

Pre-Application Meeting notes, April 16, 2024

The Stafford Project – housing development at 17979 SW Stafford Rd, Lake Oswego (Across from Luscher Farms)

Meeting attended by city staff, developer & design team, PNA representatives Meg Wilkinson & Chris Durkee. Notes prepared by Durkee.

Planning:

1. 3 consecutive major phases of planning approval are required:
 - a. Zone change portion of site for the mixed use 4 story structure from R-15 to R-0 or R-3 (not R-2 as proposed) which will allow higher density and 50' height max.
 - b. Sub-division of site for individual Middle Housing lots
 - c. Conditional Use Permit (CUP) for pre-school, and Development Review (DR) permit
2. Zone change involves pre-app and neighborhood meetings, then public hearings at Planning Commission (PC) and City Council (CC) meetings, PC and CC approvals. Application must address numerous city policies, and policies 2, 3, 4 & 5 in Land Use Chapter of Palisades Neighborhood Plan.
3. Sub-division involves pre-app and neighborhood meetings, public hearing at Development Review Commission (DRC), then 15-day appeal period.
4. CUP and DR approvals each involve pre-app and neighborhood meetings, public hearing at DRC, then 15-day appeal period. [note: pre-school may decide not to stay on site]
5. Developer mentioned that 4 story structure may move west or north away from Stafford, placing townhomes on Stafford frontage, as recommended by neighborhood/community input.
6. Configuration of townhomes must be oriented to a public road (such as "loop road") to conform to Middle Housing code.

Connectivity:

1. Project will connect to pedestrian path in Rassekh Park near Ridge Pointe Dr.
2. No vehicular connection is required to Ridge Pointe Dr. [note: this satisfies a concern of neighbors s/w of site]

Utilities:

1. City took a negative approach to connecting to public sewer pump station at Siena Dr & Bella Terra Dr. Project will likely need a new pump station to connect to existing sewer in Stafford near north property line.
2. Existing storm water flow patterns must be preserved.

Traffic:

1. Developer must prepare a Traffic Impact Study including traffic generated by LORAC & Rassekh Park.
2. Must get Clackamas County approval regarding improvements to Stafford Rd, if any.

Fire Prevention:

1. Site either needs a second vehicular connection (possibly at north/east corner of site) or all buildings must be sprinklered.
2. Modify "loop road" on site to allow fire truck proper access to the 4-story building, per code.

Neighborhood comments relevant to issues above:

1. Concern for traffic impact on Stafford & surrounding streets; added drop-off & pick-up traffic from pre-school

2. Massing and building height of 4 story along Stafford – can height be reduced, or building moved to west and north, or replace this building with lower density (and height) Middle Housing (townhomes or cottage clusters) that also opens up view corridor of Stafford
3. Parking impact on adjacent neighborhoods