



Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2007-016

A RESOLUTION APPROVING A MAJOR MODIFICATION TO THE WOODHAVEN PUD (PUD 93-3) TO REMOVE THE PUD DESIGNATION FROM A PORTION OF TAX LOT 11600

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 School District has obtained land use approval to subdivide (SUB 06-03) a portion of the property with six lots along Woodhaven Drive generally consistent with the PUD overlay after identifying them as surplus land; and

WHEREAS, the School District has identified the remaining portion currently developed with ball fields as long term assets to the high school campus; and

WHEREAS, the District has requested that the overlay be removed from the high school campus; and

WHEREAS, the underlying zoning of Medium Density Residential High (MDRH) will continue to apply to the property and any future development will be required to comply with the standards of the zone and applicable sections of the development code; and

WHEREAS, Section 2.202.04B.1 of the Sherwood Zoning and Community Development Code indicates major modifications to final development plans requires a public hearing and recommendation from the Planning Commission and a public hearing and decision from the City Council; and

WHEREAS, the removal of a PUD overlay constitutes a major modification because it does not meet the definition of a minor modification as identified in 2.202.04.B.2; and

WHEREAS, the Planning Commission has considered the School District's proposed modifications and recommended that the City Council approve the removal of the PUD overlay from the portion of Tax Lot 2S131AA11600 that was identified as lot 7 of the High School Heights subdivision.


NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. The PUD 93-3 final development plan shall be modified to remove the PUD overlay from the portion of Phase 7B that is currently part of the High School campus, specifically that portion of tax lot 11600 of assessor map 2S131AA identified as lot 7 of the High School Heights subdivision (SUB 06-03) and shown in Exhibit A.

Section 2. Approval of this modification is based on the recommendation from the Planning Commission and findings contained in Exhibit B after full consideration of the applicant submittal information (Exhibit B-1), applicable criteria, staff report and public testimony raised at the Planning Commission Public Hearing on 2-13-07 and the City Council Public Hearing on 3-6-07.

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

Duly passed by the City Council this 6th day of March 2007.


Keith Mays, Mayor

ATTEST:


Sylvia Murphy, City Recorder