



URA RESOLUTION 2012-018

A RESOLUTION OF THE SHERWOOD URBAN RENEWAL AGENCY APPROVING THE SIXTEENTH AMENDMENT TO THE SHERWOOD URBAN RENEWAL PLAN, DATED AUGUST 29, 2000 TO AMEND PLAN GOALS AND OBJECTIVES

WHEREAS, the Urban Renewal Agency of the City of Sherwood (“Agency”) as the duly designated Urban Renewal Agency for the City of Sherwood, Oregon (“City”) is undertaking to carry out the Sherwood Urban Renewal Plan (“Plan”) which was approved by the City Council (“Council”) on August 29, 2000 by Ordinance No. 2000-1098; and

WHEREAS, the Plan requires, under Section 503(A)(1), that the Council ratify certain minor amendments to the Plan adopted by the Agency, including amendments authorizing the assembly of land for redevelopment; and

WHEREAS, the Plan’s goals and objectives include the promotion of private development; and

WHEREAS, the Agency’s Fifth Amendment to the Plan authorized the acquisition of property known as the “Old Cannery Site” for the purposes of eliminating blight and promoting economic development through the promotion of private development; and

WHEREAS, the Plan has not been updated to reflect current zoning in the renewal area, specifically zoning for the area of the Old Cannery Site; and

WHEREAS, the Agency has identified a need to amend the Plan’s Proposed Land Uses and Goals and Objectives to further encourage economic development by promoting private development of housing and mixed uses in the renewal area, especially the area known as “Old Town.”

NOW, THEREFORE, THE SHERWOOD URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

Section 1. The Sherwood Urban Renewal Agency does hereby approve the following minor amendments to the Plan (added language in **bold font**, deleted language indicated by ~~strikethrough~~):

302. RENEWAL PLAN GOALS AND OBJECTIVES

The goals of this Plan are:

A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation in both Old Town and Six Corners to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial, **mixed use and residential** districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.
4. Develop a strategy to make sports tournaments a contributor to economic revitalization of Old Town.
 - a. Construct recreational facilities that attract sports tournaments to Sherwood.
 - b. Develop a business strategy that encourages sports clubs to use recreational facilities for sports tournaments.
5. **Support and promote private mixed-use and residential housing development through the acquisition and disposition of real property in the renewal area, especially Old Town.**

400. PROPOSED LAND USES

A. Land Use Plan

The Comprehensive Plan and Zoning applying to the Renewal Area are:

Residential Zones

The Low Density Residential (LDR) zoning district provides for single-family housing and other related uses with a density not to exceed five dwelling units per acre. Other uses include: manufactured homes; agricultural uses such as truck farming and horticulture; home occupations; group homes not exceeding five persons in residence, family day care providers, government assisted housing or residential care facilities; and public recreational facilities such as parks, playfields, sports and racquet courts.

The Medium Density Residential, Low (MDRL) zoning district provides for single-family and two-family housing, manufactured homes on individual lots and in parks, and other related uses, with a density not to exceed eight dwelling units per acre, while the Medium Density Residential, High (MDRH) district provides for a variety of medium density housing, including single-family, duplexes, and manufactured housing on individual lots, multi-family housing and other related uses, with a density not to exceed eleven dwelling units per acre. The High Density Residential (HDR) zoning district provides for higher density multi-family housing and other related uses, with a density ~~not to exceed sixteen~~ **range of 16.8 to 24** dwelling units per acre. **The Retail Commercial (RC) zoning district also allows residential development with the appropriate process. The Planned Unit Development (PUD) chapter of the Zoning and Community Development Code, which applies through an overlay to specified properties within the renewal area, further allows for flexibility and efficiency of land uses by permitting transfers of residential density within an approved PUD.**

501. Redevelopment through New Construction

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property, as it may deem appropriate in order to achieve the objectives of this Plan. **The Agency is also authorized, in accordance with law, to acquire and dispose of property in the renewal area in order to promote and encourage redevelopment through new construction.**

Section 2. This Resolution shall be effective upon its approval and adoption. This Sixteenth Amendment to the Sherwood Urban Renewal Plan shall be effective upon its ratification by the City Council.

Duly passed by the Sherwood Urban Renewal Agency Board this 18th day of September, 2012.


Keith S. Mays, Chair

Attest:


Sylvia Murphy, CMC, Agency Recorder