

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 318

A RESOLUTION APPROVING A MINOR CHANGE TO THE ORLAND VILLA MANUFACTURED HOUSING RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) ALLOWING CONVENTIONAL, SITE-BUILT HOUSING ON SPECIFIED LOTS WITHIN THE PUD.

WHEREAS, the General Development Plan for the Orland Villa Residential PUD, consisting of 10.92 acres, more or less, was approved in 1981, as was a 4.5 acre, more or less, Manufactured Housing Subdivision consisting of 30 lots and designated Orland Villa Phase 1.

WHEREAS, the terms of the PUD approval specified that all lots eventually planned for Orland Villa shall be reserved for Manufactured Housing, excepting a single 1.12 acre commercial parcel.

WHEREAS, the Council has received a request from the owner/developer of Orland Villa for a revision to the PUD allowing residential, site-built structures to be constructed on certain lots.

WHEREAS, the Council recognized that such a change will provide the owner/developer with greater market flexibility and should accelerate development of the PUD, which to date has only one occupied dwelling.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF SHERWOOD:

Section 1: Compatibility. That the inclusion of site-built single family homes into the Orland Villa PUD is appropriate, compatible and substantially identical to the other housing types currently authorized for this development.

Section 2: Minor Change. That the inclusion of site-built homes does not increase densities, change boundaries, change uses, or change the allocation of lands, and therefore is in conformance with Part 3, Chapter 2, Section 3.05.B2 of the Community Development Code (CDC).

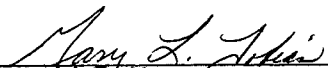
Section 3: Total Area. That the inclusion of site-built homes will not reduce the total contiguous area of Orland Villa available for Manufactured Housing below the five acres specified by Part 3, Chapter 3, Section 4.02 of the CDC.

Section 4: Permitted Uses. That the inclusion of site built homes is not contrary to Part 3, Chapter 3, Section 4.02.D1 of the CDC, as Orland Villa's PUD designation allows for "creativity and flexibility in site design which cannot be achieved through a strict adherence to planning designation area and subdivision standards".

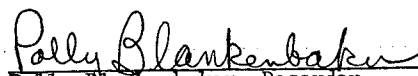
Section 5: Other Conditions Apply. That all other terms, conditions and limitations of the Orland Villa PUD, except those specifically varied by the Resolution, shall continue to be in full force.

Section 6: Blocks Designated. That Lots 1-17 of Orland Villa Phase 1, as shown on the attached plan labeled Exhibit A, shall be designated for single family manufactured or site built residential structures, provided all site built houses are contiguously sited, with the balance of Phase 1 (Lots 18-30) and all residential portions of Phases 2 and 3 remaining designated for Manufactured Housing, except as may be modified by future actions of the Planning Commission or City Council.

PASSED BY THE CITY COUNCIL AT ITS MEETING OF MARCH 27, 1985.


Mary Tobias, Mayor

ATTEST:


Polly Blankenbaker, Recorder

S.E. 40'

TUALATIN-SHERWOOD

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