pedestrian Connection

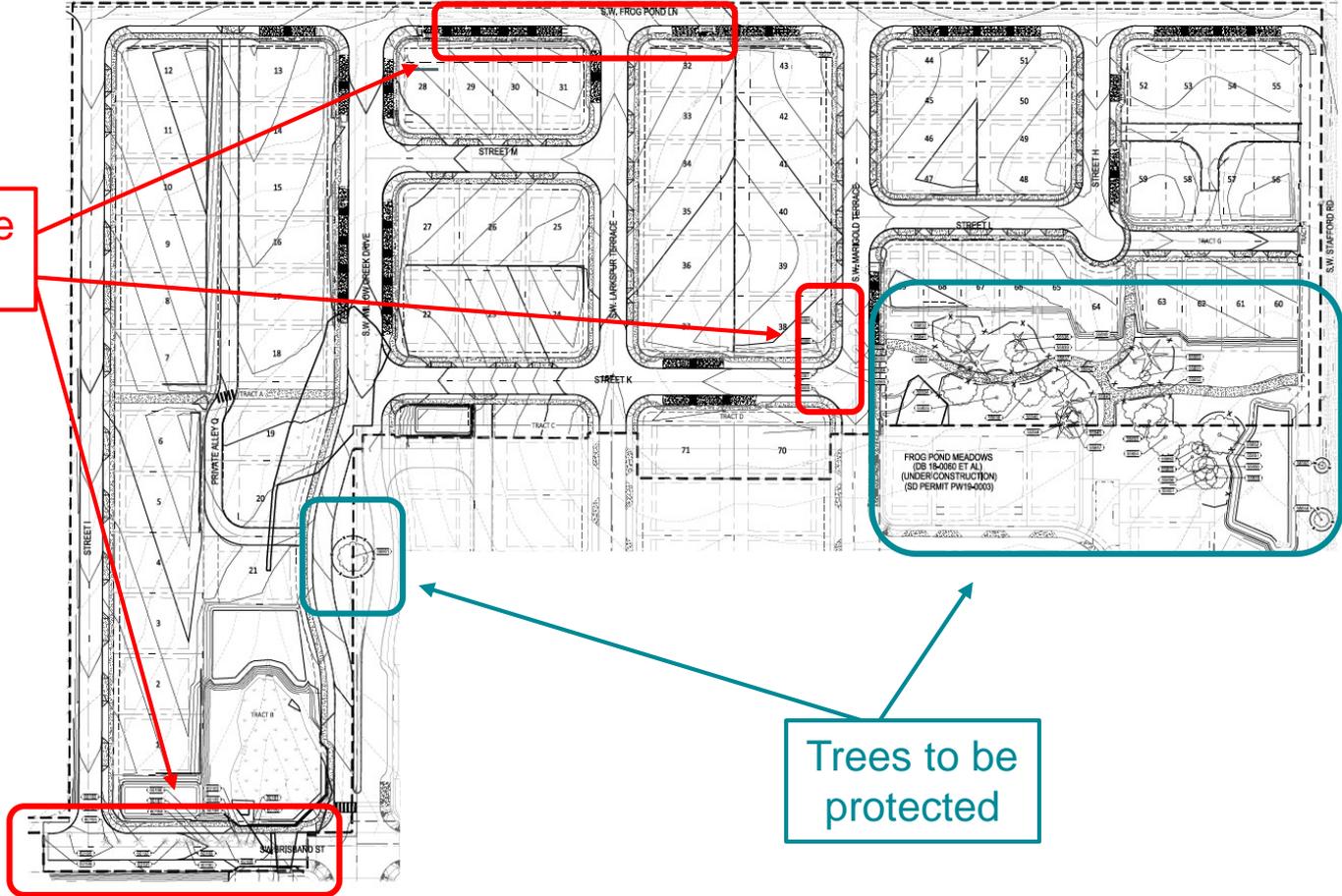
# Site Design Review – Key Intersection Lighting





# Type C Tree Removal Plan

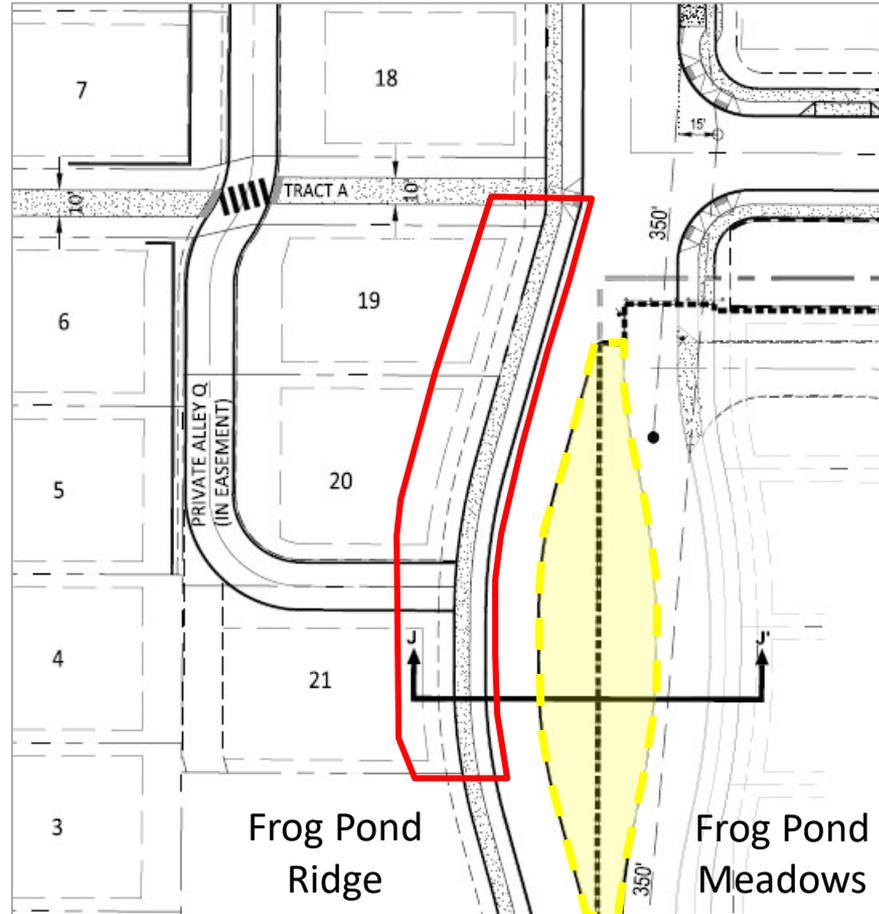
Trees to be removed



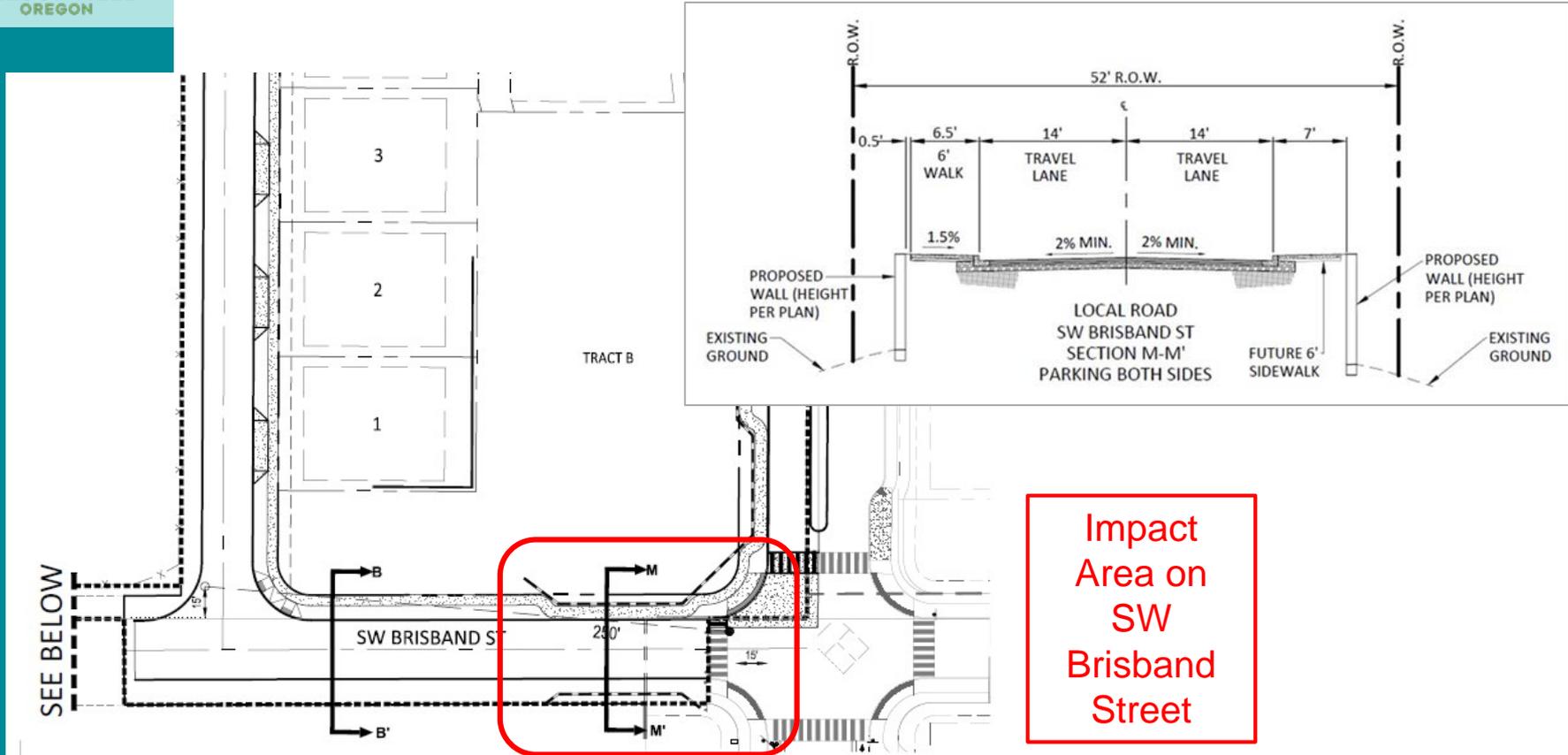
Trees to be protected

# Waiver – Front Setback

Lots 19-21  
Waiver to reduce  
front setback from  
15 to 12 feet



# Abbreviated SRIR Review



Impact  
Area on  
SW  
Brisband  
Street

# Staff Report Revisions

- August 10 DRB Public Hearing continued to August 31 Special Meeting
  - Flawed noticing
  - Applicant requested revisions to Conditions of Approval
- Staff Report Revisions

# Staff Recommendation

- Recommend Approval to City Council
  - Annexation (DB20-0007)
  - Zone Map Amendment (DB20-0008)
- Approve with Conditions, Contingent on City Council Approval of Above Requests
  - Stage I Preliminary Plan (DB20-0009)
  - Stage II Final Plan (DB20-0010)
  - Site Design Review of Parks and Open Space (DB20-0011)
  - Tentative Subdivision Plat (DB20-0012)
  - Type C Tree Plan (DB20-0013)
  - Waiver – Front Setback (DB20-0014)
  - Abbreviated SRIR Review (SI20-0001)

# Questions?