

CITY OF SHERWOOD, OREGON

Ordinance No. 713

AN ORDINANCE AMENDING ARTICLE IV, SECTION 4.15(A) OF THE SHERWOOD ZONING ORDINANCE, WITH RESPECT TO ADDITIONAL SETBACKS REQUIRED FOR DIVISION STREET, CHANGING SAME FROM 30 FEET TO 25 FEET AND SETTING AN EFFECTIVE DATE.

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1: The City Council finds that pursuant to Chapter 227, Oregon Revised Statutes and Ordinance No. 588, the amendment to the Zoning Ordinance of the City of Sherwood, hereinafter set forth, after due and legal notice were submitted to public hearing by the Planning Commission, and that the Planning Commission made its recommendation to the City Council with respect thereto. The Council further finds that after due and legal notice, a public hearing was held by the City Council on July 25, 1979, in the LGI Room of Sherwood High School, whereat all interested persons were afforded an opportunity to be heard and proper actions have been taken and conditions precedent fulfilled with respect to the amendment to the City's Zoning Ordinance as hereinafter set forth, and that said amendment is necessary to conform the traffic way plan adopted by Ordinance No. 621 to existing conditions.

Section 2: The Council adopts as its findings with respect hereto the findings set forth in the City Staff Report dated April 10, 1979, marked Exhibit A and by this reference incorporated herein. The Council further finds that the amendment proposed with respect to the designation of Division Street is not inconsistent or incompatible with the goals and planning policies adopted by the City.

Section 3: That portion of Article IV, Section 4.15(a) (Additional Setbacks) of Ordinance No. 588 as amended by Ordinance No. 621, relating to East Division Street and West Division Street, is hereby amended by deleting the 30 foot additional setback requirement and replacing same with a 25 foot additional setback requirement for said Division Street, both east and west. In all other respects said section shall remain shall remain in full force and effect.

Section 4: This ordinance shall be effective upon the 31st day after its passage by the Council and approval by the Mayor.

PASSED:

By the Council by unanimous vote of all Council members present after being read by caption three times this 12 day of Sept, 1979.

Polly Blankenbaker
Polly Blankenbaker, Recorder
City of Sherwood

APPROVED:

By the Mayor this 12 day of Sept, 1979.

Marjorie Stewart
Marjorie Stewart
Mayor, City of Sherwood

STAFF REPORT
April 10, 1979

SUBJECT: EAST-WEST COLLECTOR ROUTE IN THE SOUTHEAST QUADRANT OF THE
PLANNING AREA

BACKGROUND: Two preliminary subdivision plats, April Meadows III and Doroti Ridge have been submitted to the City for review and approval. April Meadows Phase I was approved by the Planning Commission on April 3 pending later Council action approving the Planned Unit Development. Doroti Ridge is scheduled to be reviewed by the Planning Commission on May 1.

April Meadows III public hearing testimony centered on the question of the future extension and improvement of Division Street as a residential collector (60' RW 36' PV). Residents living along E. Division Street gave testimony in opposition to any lot and street layout that would include the extension and improvement of Division Street from Pine Street to Murdock Road. A question was raised by residents, members of the Commission and the developers as to the appropriateness of the City's current residential collector designation on E. Division Street and the advisability of extending Division Street through to Murdock Road.

The staff has received the attached set of findings from residents who would be affected by developing and extending E. Division as a collector street. They oppose such action and propose an alternative route for an east-west collector street.

The citizens group led by George Koch submitted a petition with the signatures of affected residents which support the statement of findings and the alternative proposal. Mr. Koch has met with the developers of April Meadows and Doroti Ridge regarding the proposal and has requested that the Planning Commission decide the issue prior to final approval of either Doroti Ridge or April Meadows III.

The following are staff findings and recommendations on an east west collector street in the southeast neighborhood.

DESCRIPTION OF PROPOSED ACTION

A proposal has been made which would require a change in the street classification of Division Street from a residential collector to a local street and the identification of a general alternative collector corridor. Final action on this

matter must be taken by the City Council upon recommendation from the Planning Commission.

FINDINGS

1. E. Division Street from Pine Street to its stubbed end currently has only 40' of right of way and 15 feet of pavement. A bottleneck occurs near its intersection with Pine Street due to a section of right of way that is only 20 feet wide with 12 feet of pavement.
2. Full development of E. Division to collector standards (60' RW 36'PV) would be extremely difficult due to current building setbacks, steep slopes on the south side of the existing right of way, and in one case the need for removal of a garage.
3. The acquisition and development of E. Division as a 60' collector would be opposed by the vast majority of residents on the street.
4. Expensive condemnation proceedings and construction procedures would be required to fully improve the street to current standards.
5. The shifting of the collector street corridor to the south generally as proposed by property owners on Division Street would have the following advantages:
 - A. Most of the corridor could be built by developers of the currently undeveloped land in its path, thus costing the City little or nothing to construct.
 - B. The southerly alignment of the east-west collector would more effectively serve the property between Division and Wilsonville Road.
 - C. The southerly alignment if properly engineered may be able to avoid the 15-20% slopes which a portion of the Division Street alignment would necessarily have.

STAFF RECOMMENDATIONS

The staff recommends that the Planning Commission approve and recommend to the City Council that Division Street be redesignated as a local street; that the Sherwood zoning ordinance be amended to reflect such a redesignation; that a general residential collector corridor be established to the south of Division Street through currently undeveloped property, and that preliminary subdivision plats currently before the city be revised to show the new corridor.