

# Frog Pond Oaks Subdivision

DB21-0072 et al

Presentation to Wilsonville Development Review Board – Panel A  
April 11, 2022



# Project Team

## Applicant:

- Dan Grimberg, West Hills Land Development
- Kristi Hosea, West Hills Land Development

## Consultant:

- Mike Peebles, PE, Otak – Project Manager
- Keith Buisman, PE, Otak – Civil Engineer
- Li Alligood, AICP, Otak – Land Use Planner
- Steve Dixon, PLA, Otak – Site Designer
- Gabriel Kruse, PLA, Otak – Landscape Architect

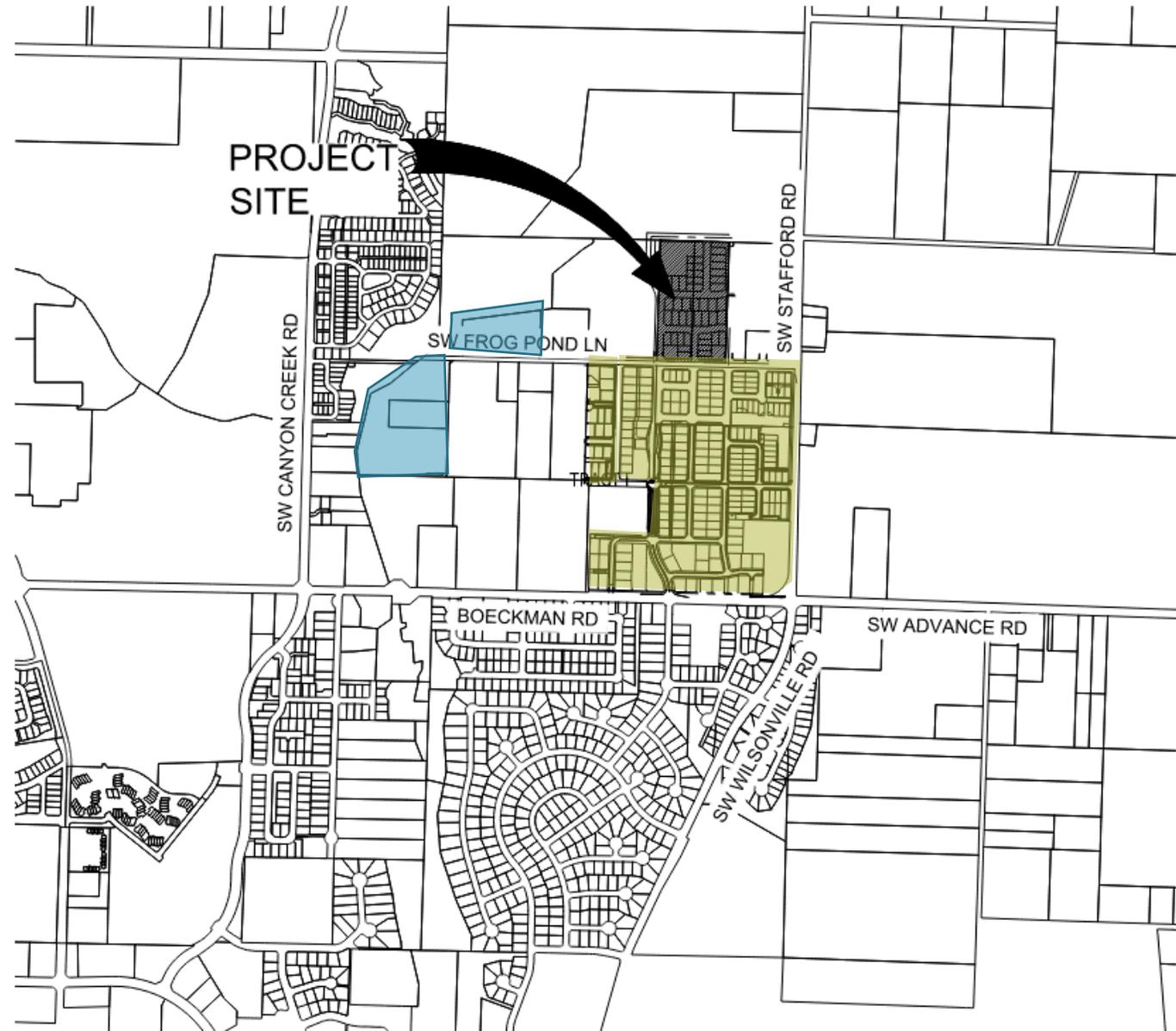
# Project Information

## Frog Pond Oaks

- 2 properties under the same ownership
- 10.46 acres
- 41 lots, 5 tracts, and associated infrastructure

# Background

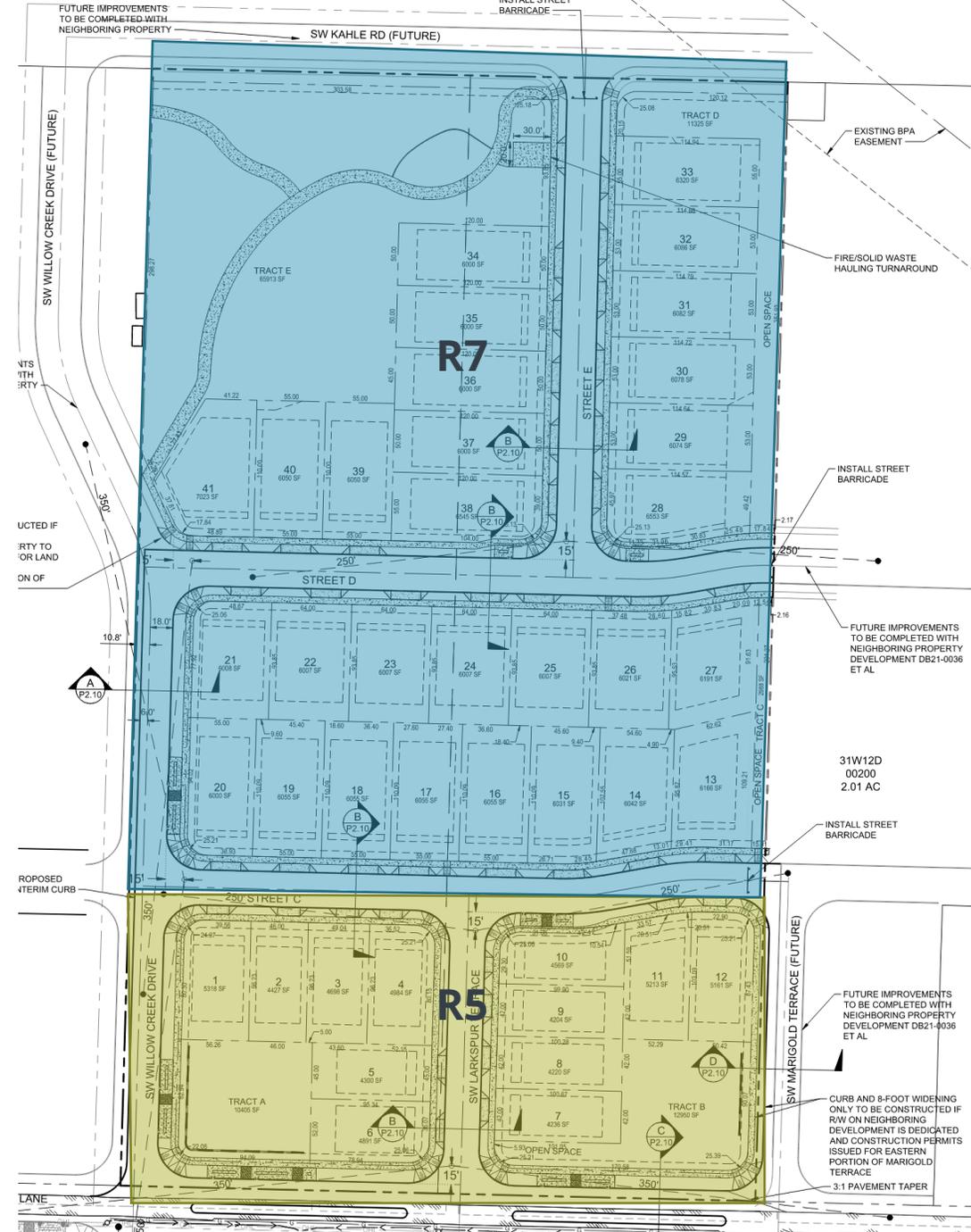
- Frog Pond Oaks is the applicant's fifth development in Frog Pond West.
- Two additional developments are in process by the applicant (Frog Pond Overlook and Frog Pond Terrace)





# Site Plan

- R7 and R5 districts are separated by Street C
- 12 lots in the R5 zone
- 29 lots in the R7 zone
- Large open space tract (Tract E) in the R7 zone to protect existing trees – waiver requested
- Stormwater tracts in the R5 zone
- All meet minimum dimensional and area requirements

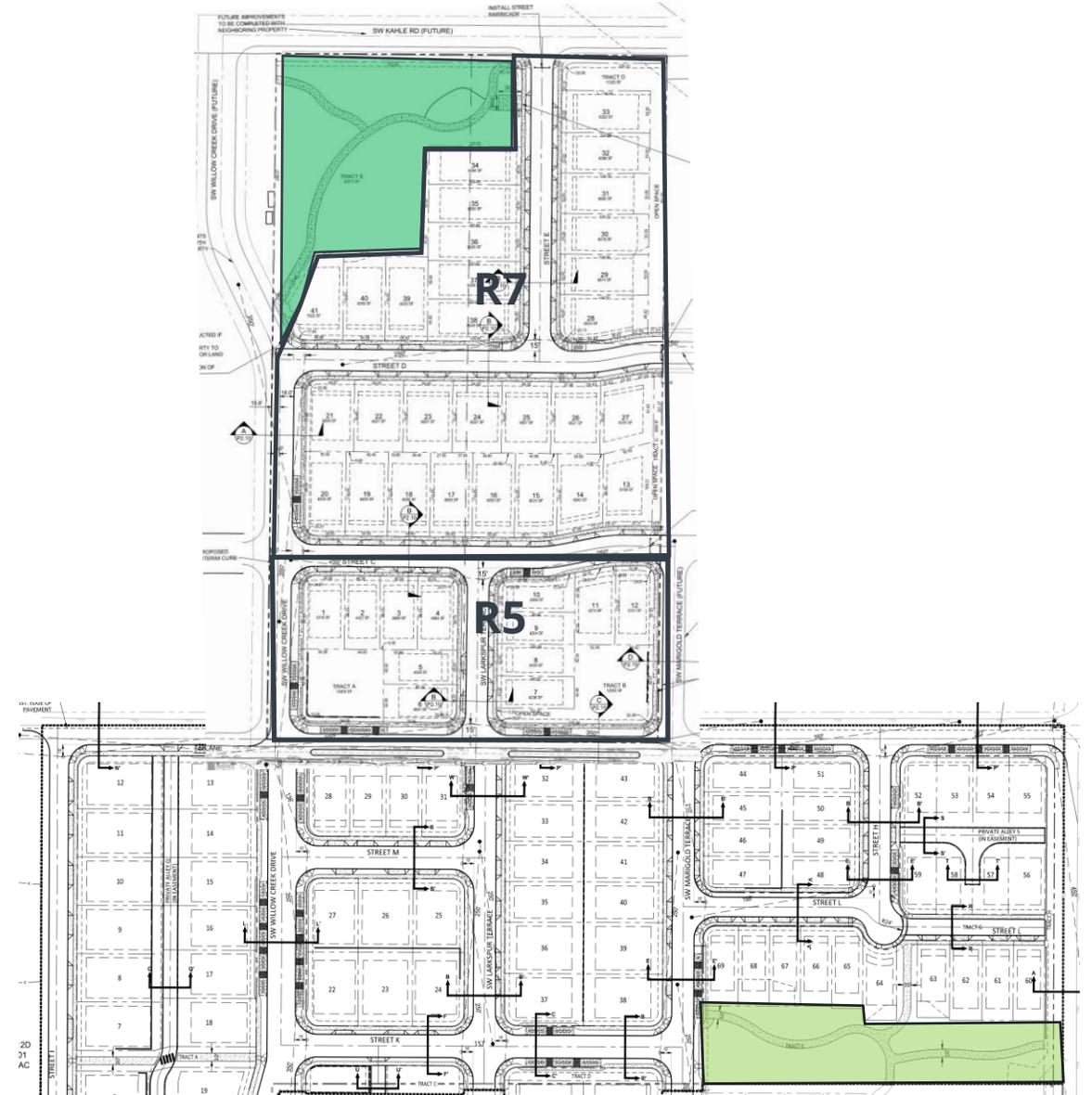






# Waiver Request

- A waiver is requested to provide the open space within the R7 zone rather than the R5 zone
- *Reduction or waiver* of the required open space is permitted by WDC 4.127.09.B
- The requested waiver *relocates and increases* the amount of open space provided by six times the required area



# Waiver Request

4.127.09.B

*Within the Frog Pond West Neighborhood, the following standards apply:*

1. *Properties within the R-10 Large Lot Single Family sub-districts and R-7 Medium Lot Single Family sub-districts are exempt from the requirements of this section. [...]*
2. *For properties within the R-5 Small Lot Single Family sub-districts, Open Space Area shall be provided in the following manner:*
  - a. *Ten percent (10%) of the net developable area shall be in open space. ...Open space must include at least 50% usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section. [...]*
  - d. *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.** [...]*

# Waiver Request

*Section 4.118. Standards applying to all Planned Development Zones:*

*(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:*

*A. Waive the following typical development standards:*

*[...]*

*B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding **that the intent and purpose of the standards will be met in alternative ways:***

- 1. **open space requirements in residential areas;***
- 2. minimum density standards of residential zones;*
- 3. minimum landscape, buffering, and screening standards;*

# Waiver Request

4.127(.09) *Open Space:*

A. **Purpose.** *The purposes of these standards for the Residential Neighborhood Zone are to:*

1. *Provide light, air, open space, and useable recreation facilities to occupants of each residential development.*
2. *Retain and incorporate natural resources and trees as part of developments.*
3. *Provide access and connections to trails and adjacent open space areas.*

# Waiver Request

1. *Provide light, air, open space, and useable recreation facilities to occupants of each residential development.*
  - 12,025 sq. ft. open space required; 80,230 sq. ft. provided
  - 6,013 sq. ft. usable open space required; 68,470 sq. ft. provided
2. *Retain and incorporate natural resources and trees as part of developments.*
  - This allows preservation of the existing tree grove in the northwest corner
  - Public walking trails allow access to the mature trees
3. *Provide access and connections to trails and adjacent open space areas.*
  - Per 4.127.09.B.2.d, this open space is within 500 ft. of the R5 area
  - Previously-approved open space is within 500 ft. to the south within Frog Pond Ridge



# Corrections and Revisions

- Tree Plan
  - Sheet L1.00 notes state that 28 trees are being removed
  - Sheet L1.10 indicates that 29 trees are being removed
- COA PDE 10 revisions
- COA PFD 7 revisions

# Request

Ask any clarifying questions the DRB may have to reach a decision to approve

Approval of the application tonight with revised conditions of approval as recommended by staff

**Thank you!**