

Meridian United Church of Christ (Frog Pond Church)

DRB Panel A Public Hearing

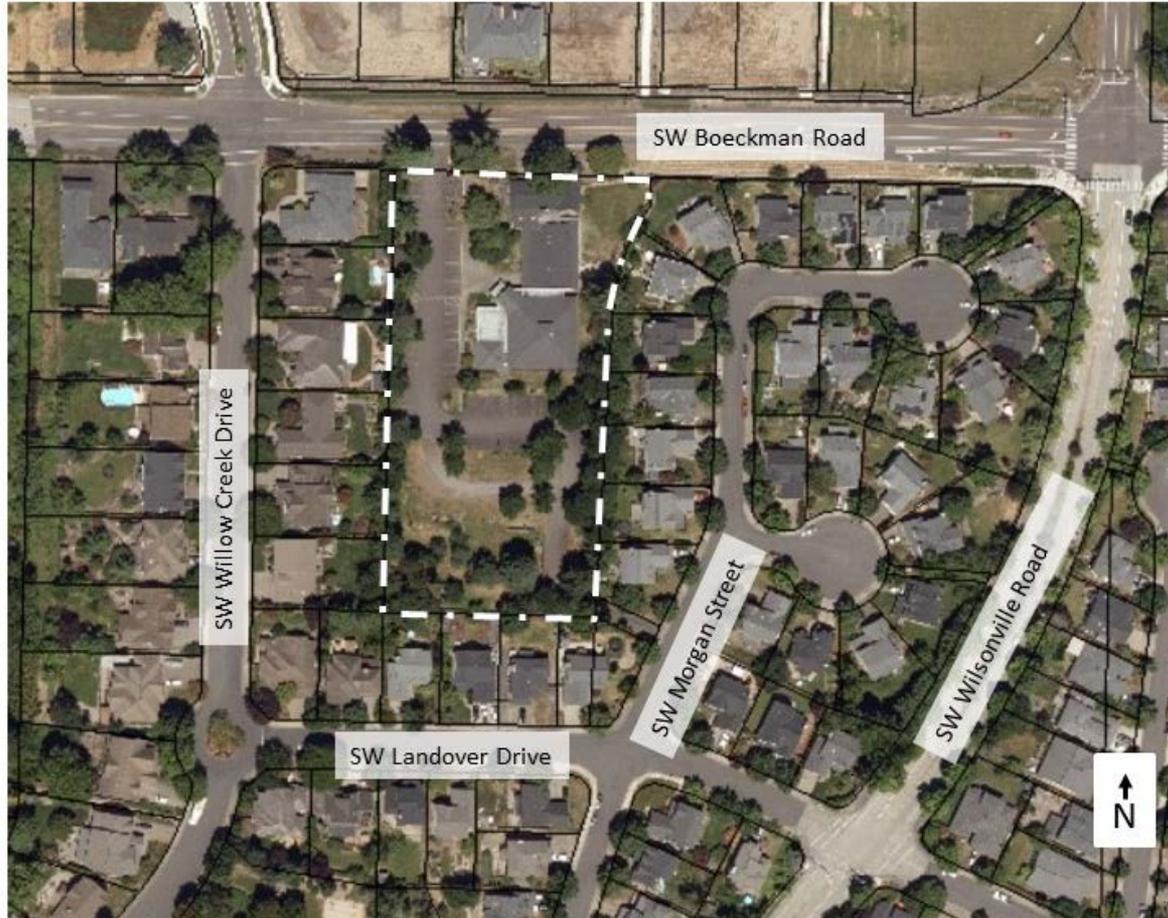
November 8, 2021

Presented by: Cindy Luxhoj AICP, Associate Planner



WILSONVILLE
OREGON

Location



Background



Noticing

- Standard noticing including extra information related to COVID-19
- Three comments received
- Desire by one person to withdraw their testimony

List of Applications

- Recommendation to City Council
 - Zone Map Amendment (DB21-0029)
- Verifying Compliance with Standards:
 - Stage I Master Plan (DB21-0030)
 - Stage II Final Plan (DB21-0031)
 - Tentative Partition Plat (DB21-0032)
- Discretionary review:
 - Setback Waiver (DB21-0033)

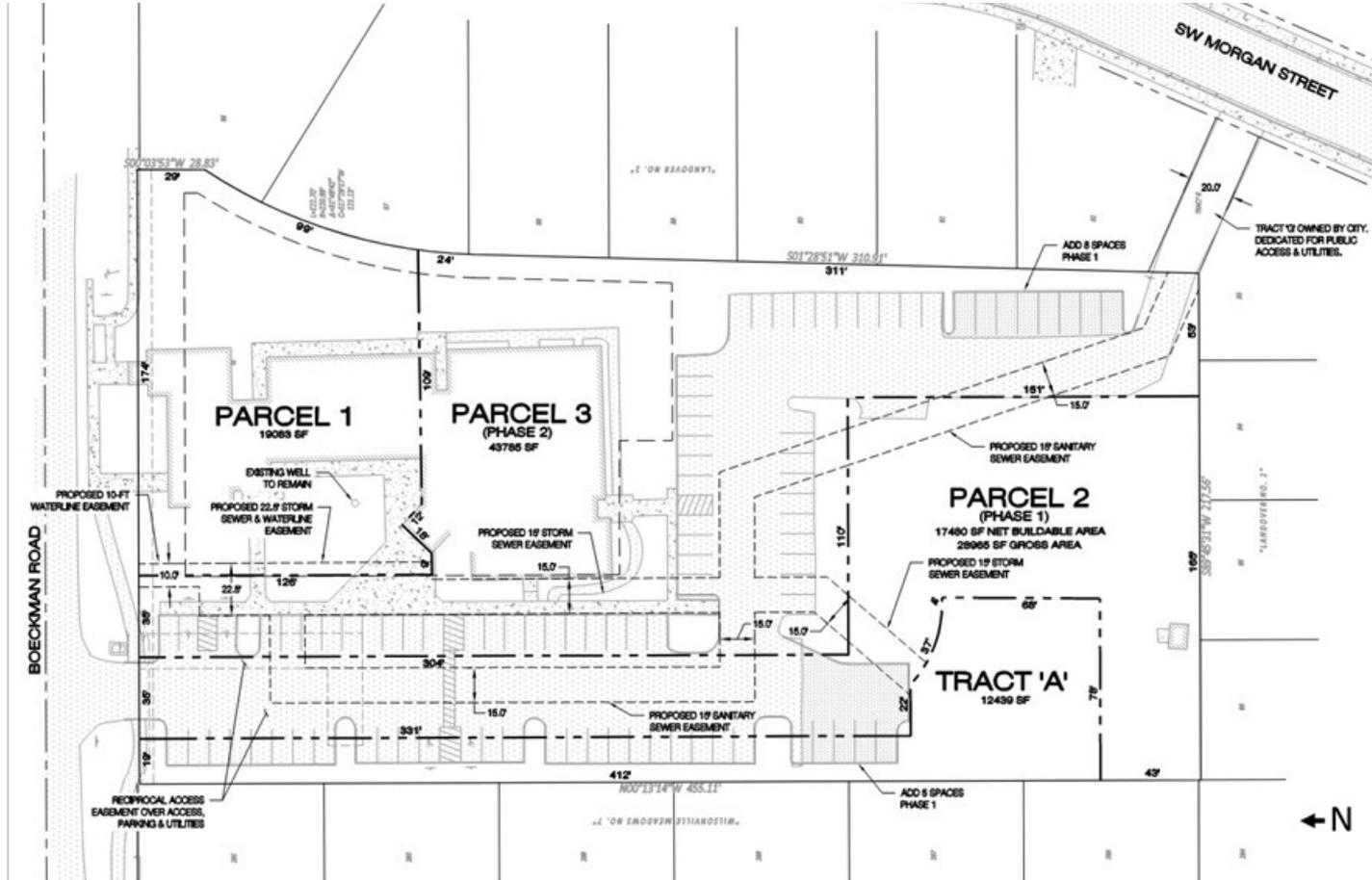
Zone Map Amendment



Stage I Master Plan and Stage II Final Plan

- Stage I:
 - Generally establishes location of parcels and tracts
 - Maintain existing church use on north side
 - Enable future residential use on south side
- Stage II:
 - Demonstrates consistency with PDR-4 standards
 - Consistent with 98DB35:
 - Add 13 parking spaces
 - Minor landscape improvements

Tentative Partition Plat



Phasing Plan

- Phase 1 anticipated to occur within two years
- Phase 2 timing uncertain per applicant
- Condition of Approval PDD 7 added to require Final Plat recordation of both Phases within two years

Applicant Response to Conditions of Approval

- Exhibit B5: Condition of Approval PFA 6
 - Sizing of stormwater facility in Tract A
- Exhibit B6: Condition of Approval PFA 2
 - Sewer design and construction

Modified Conditions of Approval

- **PFA 2.** Prior to Phase 1 Final Plat Approval, applicant shall construct public sanitary sewer manholes and mainline within SW Morgan Street, Tract G, and Parcel 1, ~~and Parcel 2~~ as necessary to serve both Parcel 1 and 2. Record minimum 15-foot wide sanitary sewer pipeline easement as part of Final Plat recordation.

Modified Conditions of Approval

- **PFA 7.** Prior to Phase 2 Final Plat Approval, applicant shall extend ~~the~~ public sanitary sewer mainline, including manholes, to the ~~west and~~ north within the parking lot drive aisle to serve ~~the~~ newly partitioned Parcels 1 and 3. Record minimum 15-foot wide sanitary sewer pipeline easement as part of Final Plat recordation. This work will include abandonment of the existing lateral which had served the main church building, and new lateral connections to the public sanitary sewer mainline for each Parcel.

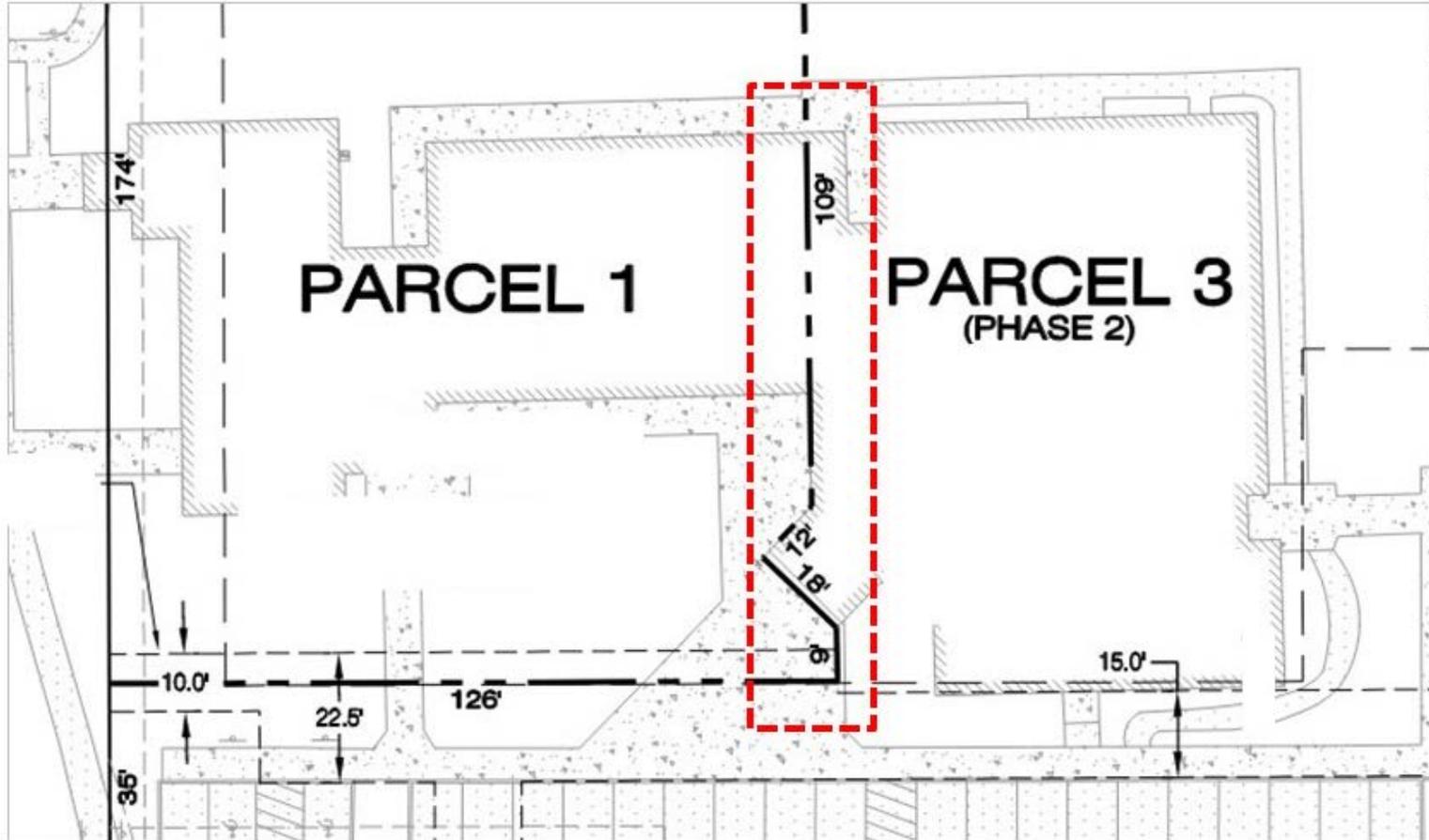
Questions?



Discretionary Review

- Setback Waiver

Setback Waiver



Setback Waiver Criteria

- Criteria reflect Purpose and Objectives of Subsection 4.140 (.01) B.:
 - Take advantage of functional land use design
 - Produce development equal to or better than that resulting from traditional lot land use development
 - Permit flexibility of design

Discussion



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