



City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
January 10, 2017
7:00 PM Work Session

Work Session Agenda

- 1. Call to Order/ Roll Call**
- 2. Staff Announcements** (Julia Hajduk)
- 3. PA 17-01 Townhomes in Old Town Text Amendment** (Connie Randall)

Proposed modifications to Sections 16.44 (Townhomes) and 16.162 (Old Town Overlay) of the Sherwood Zoning and Community Development Code to clarify the process and development standards for townhome development on properties zoned Retail Commercial (RC) and Medium Density Residential Low (MDRL) in the Old Town Overlay District.

- 4. Adjourn**

Sherwood Planning Commission Meeting

Date: Jan. 10, 2017 - work session

Meeting Packet N/A

Approved Minutes Date Approved: 2-28-17

Request to Speak Forms N/A

Documents submitted at meeting:

Powerpoint presentation on the townhomes in the Old Town overlay dist.

TOWNHOMES IN THE OLD TOWN OVERLAY DISTRICT

PLANNING COMMISSION WORK SESSION
JANUARY 10, 2017

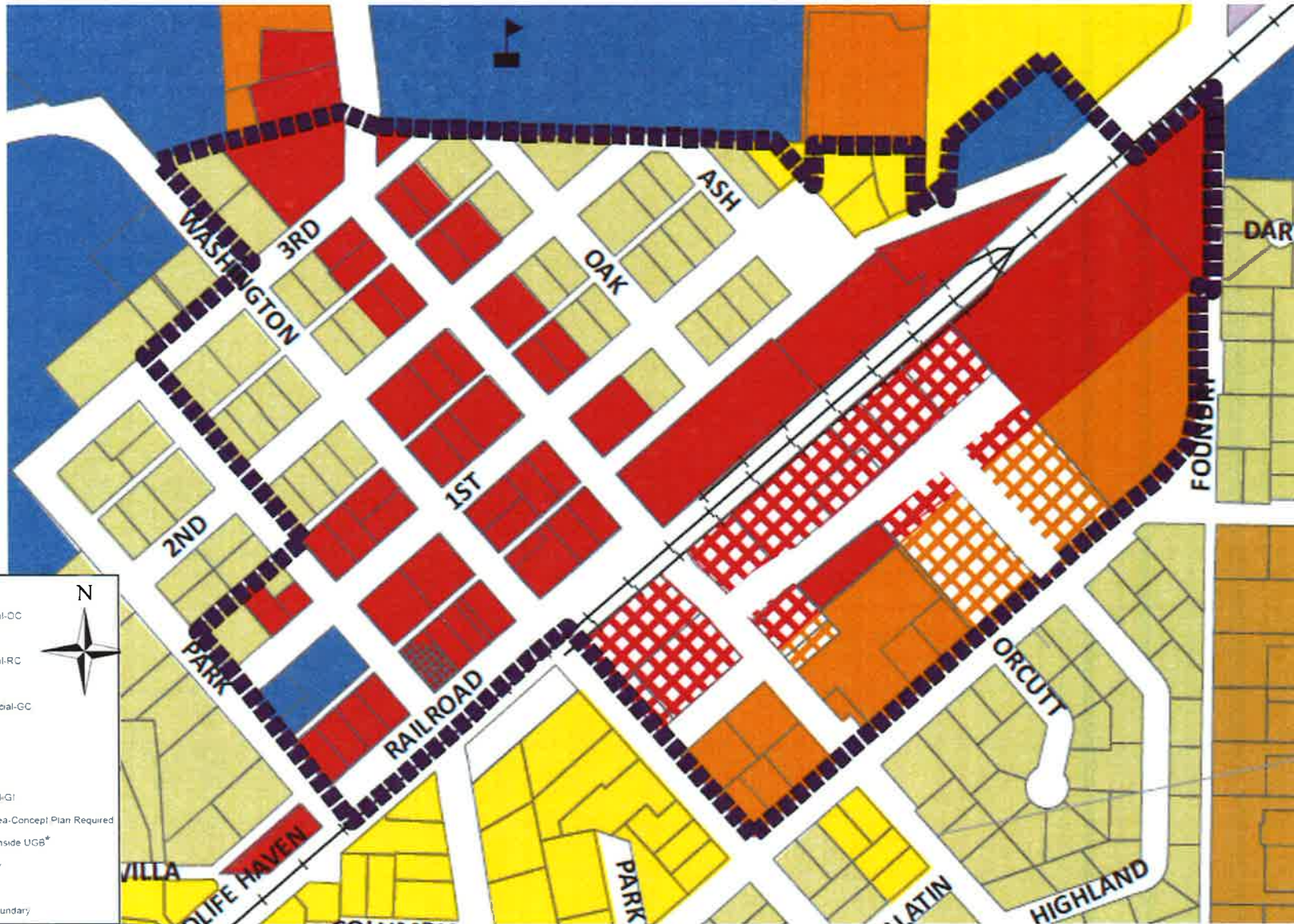
01.10.17
Date

PC
Gov. Body

WS
Agenda Item

Exhibit #

Sherwood Plan and Zone Map



Legend

	Very Low Density Residential-VLDR		Office Commercial-OC
	VLDR-PUD (Planned Unit Development)		OC- PUD
	Low Density Residential-LDR		Retail Commercial-RC
	LDR- PUD		RC- PUD
	Medium Density Residential Low-MDRL		General Commercial-GC
	MDRL- PUD		Open Space
	Medium Density Residential High-MDRH		Light Industrial-LI
	High Density Residential		LI PUD
	High Density Residential PUD		General Industrial-GI
	Institutional and Public		Urban Growth Area-Concept Plan Required
	Neighborhood Commercial		Unannexed Area-Inside UGB*
			Old Town Overlay
			City Boundary
			Urban Growth Boundary

* Zoning of unannexed parcels does not apply until annexed into the City.

Old Town Overlay District

- ▶ **Section 16.162.040.B (Conditional Uses), permits the following use with a Conditional Use Permit:**

Townhouses (shared wall single-family attached) subject to Chapter 16.44. In addition, any garages shall use alley access. RC zone setback standards may be used in lieu of other applicable standards.

Chapter 16.44 (Townhomes)

- ▶ **Section 16.162.040.B (Conditional Uses), permits the following use with a Conditional Use Permit:**

A townhome may be located on property zoned MDRH or HDR, or in other zones as specified in an approved Planned Unit Development, provided the townhome meets the standards contained below, and other applicable standards of Division V – Community Design. Such developments that propose townhomes can do so as condominiums on one parent lot, or in a subdivision, but shall do so in groups known as “townhome blocks,” which consist of groups no less than two attached single-family dwellings and no more than six in a single block, that meet the general criteria of Subsection B below, and specific design and development standards of this Chapter.

Townhomes

Zone	Townhomes Allowed in Underlying Zone?	Townhomes Allowed in Old Town Overlay?
Medium Density Residential Low (MDRL)	NO	YES , subject to Section 16.44 with a CUP and PUD
Medium Density Residential High (MDRH)	YES , subject to Section 16.44	Yes , subject to Section 16.44
High Density Residential (HDR)	YES , subject to Section 16.44	YES , subject to Section 16.44
Retail Commercial (RC)	Stand-Alone Development - NO; Secondary to Commercial Use – YES , subject to HDR standards with a PUD	Stand-Alone Development – YES , subject to Section 16.44 with a CUP and PUD Secondary to Commercial Use – Yes , subject to HDR standards with a PUD

Chapter 16.44 (Townhomes)

▶ **Section 16.162.040.B (Conditional Uses), permits the following use with a Conditional Use Permit:**

A townhome may be located on property zoned MDRH, ~~or~~ HDR, or in other zones as specified in an approved Planned Unit Development or in the Old Town Overlay District with an approved Conditional Use Permit as specified in Section 16.162.040, provided the townhome meets the standards contained below, and other applicable standards of Division V – Community Design. Such developments that propose townhomes can do so as condominiums on one parent lot, or in a subdivision, but shall do so in groups known as “townhome blocks,” which consist of groups no less than two attached single-family dwellings and no more than six in a single block, that meet the general criteria of Subsection B below, and specific design and development standards of this Chapter.

Old Town Overlay District

- ▶ **Section 16.162.040.B (Conditional Uses), permits the following use with a Conditional Use Permit:**

Townhouses (shared wall single-family attached) subject to Chapter 16.44 and the HDR standards. In addition, any garages shall use alley access. RC zone setback standards may be used in lieu of other applicable standards.

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Meeting
January 10, 2017

Planning Commissioners Present:

Chair Jean Simson
Commissioner Chris Flores

Staff Present:

Julia Hajduk, CDD Director
Connie Randall, Senior Planner
Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent: Council Members Present:

Vice Chair Russell Griffin
Commissioner Michael Meyer
Commissioner Rob Rettig
Commissioner Lisa Walker

None

1. Call to Order/Roll Call

Chair Jean Simson convened the meeting at 7:06 pm.

2. Staff Announcements

Julia Hajduk, Community Development Director, announced that Connie Randall, Senior Planner, has been chosen as the new Planning Manager. Ms. Randall has fifteen years of planning experience.

3. PA 17-01 Townhomes in Old Town Text Amendment

Ms. Randall gave a presentation explaining that an application for townhomes in Old Town had discovered a hole in the Development Code. Townhomes are allowed in Old Town with a Conditional Use Permit (CUP) subject to the townhomes standards (Ch. 16.44). The Townhomes standard allows townhomes in MDRH or HDR or other zones as specified in an approved Planned Unit Development (PUD) if they meet certain criteria. Ms. Randall explained they were coming to the Planning Commission to clarify the code and suggested the intent was to allow Townhomes in the Old Town Overlay District with a Conditional Use Permit, but not with the additional burden of a PUD. Discussion followed. Staff was directed to provide more information and history about the original decision that amended the Old Town Overlay District, adding townhomes with a CUP, and to hold another work session.

4. Adjourn

Chair Simson adjourned the meeting at 7:38 pm.

Submitted by:



Kirsten Allen, Planning Department Program Coordinator

Approval Date: _____

