

April 13, 1978

MEMORANDUM

To: Planning Commission

From: Todd Dugdale, City Planner

Re: Preliminary Informal Review of Adkin Planned Unit Development

Enclosed you will find a Preliminary Development Plan and Program for a Planned Unit Development proposed for "Sherwood Plaza Annex" site near Six Corners.

The applicant, Stan Adkins intends to submit an application for a Planned Unit Development consisting of mixed office-retail uses on a ten acre site. According to the Sherwood Zoning Ordinance "Planned Development" procedure informal Planning Commission review and approval of the development concept is required prior to the submission of a formal application.

Action that is required of the Commission at this stage consists of a review of the proposed land uses and their general inter-relationships. This stage of the process is not intended to deal with any other details of the proposed development. You may choose to approve the proposed concept, approve it with suggested modifications, or disapprove it.

Formal staff, Commission and Council review of a general development plan and program based on an approved land use concept would be the next step in the process.

The staff recommends approval of this site development concept for the purpose of permitting the submission of a formal application for a Commercial Planned Unit Development with the following suggested modifications:

- 1.) Site design in each phase be modified to include parking areas meeting the City of Sherwood parking and loading area standards for indicated buildings and uses.
- 2.) Retail frontage locations indicated in building phases number two (2) and number five (5) should be deleted and considered at the time a General Development Plan and Program is submitted for this portion of the overall site. Approval at this time should be restricted to "an appropriate siting and mixing of retail and office uses in building phases number two (2) and number five (5) which will provide adequate parking, access, loading and maneuvering areas for retail shops and will minimize retail oriented traffic on N. W. 12th St."

cc: Tad Milburn

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION
REGULAR MEETING
May 16, 1978

The meeting was convened by Chairman Yerka at 7:30 P.M. Commission members present were Lloyd McFall, Bill Pajari and Paul Clayton. Others attending included City Planner Todd Dugdale, Asst. Planner Jim Kennedy, Stan Adkins, Mo Turner, Mary Tobias and Doug Swanson, Tigard Times.

MINUTES

Bill Pajari moved and Paul Clayton seconded approval of the minutes of the meetings of April 18 and May 2. The motion passed unanimously.

MINOR LAND PARTITION BY WILTON TURNER

Mr. Turner answered questions by the commission regarding the Minor Land Partition at 235 S. E. Sunset Blvd. Paul Clayton moved to approve the Minor Land Partition as submitted with the addition of staff recommendations which were:

1. That the applicant dedicate a 25 ft. street and utility easement along the south border of Lot B for future street development.
2. That the applicant dedicate 25 ft. of additional right of way on Sunset Blvd. for future arterial development.

Lloyd McFall seconded the motion and approval was unanimous.

PRELIMINARY PLAN FOR PUD REQUEST BY STAN ADKINS

Stan Adkins discussed the program for development of a PUD on the Sherwood Plaza Annex property and his architect, Mr. Keith Lee, explained the steps planned for the various phases of building, parking, access and landscaping. Members expressed concern regarding two accesses to Highway 99 and traffic generated by this addition in close proximity to schools. Todd stated that the access problem will be taken care of in the General Development Plan. Paul Clayton said he was definitely against the size of Building #5 as shown on the plan and felt that it should be two smaller buildings. Lloyd McFall moved to accept this general concept of Planned Unit Development with staff recommendations which are:

1. Site design in each phase be modified to include parking areas meeting the City of Sherwood parking and loading area standards for indicated buildings and uses.
2. Retail frontage locations indicated in building phases number two (2) and number five (5) should be deleted and considered at the time a General Development Plan and Program is submitted for this portion of the overall site. Approval at this time should be restricted to "an appropriate siting and mixing of retail and office uses in building phases number two (2) and number five (5) which will provide adequate parking, access, loading and maneuvering areas for retail shops and will minimize retail oriented traffic on N. W. 12th St."

Bill Pajari seconded the motion. Voting in favor were Yerka, Pajari and McFall and Clayton opposed. Motion passed.

URBAN GROWTH MANAGEMENT PLAN STUDY

The Commission discussed growth needs in phases; immediate, from 1978 to 1985, and long range to the year 2000. City services, streets, police coverage, needs for additional classroom space in schools, etc. will need to be considered for

orderly growth. The Commission recommended adoption of the Urban Growth Management Plan Study by resolution as a basis for subsequent Comprehensive Plan Elements with the following modifications recommended:

- A. Assumption E-5 on page 9 of the study relating to average study area population density is too low to meet the requirements of the adopted Sherwood Comprehensive Policy Goal on housing and economic development which states, in part, that the plan should "seek to provide housing which meets local needs with regard to style, price, density, quality and energy efficiency". The Commission would assume a higher density figure of 5DU/Gross Acre.
- B. Based on analysis and findings in the study, especially the finding relating agricultural soils, the growth priority of Sub Area 7 should be changed. Agricultural lands should be preserved. Sub Area 7 contains predominantly Class I agricultural lands. Other areas with less than Class I soils should be developed first. A Goal 3 exception is warranted for the area based on 2000 year needs but the area rates a lower priority in interim growth phasing.

The following changes were recommended in the Comprehensive Plan Elements:

- 1. Change population capacity and land needs analysis in the study to reflect 5DU/Gross Acre average design density.
- 2. Change the ranking of Sub Area 7 in the phased growth policy recommendations to result in the following ranking for areas needed to meet future (1985-2000) growth needs -

Sub Area 3
Sub Area 4
Sub Area 7
Sub Area 6

JUNE MEETINGS

June 6 TRANSPORTATION WORKSHOP
June ²⁰~~19~~ REGULAR BUSINESS MEETING

Gertie

Gertie Hannemann, Secretary