



Resolution 2006-054

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE WOODHAVEN PUD (PUD 93-3) TO ALLOW DEVELOPMENT IN PHASES

WHEREAS, the City of Sherwood originally approved the Woodhaven PUD (PUD 93-3) preliminary development plan February 23, 1994; and

WHEREAS, August 16, 1994 the Planning Commission approved the Final Development Plan for the Woodhaven PUD which was modified March 26, 1997 via a major amendment designating the portion of property bound by Meinecke to the north, the High School to the east and Woodhaven Drive to the south as a neighborhood park; and

WHEREAS, a modification was approved January 18, 2000 after the proposed park was relocated from Meinecke to Sunset to allow for the School District to acquire the portion of the PUD adjacent to the High School referred to as Phase 7B; and

WHEREAS, the modification Notice of Decision clearly states "Since the public park site in Woodhaven was relocated to Sunset and Pinehurst by the Sherwood City Council on January 18, 2000, the use of the prior park site located on Meinecke Road shall return to the use generally reflected in the original approval of PUD 93-3"; and

WHEREAS, the original approval of PUD 93-3 (which identified the subject property as Phase 3A) included 34 residential lots and a road connecting Woodhaven Drive to Meinecke; and

WHEREAS, the Sherwood School District has indicated a desire to subdivide (SUB 06-03) a portion of the property with six lots along Woodhaven Drive and has submitted a preliminary plat, attached as Exhibit A, that shows the proposed development with an overlay of the original approval; and

WHEREAS, Exhibit A shows that the development of six lots adjacent to Woodhaven Drive does not preclude future development of the remaining portion of the property in a manner generally consistent with the original approval; and

WHEREAS, Section 2.202.04B.2 of the Sherwood Zoning and Community Development Code allows minor modifications to the final development plans without public hearing or Commission review when the changes do not increase density, change the boundaries or uses or change the location or amount of land devoted to specific uses; and

WHEREAS, the School District's proposed modifications do not increase the density, change the boundaries of the PUD or the location or amount of land devoted for specific uses;


NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. The PUD 93-3 final development plan shall be modified to allow remaining Phase 7B to be developed in two phases as illustrated in Exhibit A.

Section 2. Approval of the modification shall not be construed as approval of the requested subdivision. The subdivision plan must be reviewed by the Planning Commission and shall be approved if found to be consistent with the applicable zoning code standards.

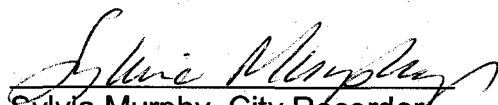
Section 3: This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 19th day of September 2006.

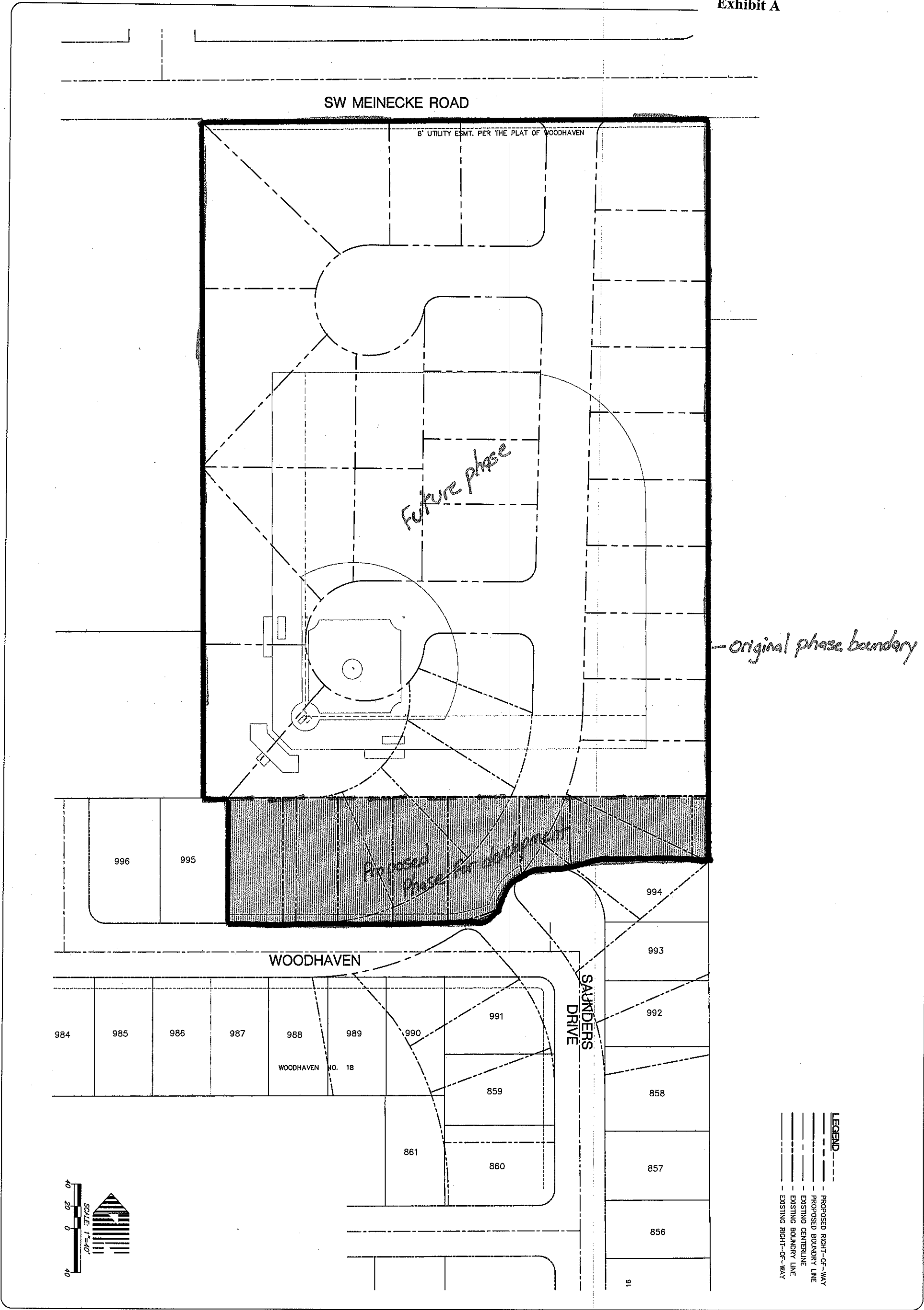


Keith Mays, Mayor

ATTEST:



Sylvia Murphy, City Recorder



PROJECT NO.: SSD068600
DATE: AUGUST 14, 2006
DESIGNED BY: JMC
DRAWN BY: JMC
CHECKED BY: AMR

ORIGINAL
WOODHAVEN
C8

ORIGINAL WOODHAVEN PLAT EXHIBIT
HIGH SCHOOL HEIGHTS
SHERWOOD SCHOOL DISTRICT #88J
Sherwood, Oregon

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