

Beavercreek Road Concept Plan -Zoning and Code Amendments

<https://www.orcity.org/Beavercreekroadconceptplan>

Purpose of this Project

The Beavercreek Road Concept Plan (BRCP) is a guide to the creation of a complete and sustainable neighborhood in southeast Oregon City. The adopted plan provides a framework for urbanization of 453 acres within the urban growth boundary including a diverse mix of uses (an employment campus north of Loder Road, mixed use districts along Beavercreek Road, and two mixed use neighborhoods), all woven together by open space, trails, a network of green streets, and sustainable development practices. The BRCP has been carefully crafted to create a multi-use community linking Clackamas Community College, Oregon City High School, and adjacent neighborhoods together.

While the BRCP was formally adopted in 2008 and readopted in 2016, it does not include all the tools necessary to implement the vision of the plan such as the assignment of Comprehensive Plan Map or zoning designations to properties or changes to uses or design standards in the Oregon City Municipal Code (OCMC) to implement the requirements of the plan.

The purpose of this project is to update the Comprehensive Plan and Oregon City Municipal Code (OCMC) to allow planned housing and mixed-use development to occur, including applying mapping and zoning designations for properties within the Concept Plan Area. No annexations are being proposed as part of this action.

What are the Products of the Implementation Project?

- Adoption of Comprehensive Plan Map designations for the properties within the BRCP area.
- Adoption of Zoning designations for all properties within the city limits.
- Adoption of any needed development amendments to the Oregon City Municipal Code to implement the BRCP.
- Adoption of any needed revisions to adopted master plans or other ancillary city documents needed to implement the goals of the BRCP.

Project Timeline/Public Involvement

Community meetings were held on January 29th and April 9th at the Oregon City High School Library along with an Open House on June 10, 2019. Work sessions with the Planning and City Commission were held on May 13th and June 11th. Stay involved by signing up to receive project update emails at the **Contact** page of the project website:

<https://www.orcity.org/Beavercreekroadconceptplan>.

How Many Hearings will the Planning and City Commission Hold for this Project?

This notice identifies the 1st Planning Commission hearing date for LEG 19-00003 as August 12, 2019. Additional Planning Commission dates and City Commission dates will be identified at the first hearing. The number of hearings is at the discretion of the Planning and City Commissions- though it is anticipated that each hearings body will hold a couple of hearings each on this matter.

Why am I Receiving this Letter?

You are receiving this letter if you own property in or within 300 feet of the Beavercreek Road Concept Plan Boundary.

NOTICE OF PUBLIC HEARING

THIS IS TO NOTIFY YOU THAT THE CITY OF OREGON CITY HAS PROPOSED CHANGES TO THE OREGON CITY MUNICIPAL CODE TO IMPLEMENT THE BEAVERCREEK ROAD CONCEPT PLAN AND OTHER CHANGES THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY, AND OTHER PROPERTIES, AND MAY CHANGE THE VALUE OF YOUR PROPERTY. PLANNING COMMISSION FIRST HEARING DATE: AUGUST 12, 2019

On August 12, 2019 the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 to consider the following legislative proposal:

FILE NUMBER: LEG 19-00003 <https://www.orcity.org/planning/project/le-19-00003>

REQUEST: Amendments to various Chapters of the Oregon City Municipal Code, Zoning Map and Comprehensive Plan Map to implement the Beaver Creek Road Concept Plan. The Beaver Creek Road Concept Plan, Transportation System Plan, Parks Master Plan, and other ancillary Plans to the City Comprehensive Plan may also need to be amended to implement objectives identified within the adopted Beaver Creek Road Concept Plan.

AFFECTED AREA: Beaver Creek Road Concept Plan Area and abutting Rights of Way (see enclosed map).

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CITY NEIGHBORHOOD ASSN: Caufield

On August 12th, the City of Oregon City Planning Commission will hold its first public hearing regarding the adoption of Ordinance Number 19-1010 (Planning File LEG 19-00003) to consider proposed Code and Map amendments, and any applicable ancillary document revisions. The City Commission will hold public hearings to considering the adoption of Ordinance Number 19-1010 once the Planning Commission has made a recommendation. All meetings will be held at Oregon City, City Hall, 625 Center Street, Oregon City at 7:00 pm unless otherwise noticed. Any interested party may testify at the hearings or submit written comments at or prior to the public hearings while the record is open.

All hearing materials are available at www.orcity.org seven days prior to the public hearings. The Ordinance, Code changes and Map amendments are available at the Oregon City Planning Division (698 Warner Parrott Rd). It is anticipated that these documents will be revised during the review process until final adoption by the Oregon City City Commission. Additional information may be found by calling (503) 722-3789.