

Hazelia Living

Preliminary Subdivision with Planned Development (PD) Overlay and
Modification to Conditional Use Permit File No. LU 05-0076

City of Lake Oswego File No. LU 25-0019

Development Review Commission Public Hearing - January 22, 2026



Real Estate & Construction Company



Real Estate & Construction Company

Ken Allen, Developer
Carolina Alilat, Development Manager



Maureen Jackson, AICP
Patrick Espinosa, PE



Rae Wilcox, Project Architect



Jessel Campoux, Senior Associate, PLA



Todd Mobley, PE
Myla Cross



Todd Prager & Associates_{LLC}

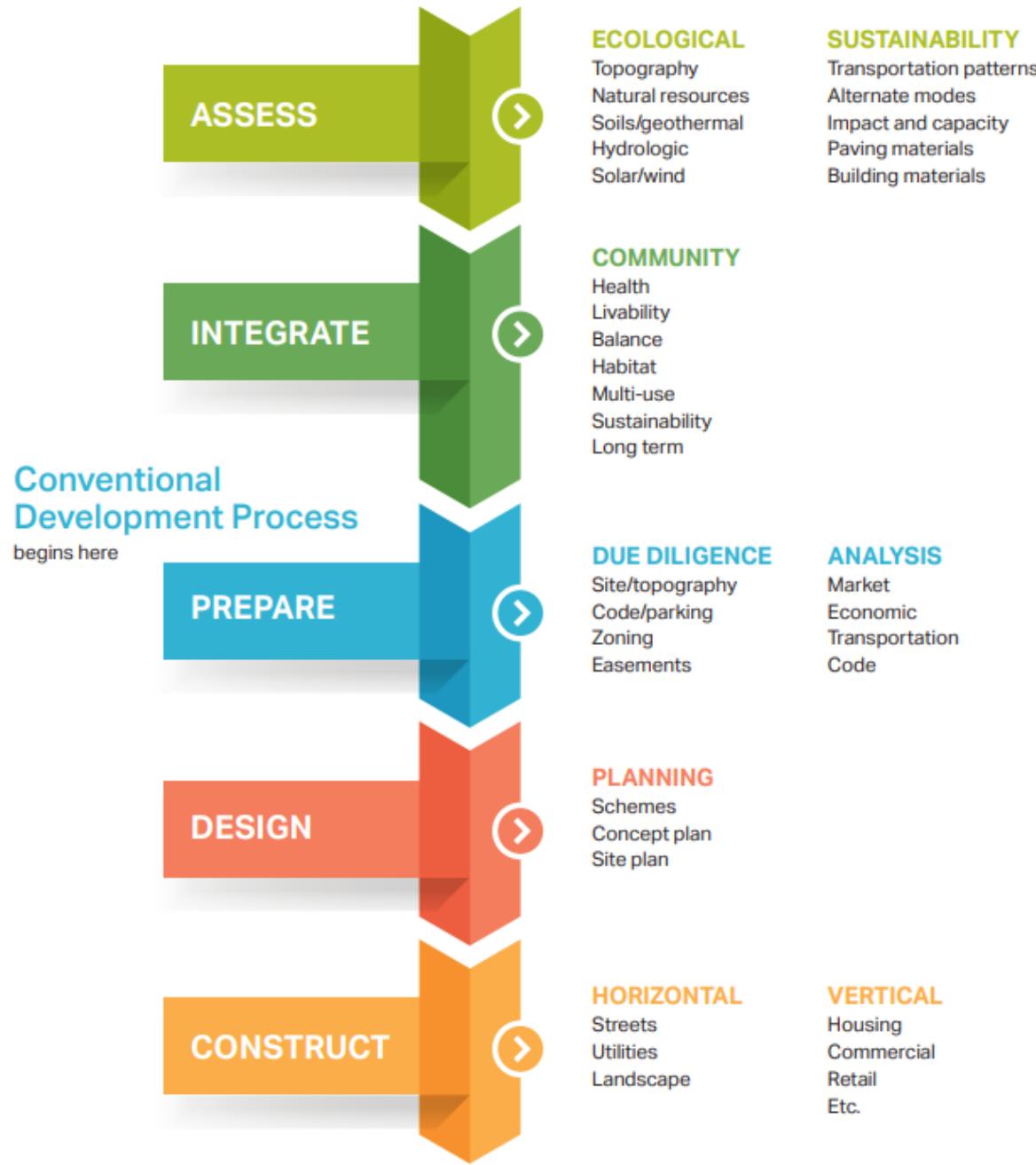
Todd Prager, RCA #597,
ISA Board Certified Master Arborist



Project Team



Project Location



10 Neighborhood Meetings

- August 2023 Kick-Off Meeting
 - September 2023
 - December 2023
 - February 2024
 - May 2024
 - August 2024
 - October 2024
 - February 2025
- April 2025 Official Neighborhood Meeting
 - October 2025



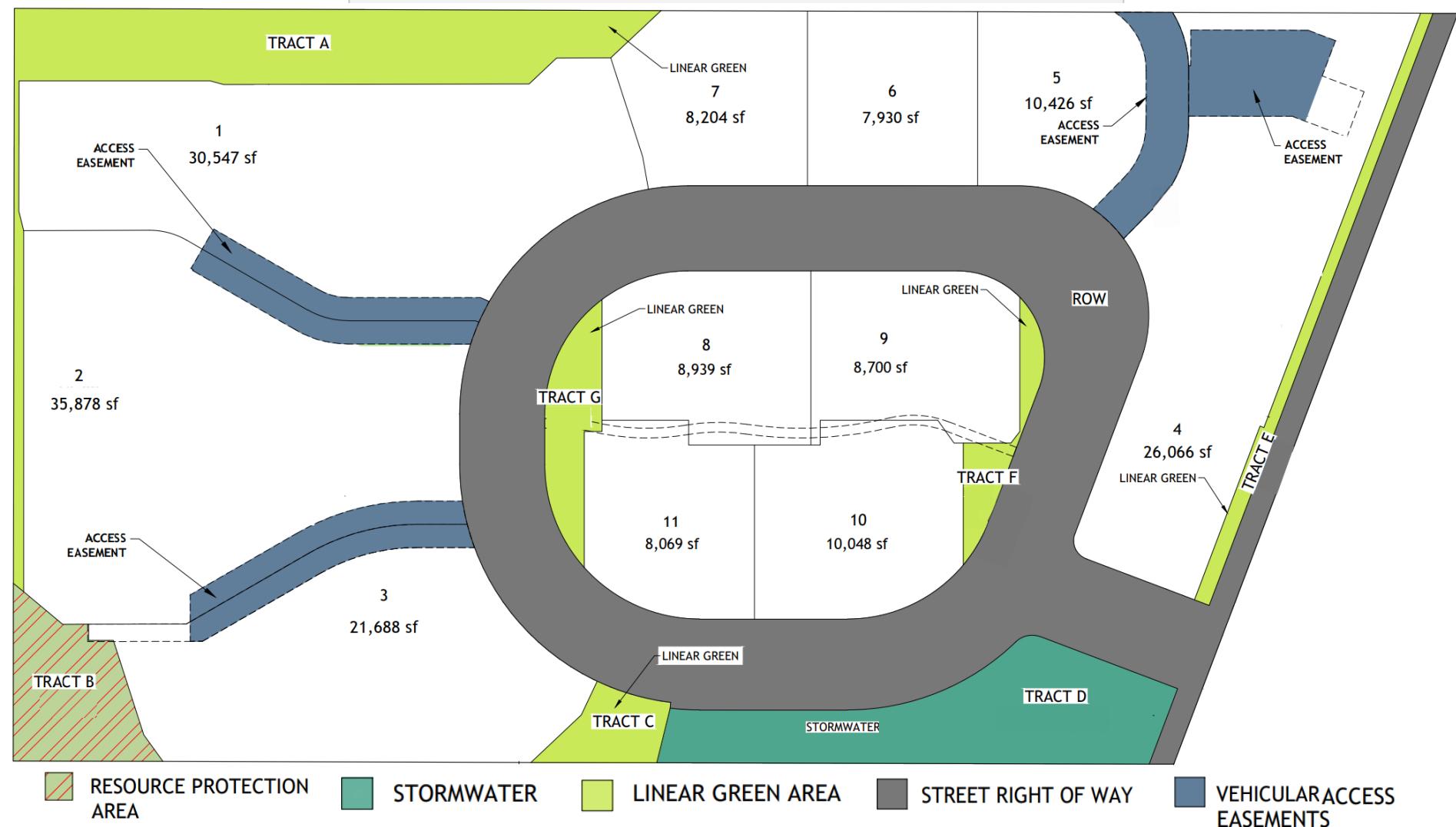
Meetings with City Staff

- October 2024 - Concept Plan Review
- December 2024 - Resource Protection/ Sensitive Lands
 - January 2025 - Middle Housing Land Division
- April 2025 - Final Concept Plan & Middle Housing
- July 2025 - Planning Consultation & Design Review
- December 2025 & January 2026 - Consult with City Staff Regarding Conditions of Approval



Concept Site Plan

Dimension	R-15 Standard per Table 50.04.001-1	Requested Adjustment
Minimum Lot Dimensions (Triplex, Quadplex and Cottage Clusters)		
Area (sq. ft.) (Parent Lots)	15,000	7,900



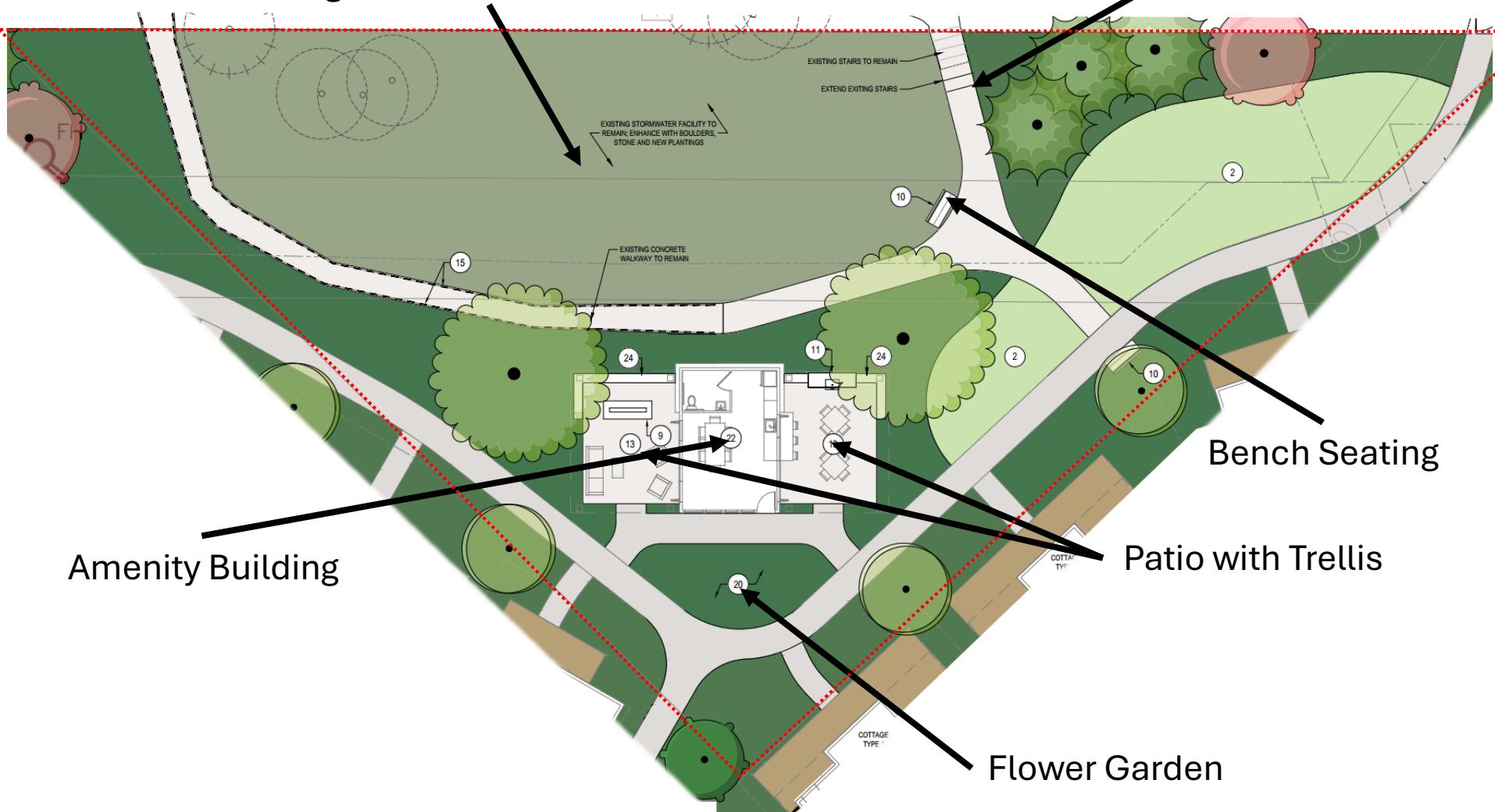
11-Parent Lot Preliminary Subdivision & Planned Development (PD) Overlay

Stafford Retirement Community



Enhance Stormwater Facility: New Plantings, Boulders, & Stone

Extend Existing Stairs

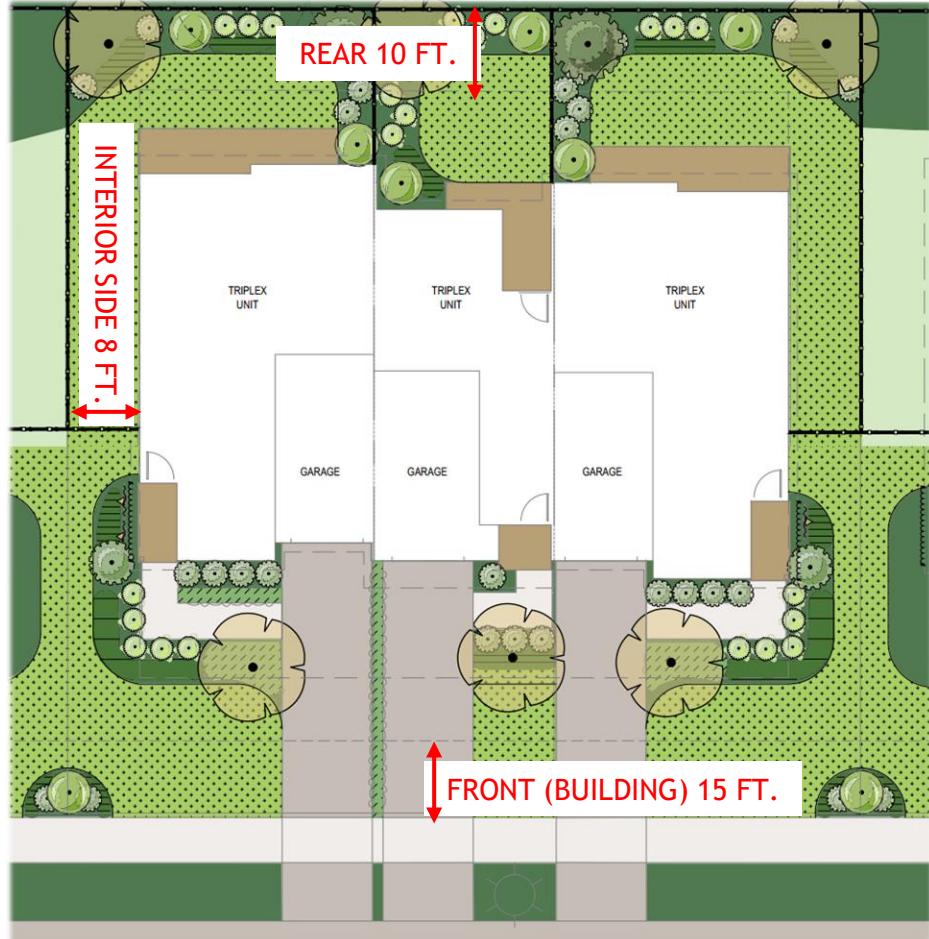
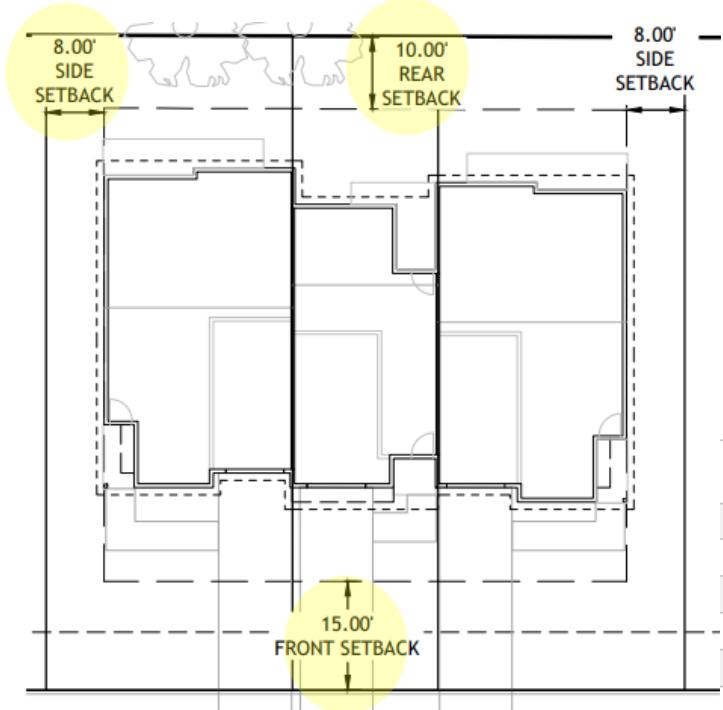


Modification of Conditional Use Permit LU 05-0076
Enhancement of Open Space within Existing Landscape Easement

Parking (6-Spaces) & Access Easement
to Benefit Stafford Retirement Community

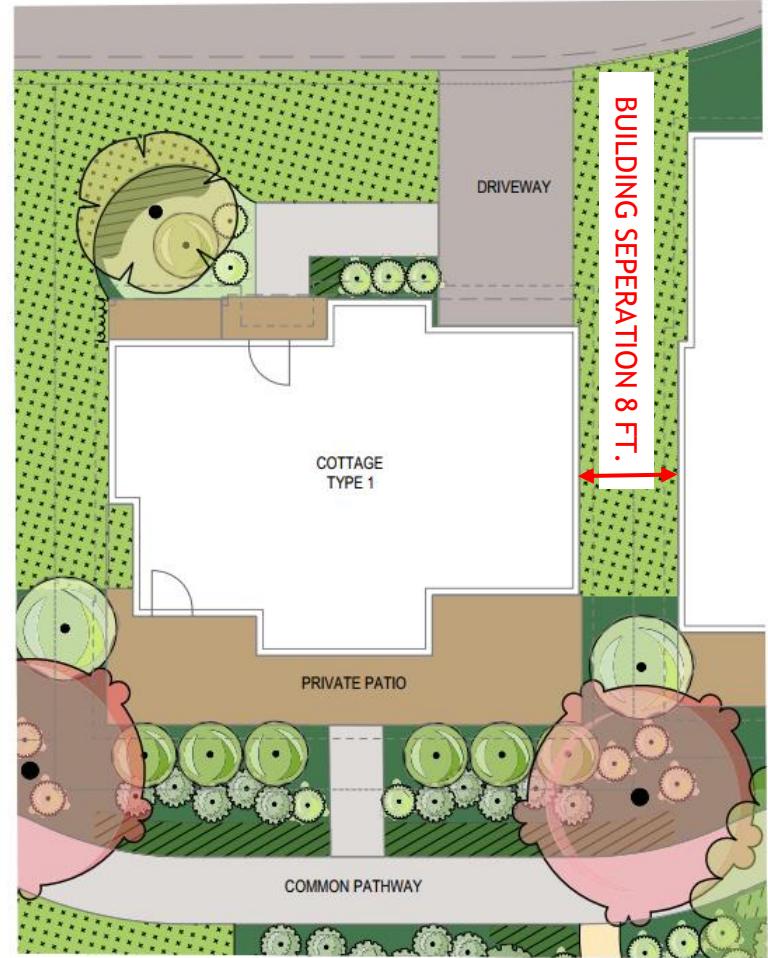
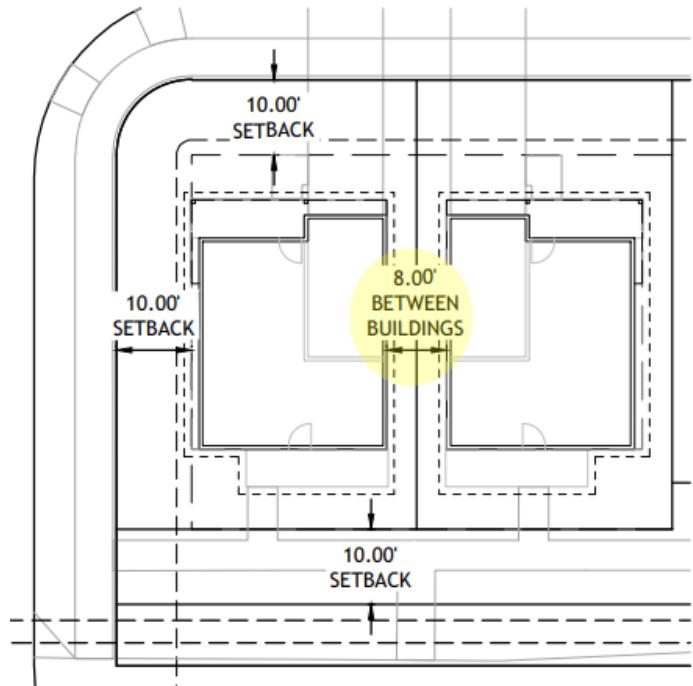


**Modification of Conditional Use Permit LU 05-0076
Shared Parking & Access Easement**



Dimension	R-15 Standard per Table 50.04.001-1	Requested Adjustment
Yard Setbacks		
Primary Structure Setback (ft.) (Triplex/Quadplex Buildings)		
Front (ft.)	25	<u>15</u>
Side Adjacent to Arterial/Collector Street (ft.)	20	20
Side Adjacent to Local Street (ft.)	15	15
Interior Side (ft.)	10	<u>8</u>
Rear (ft.)	30	<u>10</u>

Planned Development (PD) Overlay



Dimension	R-15 Standard per Table 50.04.001-1	Requested Adjustment
Yard Setbacks		
Cottage Clusters		
Front (ft.)	10	10
Interior Side/Side Adjacent to Street (ft.)	10	10
Rear (ft.)	10	10

Additional Residential Low Density Yard Setback Standards - per LOC 50.04.001.e.vii

Minimum Cottage Cluster Building Separation (ft.)	10	8
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Exceptions to Maximum Lot Coverage & Floor Area Limitation Standards - Aggregate

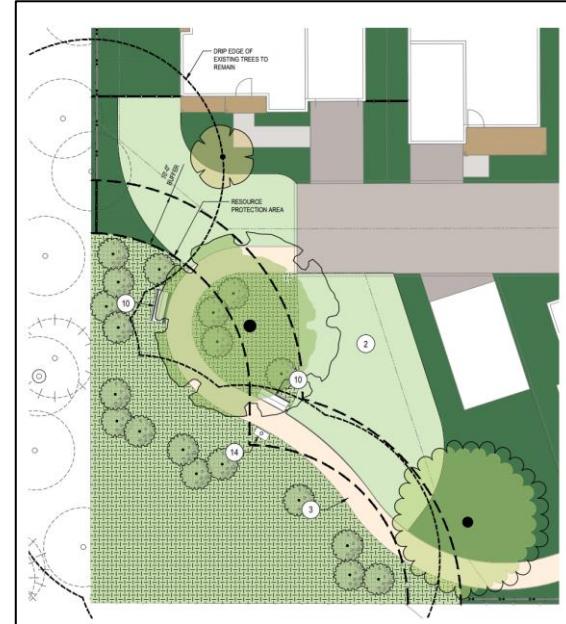
Standard	Maximum Allowed	Proposed Area
Lot Coverage	25,938 sf.	23,820 sf.
Floor Area	50,326 sf.	48,502 sf.



Public Benefit: Pedestrian Accessibility & Neighborhood Integration

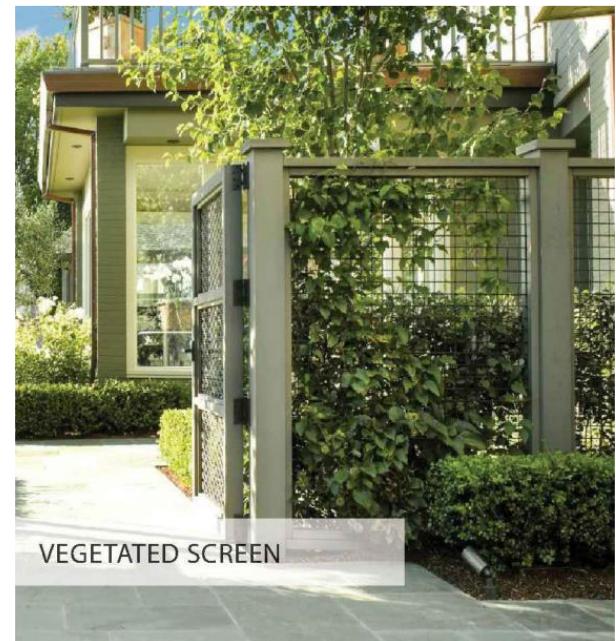
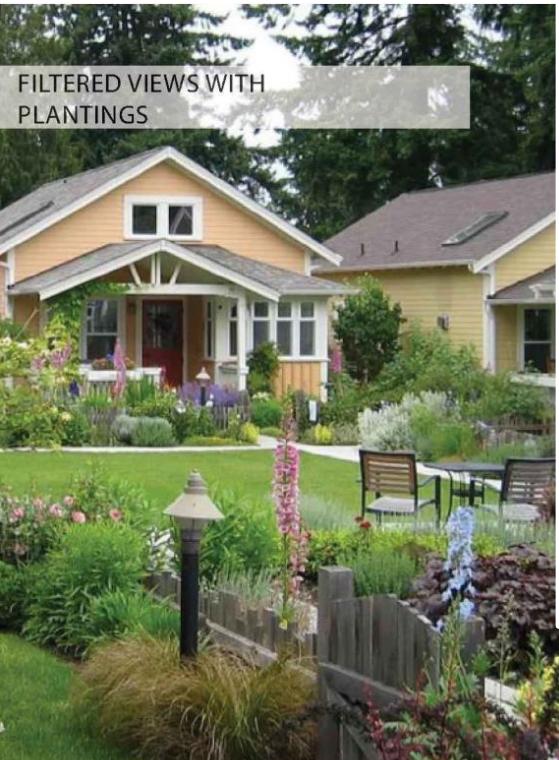


RIPARIAN DISTRICT ENHANCEMENT
PLANTING CONCEPT



Public Benefit: Protection of Natural Resources

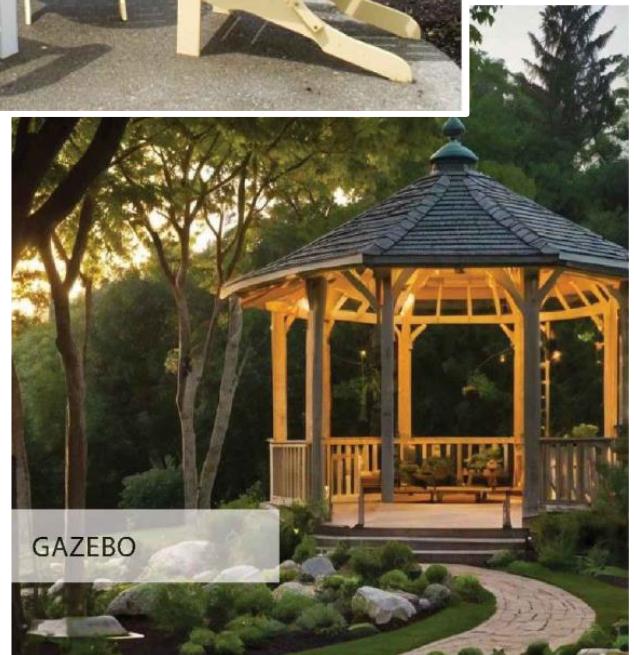
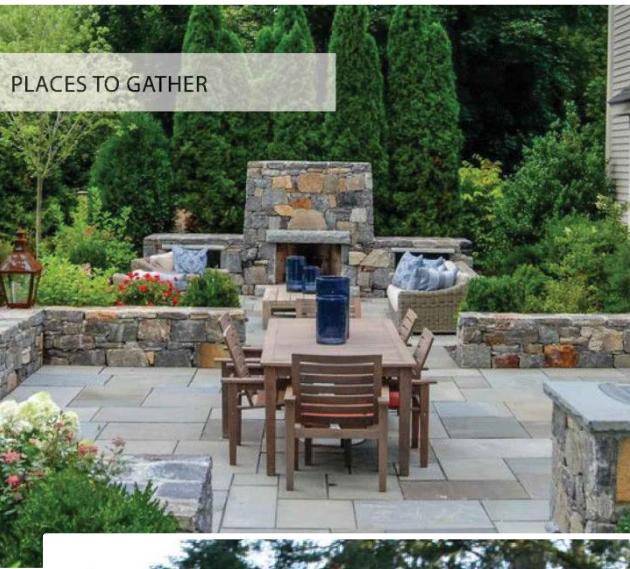
Development Review for Enhancements & Improvements in Resource Protection (RP) Sensitive Lands Overlay District



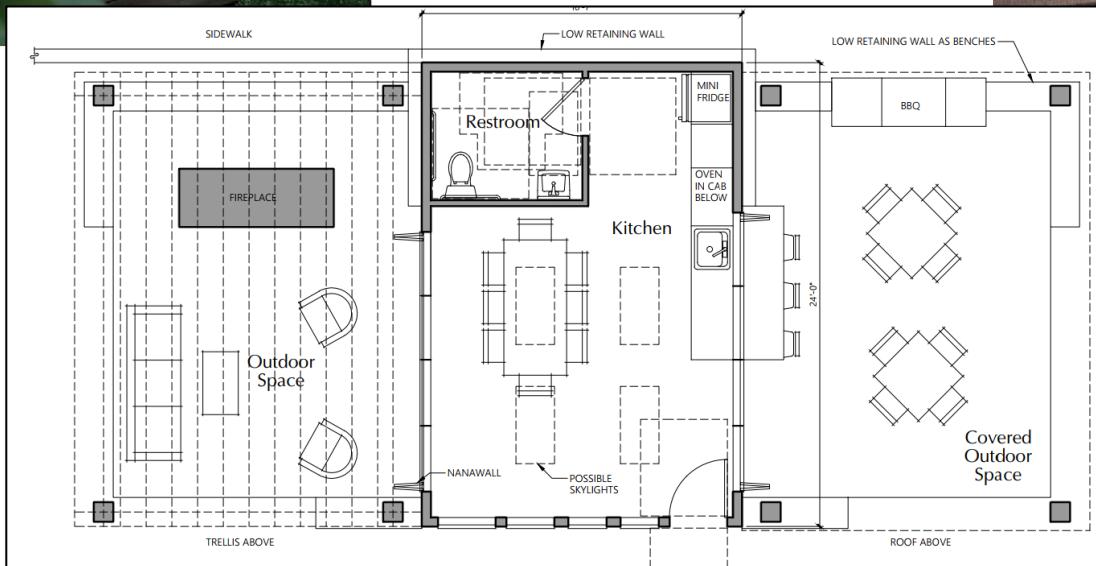
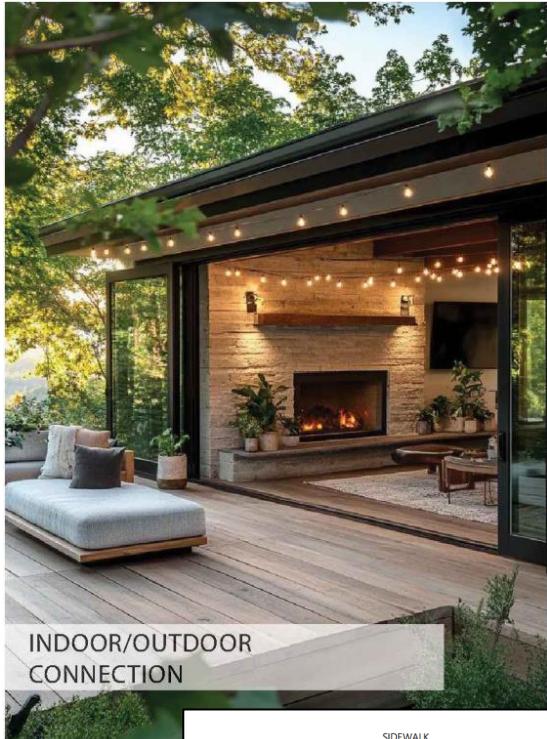
Public Benefit: Improved Privacy

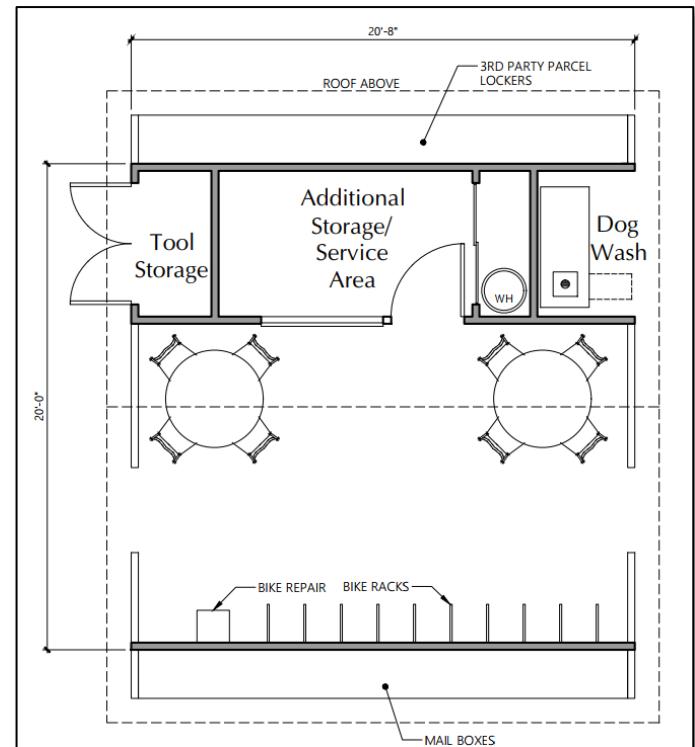


Public Benefit: Generous Open Space

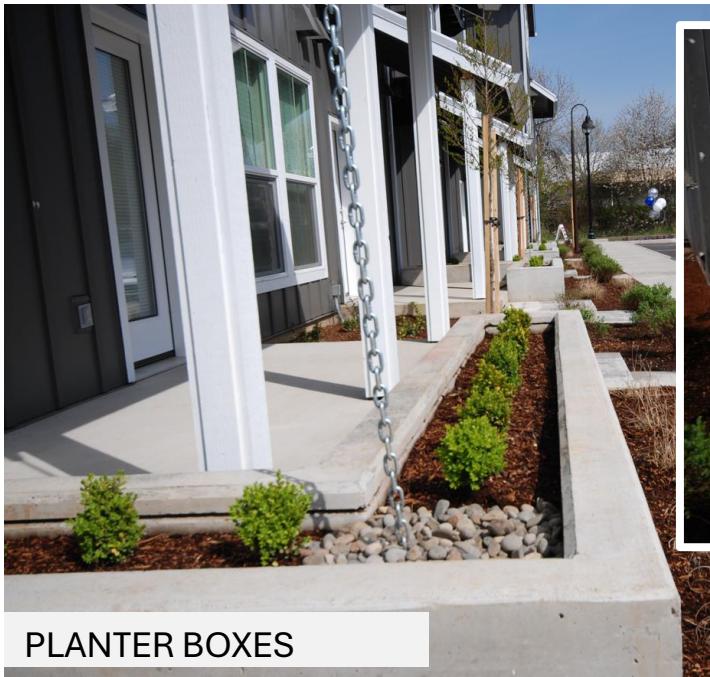


Public Benefit: Generous Open Space





Two Community Amenity Buildings



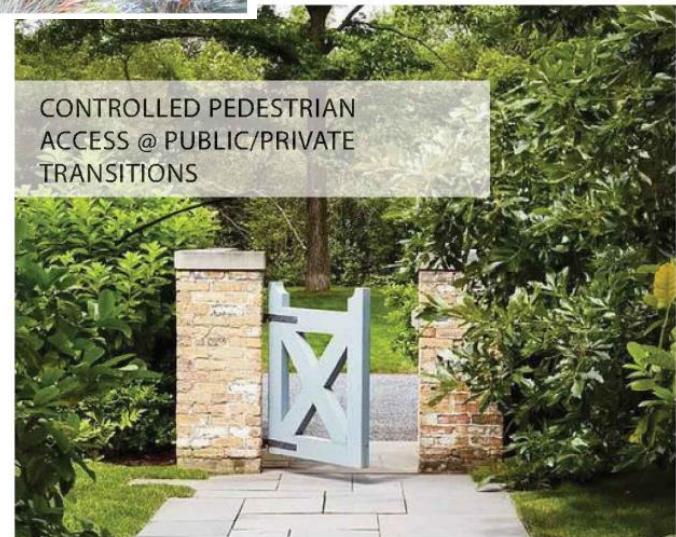
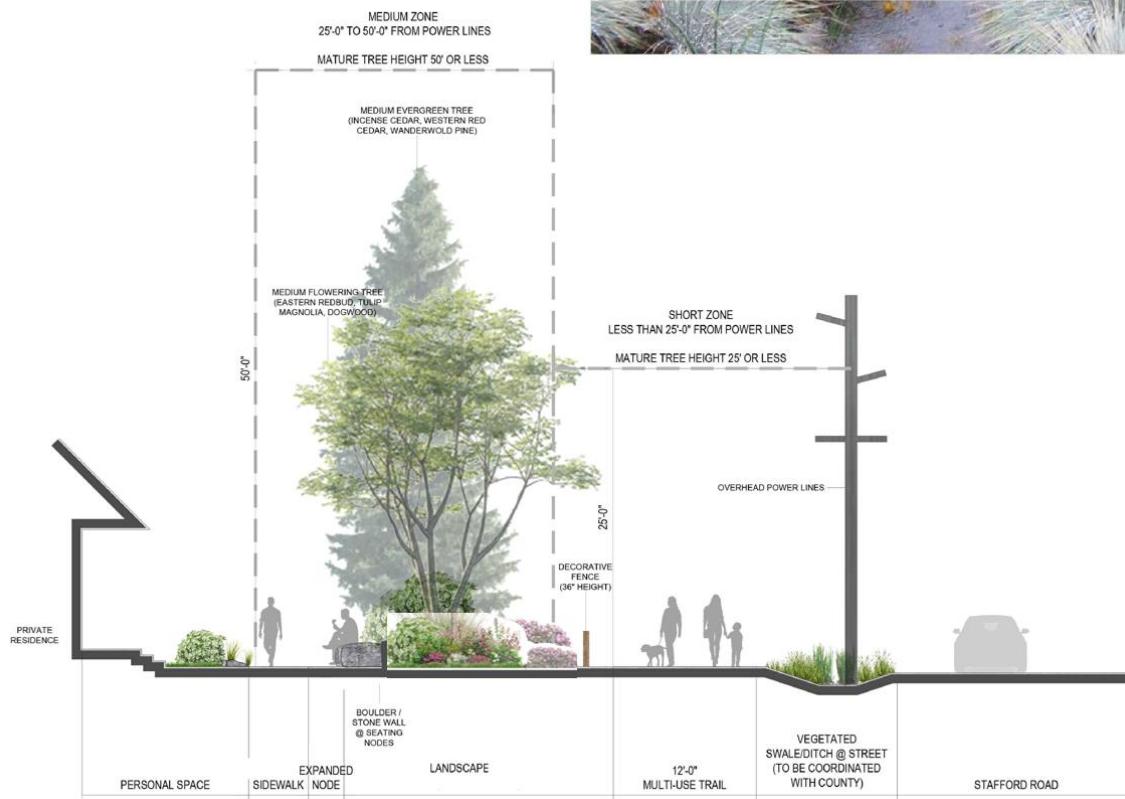
PLANTER BOXES



FLEXIBLE GREEN SPACE



RAINGARDEN
WITH PLANTING & ROCKSCAPING





Unique Tri- & Quad-Plex Homes



COTTAGE 1 FRONT ELEVATION



COTTAGE 2 FRONT ELEVATION

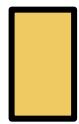


COTTAGE 3 FRONT ELEVATION

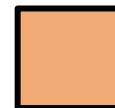


COTTAGE 4 FRONT ELEVATION

Unique Single Detached Cottage Homes



10 Single-Car Detached Garages



2 Amenity Buildings

Detached Garages & Amenity Buildings



Real Estate & Construction Company

MILBRANDT
ARCHITECTS



 lancaster
mobley

PCD
PACIFIC COMMUNITY DESIGN



Todd Prager & Associates
LLC

Thank You