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PUBLIC NOTICE

THE SHERWOOD PLANNING COMMISSION WILL MEET TUESDAY, JANUARY 17,
1978 AT 7:30 P.M. IN CITY HALL.

ITEMS ON THE AGENDA WILL INCLUDE:

- 1) Discussion of HUD Community Development Block Grant Program
- 2) Update on Comprehensive Planning Process
 - a) Urban Growth Management Plan
 - b) Upcoming work on the future land use plan
- 3) Planning Commission Liaison: Persons to Citizen Advisory Committees.

NEW MEMBERS ON PLANNING COMMISSION ARE:

Lloyd McFall and William Pajari

Gertie
Gertie Hannemann, Secretary

STAFF REPORT
January 12, 1978

CASE NO: PD-79-01A
SUBJECT: General Development Plan and Program for a High Density Residential-
Commercial Planned Unit Development
LOCATION: Highway 99W (2400 ft. southwest of Six Corners)
APPLICANT: REICO PARTNERSHIP
D. Dean Howard, President

DESCRIPTION OF PROPOSED ACTION

The applicant is proposing the development of a high density residential-commercial planned unit development on a 8.67 acre site, one-half mile south of Six Corners on Highway 99W. The proposal includes a variety of multi-family building types, a recreation-day care facility and a small commercial building to be developed in four phases.

Specifically, pursuant to Article III Sec. 3.09 of the Sherwood Zoning Ordinance, the applicant is seeking approval for:

1. An amendment to the Sherwood Zoning Ordinance map changing the present RU-4 (single family residential) to R-3/PD.
2. A general development plan and program including proposed uses access and general site features for Phase I of the proposed four (4) phase development.
3. The general type and inter-relationship of uses in the remaining three phases of the development.

Approval of items #2 and #3 above are contingent on the approval of the zone change. A general development plan and program is subject to review and approval by the Site Review Board in each plan phase.

APPLICABLE STANDARDS FOR REVIEW

A decision to recommend approval of a planned unit development district shall be based on required findings as set forth in Article II Sec. 3.09 of the Sherwood Zoning Ordinance and "Fasano" criteria for zone changes.

SHERWOOD ZONING ORDINANCE ART. II SEC. 3.09:

1. That the proposed development is in substantial conformance with the Comprehensive Plan or elements thereof to the extent adopted.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.
3. That the proposal is in harmony with the surrounding area or its potential future use.

4. That the system of ownership and the means of developing, preserving and maintaining open spaces is suitable.
5. That the approval will have a beneficial effect on the area which could not be achieved under other zoning districts.
6. That the proposed development or stage thereof can be substantially completed within one year.

FASANO CRITERIA (Supplemental to above)

1. That a public need exists for proposed change in land use.
2. That the proposal best serves public need considering other available properties.
3. That public facilities are adequate.

BASIC FACTS

1. Current zoning is RU-4 (single family residential)
2. Parcel data: 2S1 30D:1000 = 8.67 acres
3. Existing structures/uses: 2S1 30D:1000
Single family dwelling and barn
4. Access: Property has approximately 880 feet of frontage on Highway 99W with an existing unrestricted 35 foot state highway access to the existing single family use. Two existing highway cross overs are located in or near the site; one in alignment with the existing driveway access and the other near the southwestern corner of the property.
5. Public Services:

Water: Existing service to the site is by a 2" line crossing under highway 99W and along Meinecke Road to City Well #4. The nearest main (8") is located across highway 99W at City Well #4 approximately 1,000 feet from the site. The next nearest main (6") is located across Highway 99W at its intersection with N. W. 12th Street approximately 1,500 feet from the site.

Sanitary Sewer: There is no existing sewer service to the site. The 24" Sherwood Trunk line runs along the east side of Cedar Creek approximately 250 feet from the site. The trunk will not be available for service to the site until the completion of the Upper Tualatin Interceptor. The nearest lateral is located approximately 1,500 feet across highway 99W near its intersection with N. W. 12th.

Drainage: No existing drainage facilities serve the site. The site drainage naturally follows the site's uniform slope down to Cedar Creek approximately 250 feet from the site.

which recommends that the site be designated for densities up to 16 dwelling units per acre. Density computed on the basis of the maximum dwelling units allowed under the preliminary plan recommendation would be as follows:

Gross Development Area	377,665 sq. ft.
- Commercial Area	19,000 sq. ft.
Gross Residential Area	358,665 sq. ft.
Recommended Gross Density	2,723 sq. ft./DU
Units allowable on R-3/PD Site	132

C. Accessory Uses:

Signs A project sign is shown near the proposed main entrance.

Signs are subject to approval at Site Review phase.

Recreational Vehicle Storage A vehicle storage area is shown. This use is subject to approval at Site Review phase.

D. Parking and Loading: (See access circulation and parking below.)

E. Lot dimensions, setbacks, etc. Applicable requirements are met. The proposed plan shows a 25 foot green belt strip on Highway 99W frontage.

F. The plan conforms to the Comprehensive Plan Policy Goals.

2. PUD Design Concept

A. Use-Mix: The applicant proposes a 138 unit residential development with a proposed 5,000 sq. ft. neighborhood commercial building, a 5,000 sq. ft. recreation/day care facility and recreational vehicle storage area.

B. Building Design: Three basic concepts are proposed including attached garden apartments, row townhouses and apartments. Variations on these basic concepts are shown. Phase I consists of 42 units; 12 apartment flats; 12 attached garden units and 18 row townhouses.

C. System of Ownership and Management: The applicant proposes to develop all units for owner occupancy with garden units retaining ownership of a small lot and the row townhouses employing a zero lot line concept. Common areas are to be managed and maintained by a Homeowners Association. Common areas include streets, underground utilities, open areas and recreation/day care center. The commercial area would be owned and leased by the applicant or future purchaser. Covenant provisions should include requirements assuring the maintenance of common areas, architectural compatibility, building upkeep and accessory uses. The applicant indicated he will submit the detailed

covenants at the Site Review phase.

D. Relationship to the neighborhood: The site is essentially isolated from existing urban uses being bounded on the west by an unincorporated vacant parcel, on the north and east by the Cedar Creek greenway. A single family use on the east is buffered by a grove of existing evergreen trees. 20-25' setbacks are proposed along the sites outer periphery. Effects of highway 99W are reduced by a 25 foot landscaped buffer strip and the inter position of non residential uses to buffer residential uses. Good use of existing and proposed landscaping features can assure compatibility with future surrounding uses. Site features are to be reviewed at site review phase.

E. The proposed amenities, size of site, and general site development concept take beneficial advantage of the planned development concept. The site could not be as appropriately developed under other zoning districts. Exceptions from the underlying district standards are warranted based on the amenities provided as a result of unitary design and development.

3. Public need for the kind and location of use proposed: A public need for for a variety of affordable home ownership opportunities exist in the City based on results of a 1978 Housing Survey. The survey indicated that approximately 20% of Sherwood households are paying over twenty-five percent of their incomes for housing. Current multi-family vacancy rates are 2-3% and survey results also indicate that 95% of residents prefer to own their home while 73% currently do. The preliminary land use plan assumes a desired single family multi-family split of 65/35. The current split is 74/26.

The location of site is favorable for multi-family uses considering other available sites due to access, the benefits to be derived by unitary development and existing site features.

4. Adequacy of Services/Service Plans
(Refer to offsite vicinity map)

A. Water: The applicant proposes three options for providing water service; two alignments to Well #4 south of Highway 99W and one alignment using a tie-in to the N. W. 12th Street. Any option would necessarily involve obtaining approval for crossing Highway 99W and provisions for future extensions. The selected option should have the

effect of minimizing the future need to cross Highway 99W with additional service lines.

Option #1 Direct line to Well #4:

The shortest distance is required but the option is dependent on easement acquisition.

Option #2 Via Meinecke Rd. to Well #4:

A longer distance is required but would permit future service line to follow Meinecke Road.

An extra territorial water line extension approval from the boundary commission would be required.

Option #3 To N. W. 12th Street Line:

A long extension of 6" line and a highway crossing is required. Future service extensions would be limited due to size of line.

- B. Sanitary Sewer: The applicant proposes a temporary service option using a pump station to the N. W. 12th Street lateral until the Sherwood Trunk is operational. Approvals of the pump station and highway crossing would be required to determine the feasibility of this interim option. If interim service is not feasible a one to two year delay in project start up must be anticipated.
- C. Drainage: The applicant proposes a storm drain outfall to Cedar Creek via an easement. Natural west to east drainage is favorable.
- D. Internal site security should be addressed by the applicant. Public police protection is adequate.
- E. Parks and Recreation: Amenities proposed including a recreation/day care center, pool and open space will be adequate to serve project needs. The proximity of the greenway proposed for public acquisition would augment recreation availability in the area.
- F. Fire Protection: (See attached fire district findings)
- G. On site solid waste receptacles are indicated.
- H. Preliminary utility system plans are complete and adequate subject to recommended changes.

5. Access, Circulation and Parking

- A. The number of direct accesses to 99W should be minimized. A city decision on a Meinecke Road intersection redesign and north-south extension alignment is necessary before a general access and circulation plan for the site can be finalized and approved.

A two access option has been developed by the applicant in consultation with the State Highway Department. Meinecke Road extension options are crucial to a decision as to the number and location of 99W access points and their design as well as the internal street network, for phases 2-4. The option chosen should conform to the Meinecke Road extension alternative developed by the City.

- B. Parking is shown on a 1.75 spaces per unit basis. Parking would be approved in each planning phase by the Site Review Board.
- C. Internal street circulation is shown with 24' private right of way. An exception to the 50 foot local street standard is requested.
- D. Internal pedestrian circulation is not clearly indicated. A walkway plan should be submitted for site review phase.
- E. A recreational vehicle parking area is proposed.

6. Timing

Each of the four phases can be completed within one year. The applicant intends to complete the project within 36 months of approval.

STAFF RECOMMENDATIONS

The staff recommends approval of the zone change, general development plan and program for Phase 1 and the general type and inter-relationships of the uses in the remaining 3 phases with the following conditions.

- ①. That draft covenants addressing property management concerns addressed to the above findings be prepared for review by the Site Review Board.
2. That the site access, street alignment and widths in phases 2-4 conform to the city selected Meinecke Road intersection redesign and north-south extension option in a manner which will minimize direct accesses onto Highway 99W and that access and circulation for those phases not be approved as a part of the concept plan until its relationships to the selected Meinecke Road intersection design and extension option is determined.
3. That the off site water service alignment tie into Well #4 with a 12 inch line at a crossing point on Highway 99W which will eliminate the necessity for further future water crossings serving the northwest quadrant of the urban growth area.
4. That the project be limited to sewer service via the Upper Tualatin Interceptor when it is complete.

5. That a pedestrian plan be submitted to the Site Review Board which will justify the lack of sidewalks on internal streets and the requested street width exceptions.
6. That the project be limited to 132 dwelling units.

APPROVED MINUTES

SPECIAL PLANNING COMMISSION MEETING
January 17, 1978

The meeting was called to order at 7:30 P.M. by Vice-Chairman Brian Yerka with members Al Swenson, Paul Clayton, Lloyd McFall and William Pajari present. Also attending were Clyde List, Marge Stewart, Kathy Munger, Sharon Barnard, Ivan Reed, Jeanette Gould, Sy Meigs, City Planner Todd Dugdale and Asst. Planner, Jim Kennedy.

HUD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Todd Dugdale, City Planner, went over the requirements for pre-application which has a deadline of March 1, 1978. For a Community Development Block Grant, HUD assesses projects by criteria and grants are chosen mainly for low and moderate income areas. The City Council will hold a Public Hearing on selection of the project at their meeting of January 25 and the Planning Commission will be having a Public Hearing at their meeting of January 31 on the same subject.

UPDATE ON COMPREHENSIVE PLANNING PROCESS

Todd explained now that the policy goals have been identified the next step will include work on urban growth area and the land use plan. Density limits will need to be established regarding residential use desirability for high, medium or low density. A policy needs to be established for growth in the next twenty years, designating land for single family residential, multiple dwelling, commercial and industrial. It was stressed that since the Urban Containment Boundary is outside city limits, cooperation between the city and the county is essential because of the many service districts involved. There was concern expressed on the limitation of parcels in the urban area to five acres which would increase the cost and limit the number of purchasers that could afford to purchase such a parcel after it was developed.

LAND USE COMMITTEE LIAISON PERSONS

Since there are two separate areas under study, Todd felt it necessary that a member of the Planning Commission be working on each area. After discussion on this subject Lloyd McFall was appointed to work with the group for the incorporated area and Bill Pajari will be working with the urban group.

CONDITIONAL USE PERMIT FOR ROCK QUARRY AND BATCH PLANT

There will be a Public Hearing, Thursday, January 26 at 9:00 A.M. for a periodic review of Conditional Use Permit for Rock Quarry and Batch Plant by John Compton. A group of five; Kathy Munger, Sharon Barnard, Ivan Reed, Jeanette Gould and Sy Meigs were present to ask for cooperation from the Planning Commission in opposing this permit. Jeanette Gould spoke for the group and stated that in the past there was blasting all day, trucks being loaded and going in and out twenty-four hours a day, fine dust settling in all the homes in the area which was unbearable. Also mentioned was the fact that the trucks would be using the Sherwood-Tualatin Road which is already in bad condition and this use would add to the aggravation. Paul Clayton made a motion and Lloyd McFall seconded to refer this matter to City Council for their consideration in getting help in this matter. The motion passed unanimously.

The meeting adjourned at 9:45 P. M.

Gertie

Gertie Hannemann, Secretary