

# Frog Pond Cottage Park Place 17-Lot Subdivision Frog Pond West

DRB Panel A Public Hearing

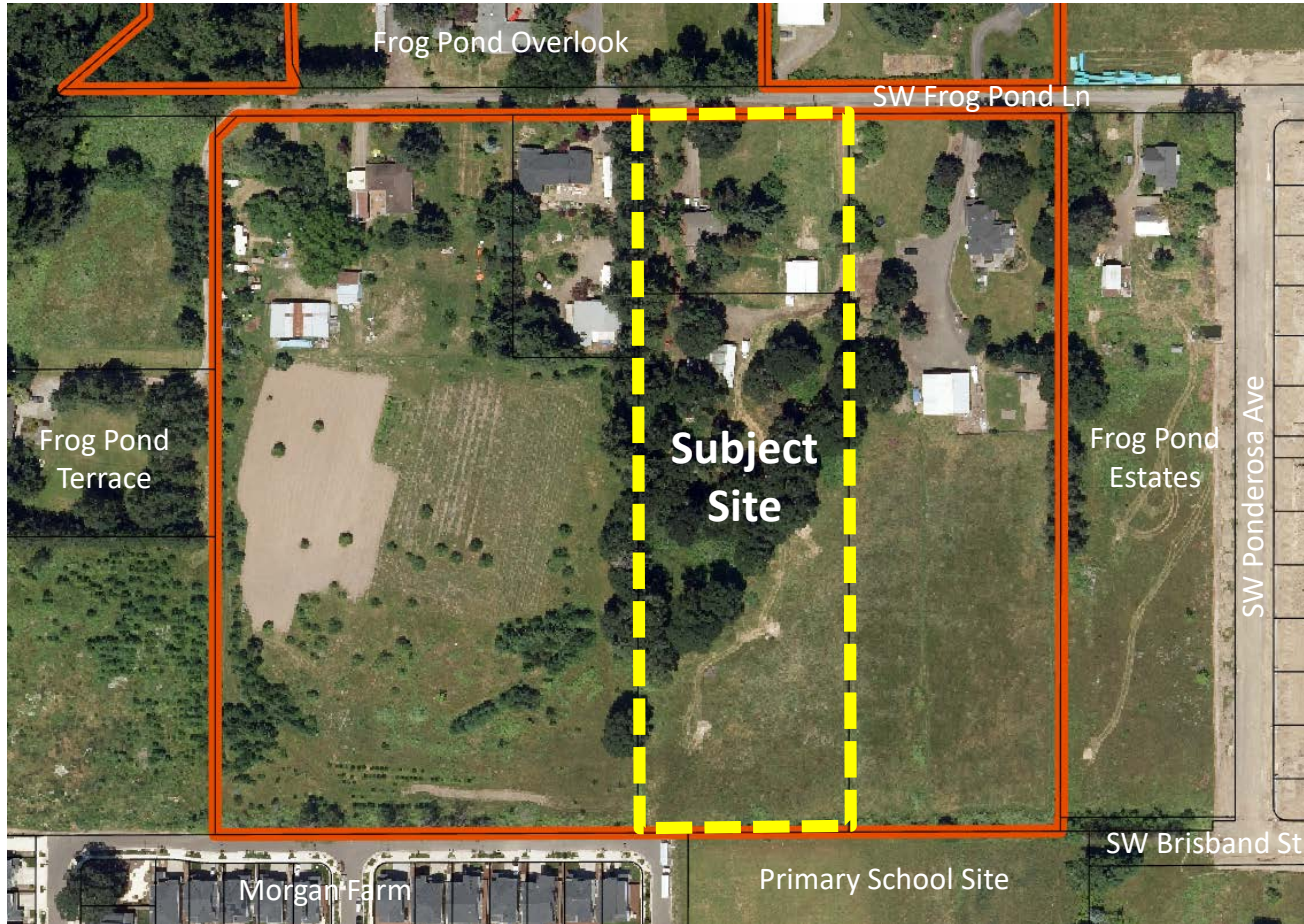
January 8, 2024

Presented by: Cindy Luxhoj AICP, Associate Planner

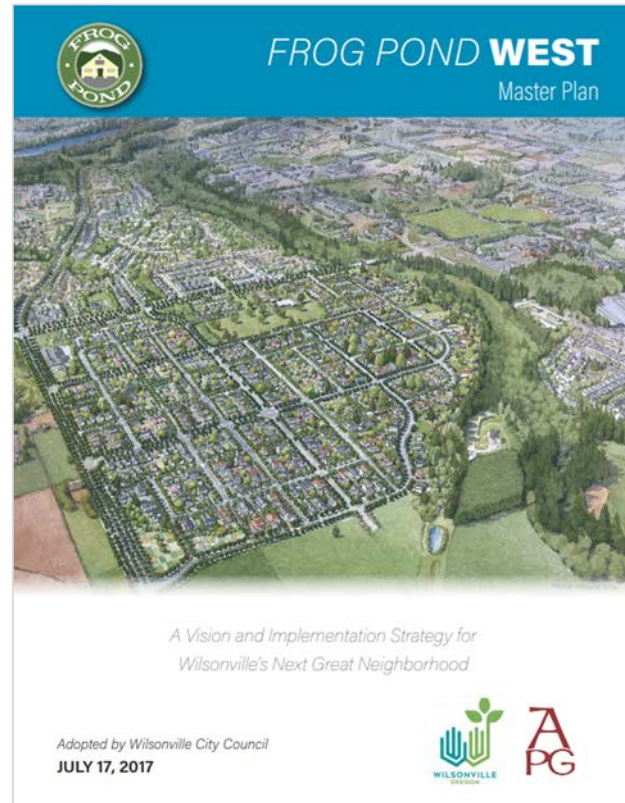
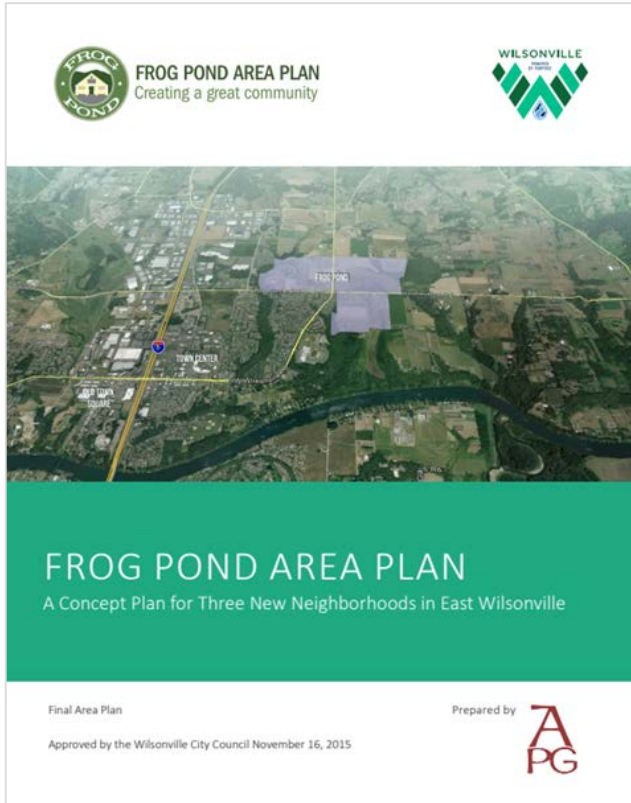


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# Location



# Background



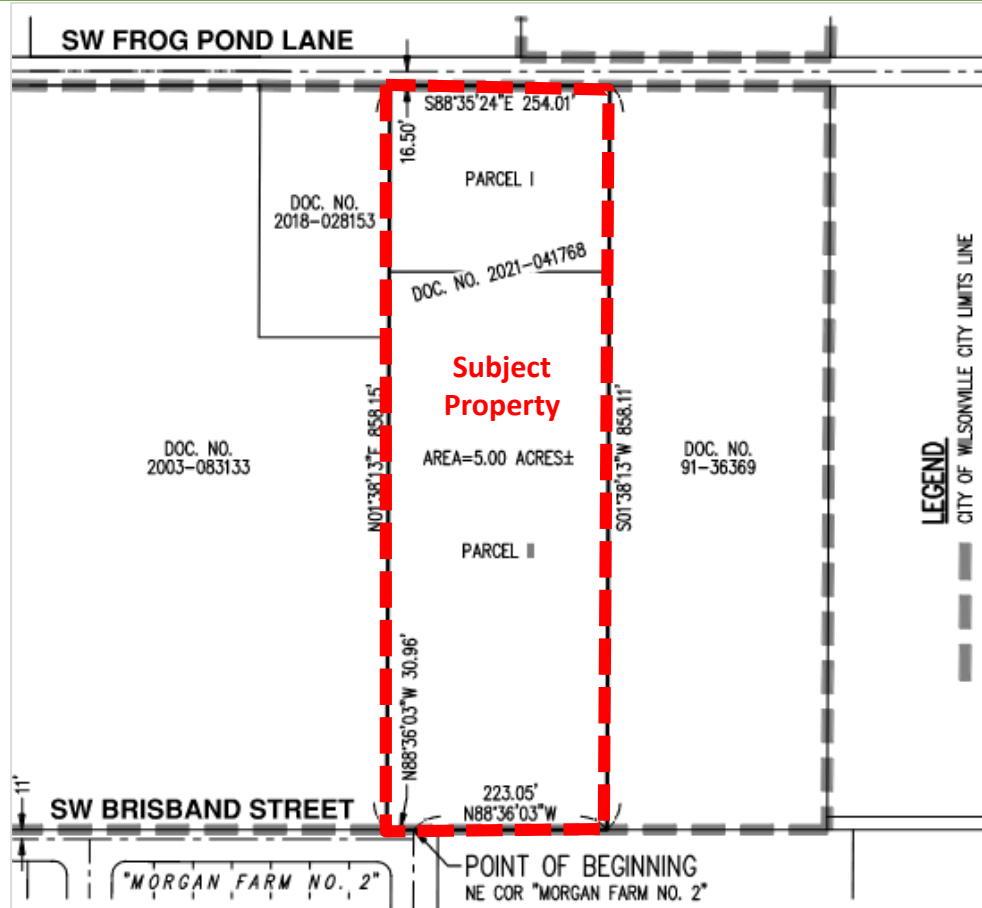
# Noticing



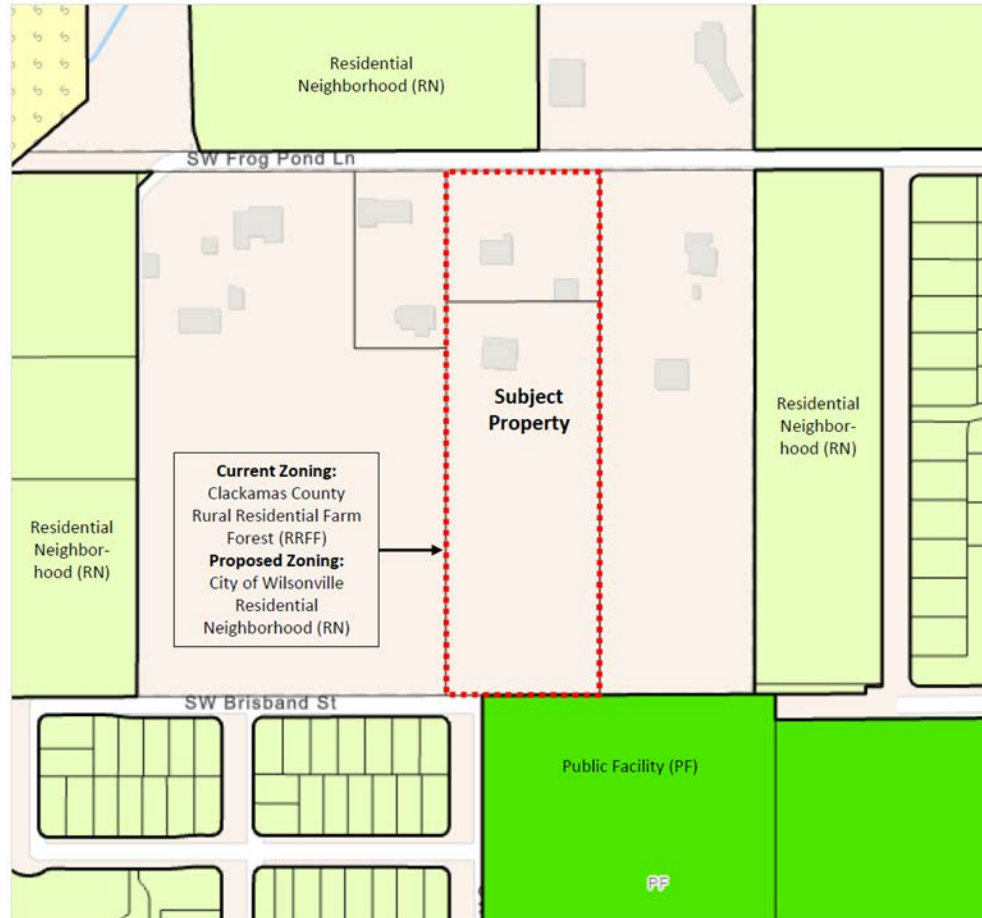
# List of Applications for DB23-0004

- Recommendation to City Council
  - Annexation (ANNX23-0001)
  - Zone Map Amendment (ZONE23-0001)
- Verifying Compliance with Clear & Objective Standards:
  - Stage 1 Preliminary Plan (STG123-0002)
  - Stage 2 Final Plan (STG223-0003)
  - Site Design Review of Parks and Open Space (SDR23-0003)
  - Tentative Subdivision Plat (SUBD23-0001)
  - Type C Tree Removal Plan (TPLN23-0002)
  - Middle Housing Land Division (MHLD23-0003)
- Discretionary Review
  - Waiver (WAIV23-0005)

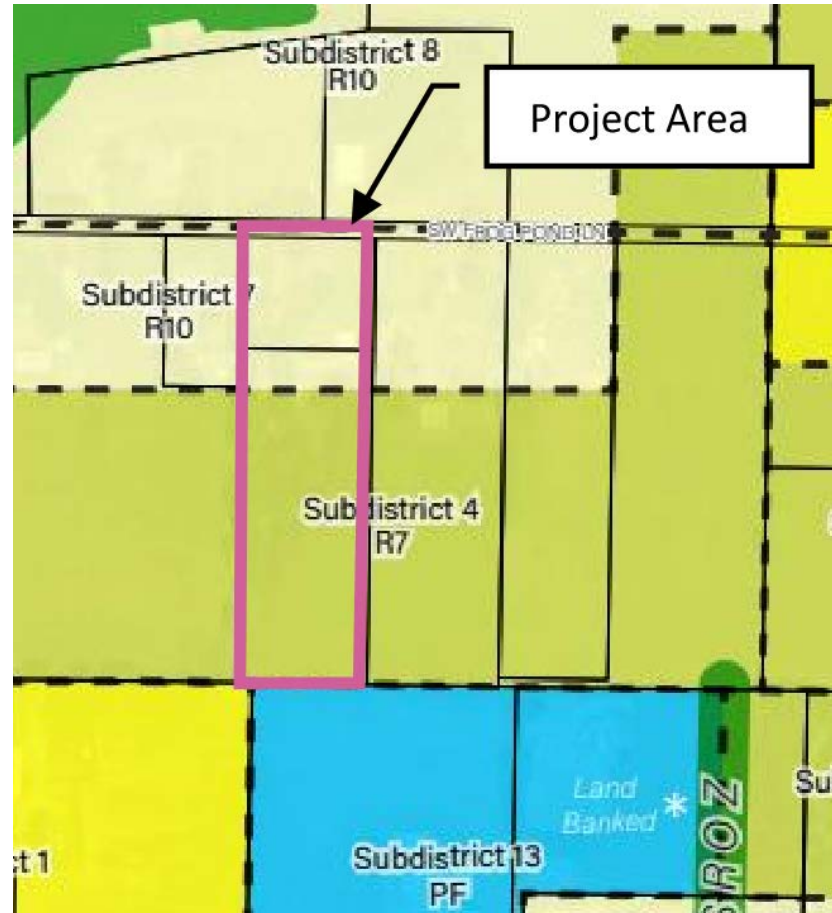
# Annexation



# Zone Map Amendment



# 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	3.28	13.1%	86-107	11-14	11	49 Approved 11 Proposed 60 Total
7 – R-10	1.71	17.2%	24-30	4-5	6	8 Approved 6 Proposed 14 Total
<b>Total</b>	5.00			15-19	17	

# Stage 2 Final Plan

*Master Plan Street Demonstration Plan  
(Figure 18)*



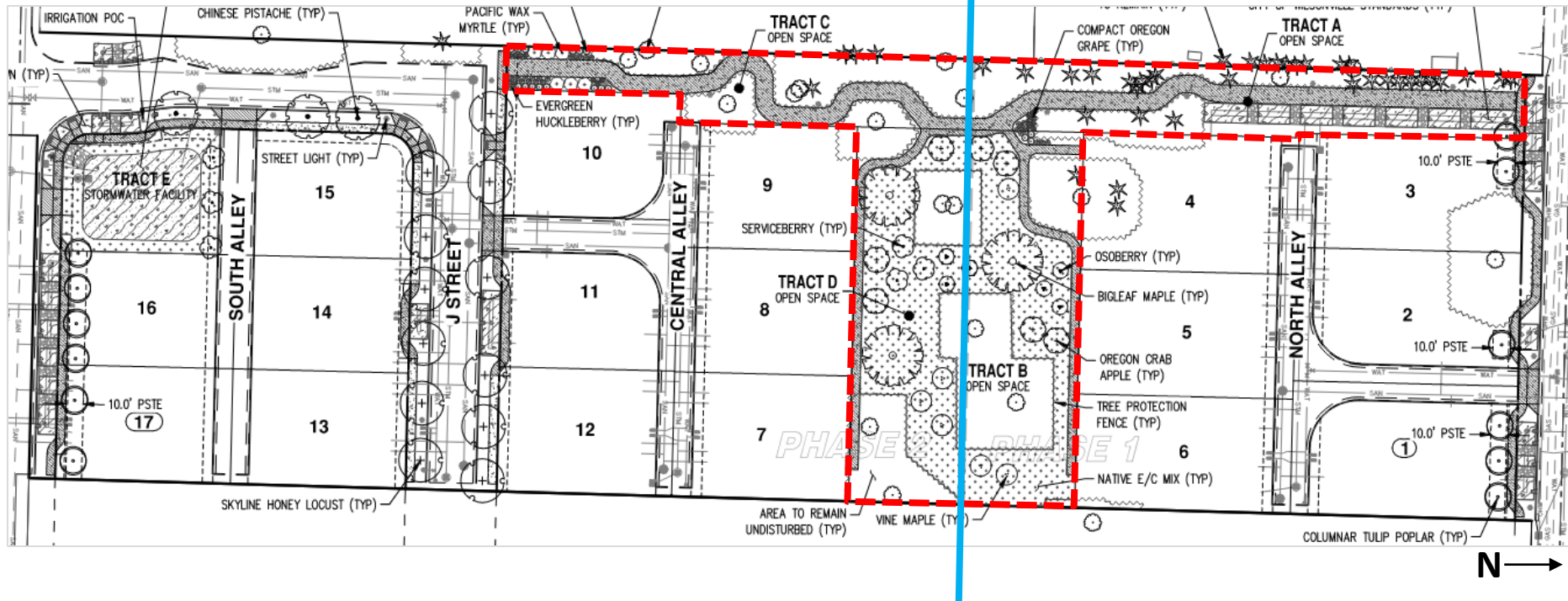
*Proposed Project*



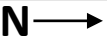
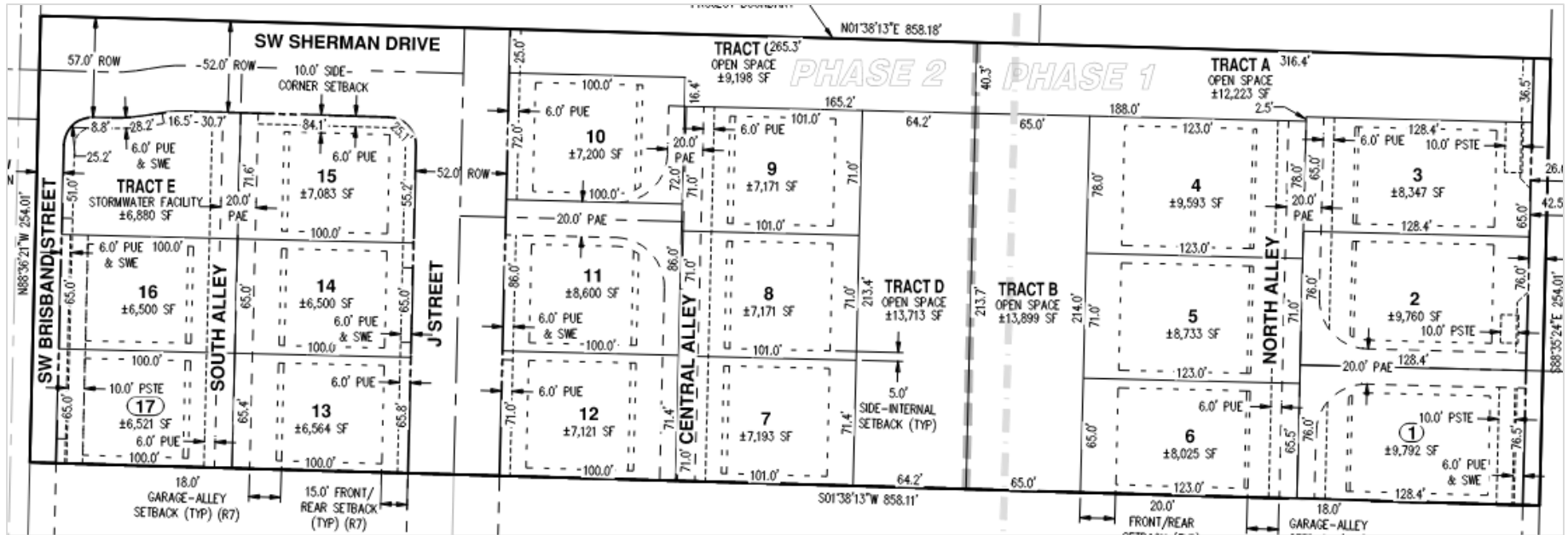
# Site Design Review

Phase 2

Phase 1

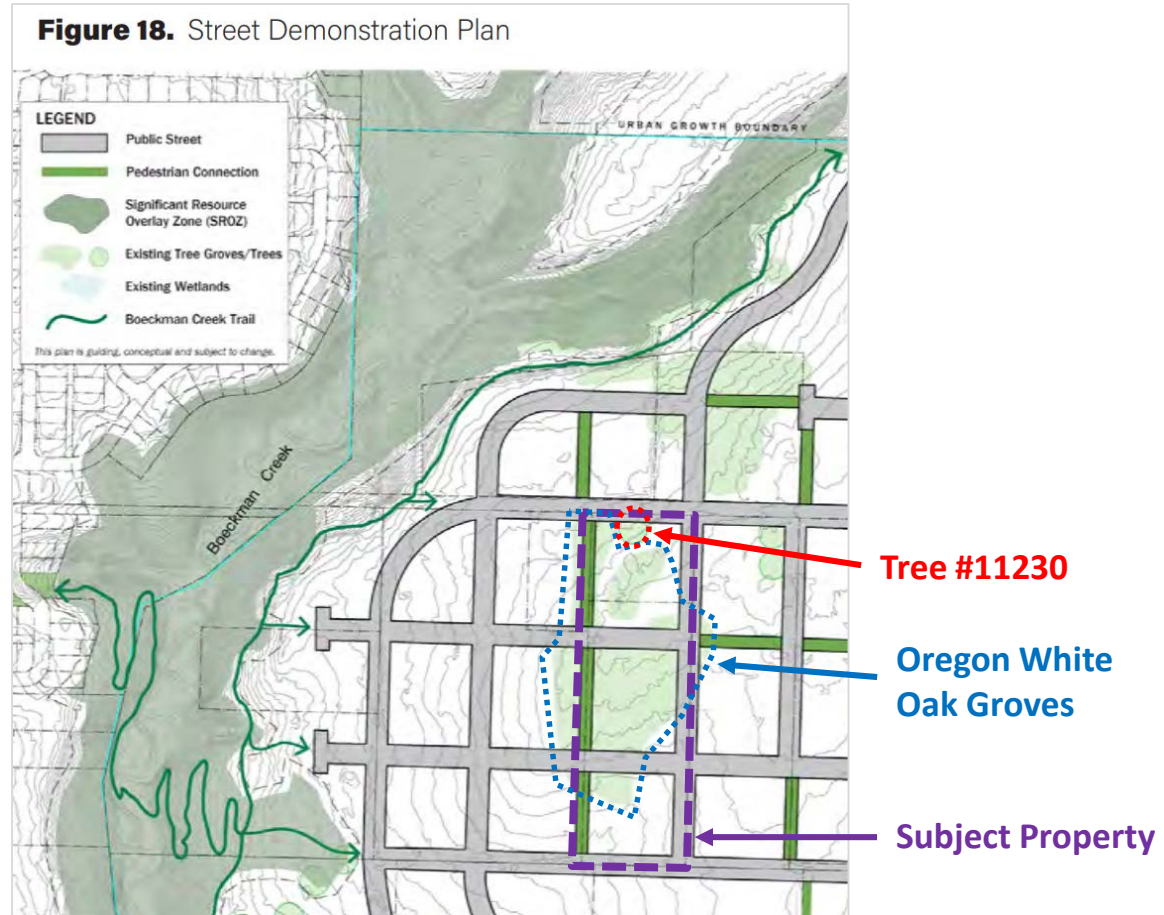


# Tentative Subdivision Plat



# Development Alternatives

**Figure 18.** Street Demonstration Plan

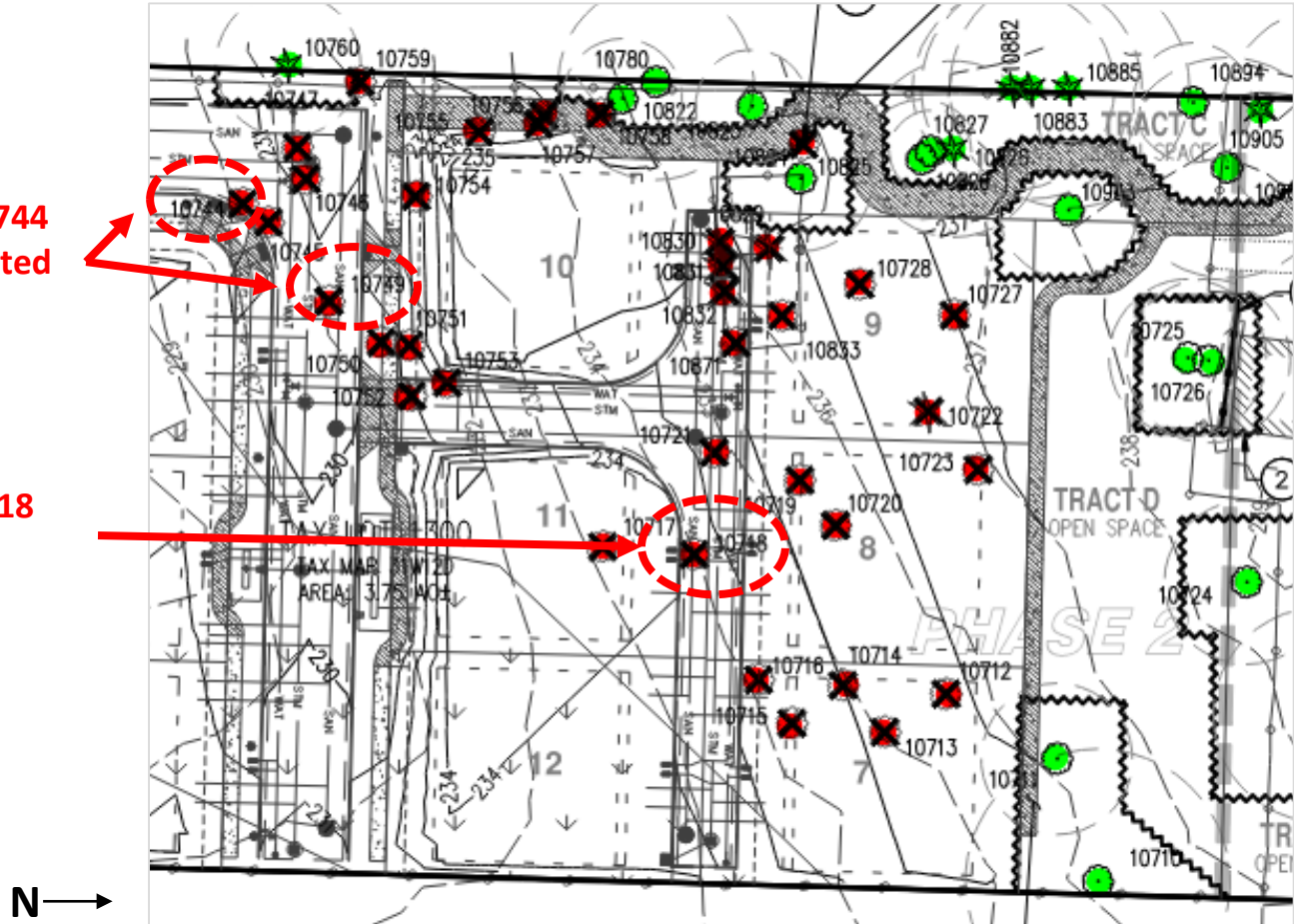




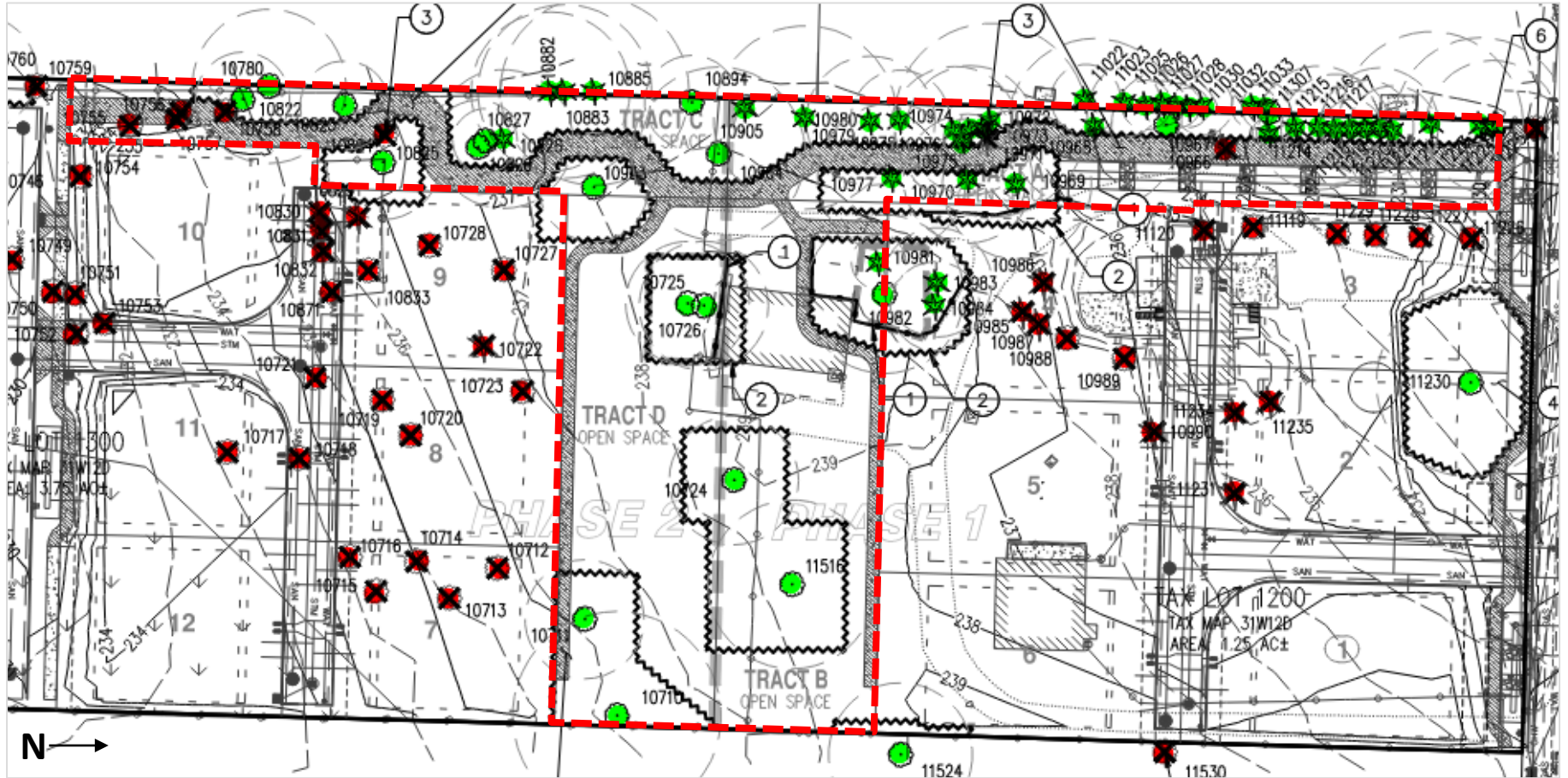
# Type C Tree Removal Plan

Oregon White Oaks #10744 and #10749 with Suspected MOB Infestation

Oregon White Oak #10718 with Confirmed MOB Infestation

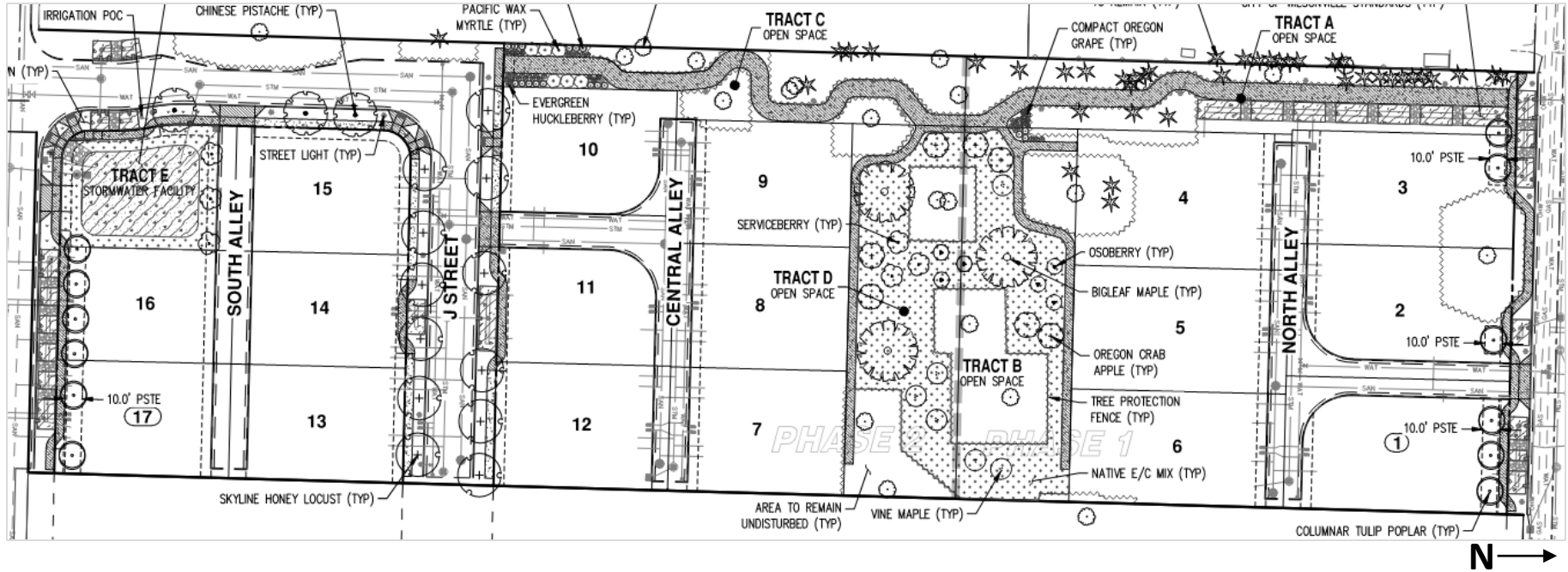


# Type C Tree Removal Plan

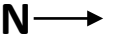
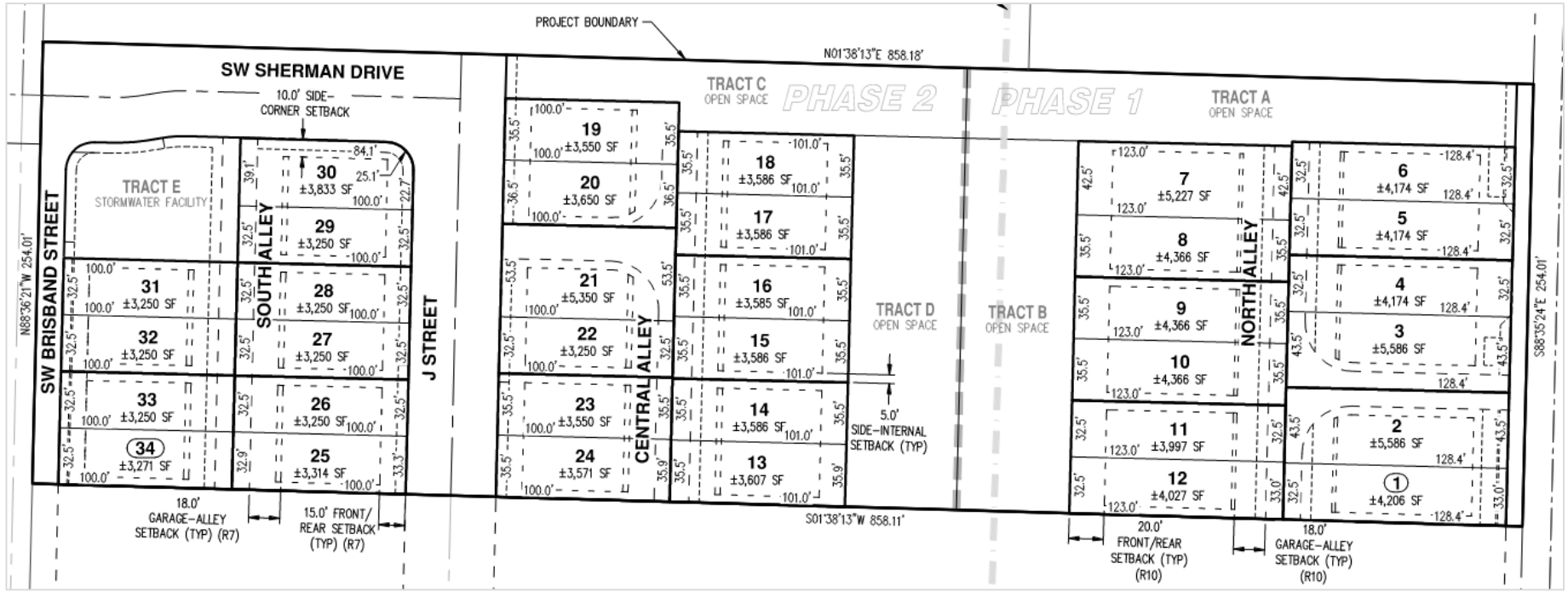




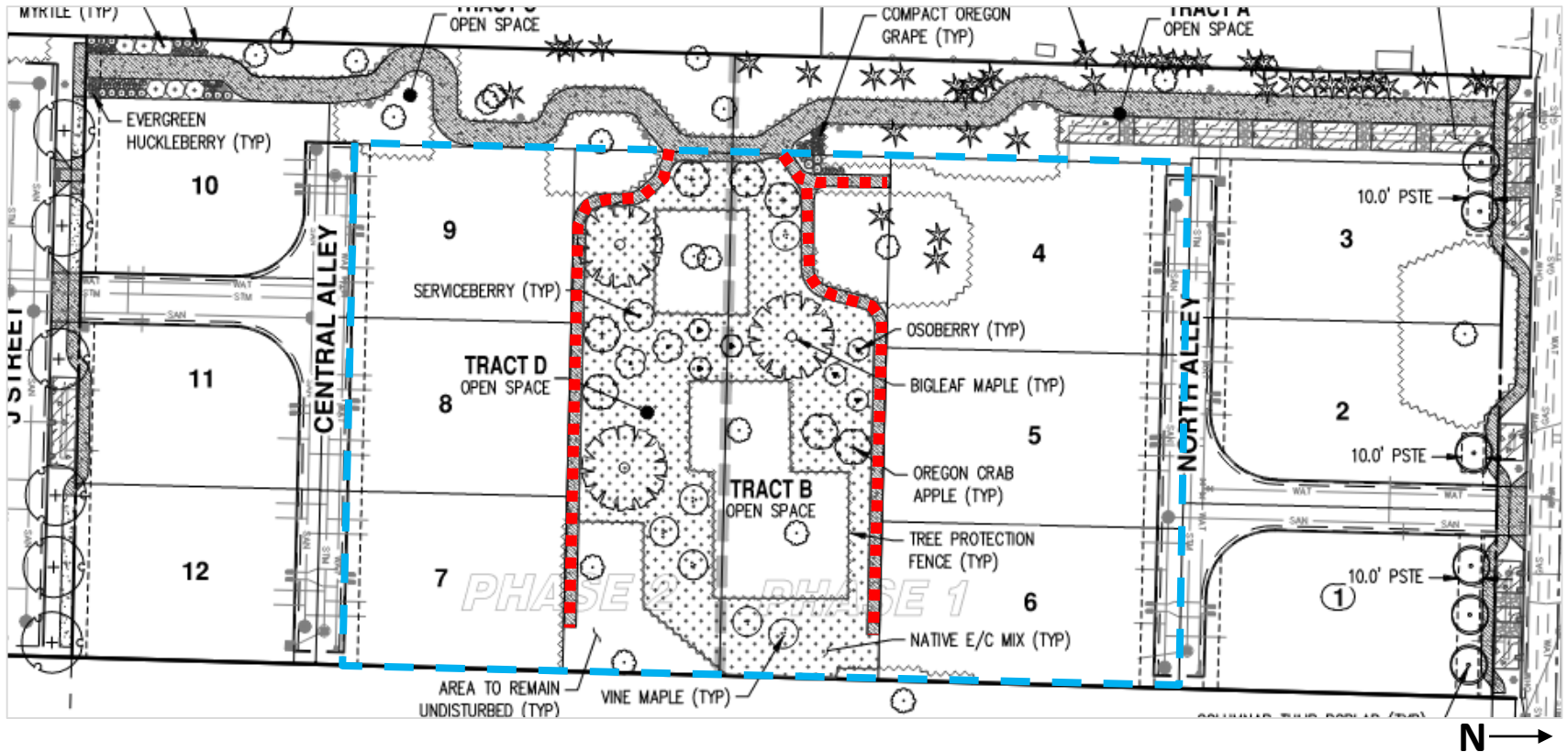
# Type C Tree Removal Plan



# Middle Housing Land Division



# Discretionary Review - Waiver



# Modifications to Staff Report

- Conditions of Approval:
  - PDD 2, to correct a typographical error
  - PDG 2, to clarify about required treatment for Mediterranean oak borer
  - PFD 12, to clarify about stormwater facility placement
- Finding I1, to correct a typographical error

# Discussion



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