

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 755

AN ORDINANCE ADOPTING FINDINGS WITH RESPECT TO THE APPLICATION OF WALLACE AND LEOLA LANGER FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN MAP TO CHANGE THE COMPREHENSIVE PLAN MAP DESIGNATION FOR A PORTION OF TAX LOT 500 WASHINGTON COUNTY ASSESSOR'S TAX MAP 2S1 29C (PMA 81-04) FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM HIGH DENSITY RESIDENTIAL (MDRH)

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The Council adopts as its findings of fact the findings set forth in the City Staff Report dated July 31, 1981, a copy of which is marked Exhibit "A" hereto attached, under headings "Basic Facts" and "Findings." The council finds the relevant criteria to be those specified in the staff report.

Section 2. The Council further finds that pursuant to the prescribed procedures the application for plan map amendment was subject of review and public hearing by the City Planning Commission on August 18, 1981. Subsequent to that hearing the Planning Commission voted to deny approval of the application, a copy of the Planning Commission's Notice of Decision being marked Exhibit B and attached hereto.

Section 3. The Council further finds that after due and legal notice a public hearing was held on September 9, 1981 before an impartial Council, and at said hearing all parties interested were afforded an opportunity to be heard and to present and rebut evidence. At said hearing the Council received in evidence, among other documents and testimony, Exhibit A.

Section 4. After due consideration of the application, the action of the Planning Commission, the Staff Report, and evidence adduced, the Council finds that the facts and findings set forth in the staff report should be adopted as the findings of the Council, and that those findings are fully supported by the factual information set forth in the staff report and the testimony and evidence presented by Mr. Stan Adkins. The council further finds that the concurrent action taken in the proceedings in PMA 81-03 together with the action taken herein will not result in any overall significant increase or decrease in residential density in the area or adversely affect the objectives of the plan with respect to provision for a mixture of housing variety and type.

Section 5. The application is therefore approved and the comprehensive plan map is hereby amended to change the plan map use designation for that portion of Tax Lot 500, Washington County Asses-

sor's Map 2S1 29C from Low Density Residential (LDR) to Medium High Density Residential (MDRH), said property being more particularly described on Exhibit C hereto attached and by this reference made a part hereof. The Planning Director is directed to take such action as is necessary to document this amendment to the plan map as required by the Sherwood Community Development Code.

PASSED:

By the Council, by majority vote of all members present, after being read by caption three times, this 9th day of ~~November, 1981.~~ December 1981

Polly Blankenbaker
Polly Blankenbaker, City Recorder

APPROVED:

By the mayor, this 10th day of ~~November,~~ December 1981.

Clyde List
Clyde List, Mayor

STAFF REPORT

July 31, 1981

CITY CASE NO: PMA-81-04
SUBJECT: A Request to Amend the Comprehensive Plan Map Changing the Designation on a 14.7 Acre Portion of Tax Lot 2S1 29C : 500 from LDR (Low Density Residential) to MDRH (Medium High Density Residential).
LOCATION: North Sherwood Boulevard (See Attached Map)
APPLICANT: Stan Adkins
OWNER: Wallace and Leola Langer

APPLICABLE STANDARDS FOR REVIEW

Chapter 1, Section 3.03 of the Community Development Code :
Required Findings for a Plan Amendment (Attached)

BASIC FACTS

Growth Management

METRO: Urban (Within Urban Growth Boundary)
WA. COUNTY: Future Urban
City of Sherwood: Future Urban (Outside of City Limits)

Land Use:

Washington County Zoning: RU-4 (Low Density Residential)
Sherwood Plan Designation/Acreage:
LDR (Low Density Residential) = 14.7 acres
Buildable Acreage = 14.7 acres
Existing Structures and Uses: Vacant/Agricultural

Environmental Resources:

Topography: 0-3% flat to gently sloping
Soils:
Type: Hillsboro Silt Loam
Limitation: None
Agricultural Capability Class: Class I

Recreation Resources

Greenway: Located 450 feet north of link between Rock Creek and Cedar Creek Greenway.
Parks: A proposed neighborhood park site is located just southeast of the area. (Catholic Church Site); Stella Olson Community Park lies within 1/2 mile of the area. The proposed town square park is located 400 feet north of the area.

Community Facilities and Services:

Water 12" main on No. Sherwood Blvd.

Sewer 8" line at No. Sherwood Blvd. and 12th Street; along Gleneagle Drive and in front of the Elementary School on No. Sherwood Blvd.

Drainage 18" line on No. Sherwood Blvd.

Public Safety Washington County Sheriff, Tualatin Rural Fire District

Schools Sherwood School District

Private Utilities Gas, telephone and power services are available

Transportation

Vehicle Access: Area abuts No. Sherwood Blvd. along a frontage of 65 feet (60' RW 40' PV).

Bike and Pedestrian Access 8 foot bike-pedestrian path on No. Sherwood Blvd. abutting the area

Transit On No. Sherwood Blvd.

FINDINGS

Required findings for the granting of a plan amendment

1. "The proposed amendment is in conformance with the map and text portions of the plan not being considered for amendment."

Map and text portions of the Comprehensive Plan which are of principal concern in evaluating the request are contained in Section IV of the Community Development Plan.

Effects on Planned Residential Use

Housing Plan policies regarding residential development are intended
Quantity to insure a proper quantity and mix of residential uses in
Mix and a neighborhood context which meets the needs of existing
Density and future residents with regard to price, style, density,
quality and energy efficiency. The effect of the proposal
is to shift 14.7 acres of LDR (Low Density Residential) land
to MDRH (Medium High Density Residential). The specific
effects of the proposal on planned residential use allocations
resulting from the development of the subject area with
outright permitted uses in the UGB are summarized below.

PROPOSED CHANGE IN PLANNED RESIDENTIAL USE IN THE UGB
(Figures Rounded)

	<u>EXISTING PLAN</u>			<u>WITH AMENDMENT</u>			<u>CHANGE</u>		
	ACRES	DUS	% TOTAL DUS	ACRES	DUS	% TOTAL DUS	ACRES	DUS	% TOTAL DUS
LDR	726	2,902	37	715	2,858	36	-15	- 44	-1
MDRH	268	2,547	33	279	2,651	34	<u>+15</u>	<u>+104</u>	<u>+1</u>
							-	+ 60	-

Assuming development would occur at the average density permitted in the density range for the MDRH area proposed there would be an increase of 60 dwelling units. If the additional units were developed for multifamily uses a shift in the single family/multifamily mix for planned housing in the UGB from 51/49 to 49/51 would result. The MDRH area provides for a generally more affordable housing type. (see applicant findings pgs. 2-3)

Locational Requirements for Housing The plan sets forth policies designed to assure that existing and planned residential uses are protected from incompatible uses and influences. The proposed MDRH designation is more compatible with adjacent planned commercial use along No. Sherwood Blvd. than the present LDR designation. The elementary school to the south and planned LDR uses to the east can be effectively screened to assure compatibility. The applicant states that the addition of the proposed area to the existing MDRH area to the north would allow for a more economically feasible MDRH development. The total combined area of MDRH under the change would be 19.7 acres.

Service Impacts The proposed increase in housing density would likely generate about 324 additional vehicle trips per day at full development. This additional traffic could be accommodated by the planned major street plan without significant changes in levels of service. Existing and planned water, sewer and drainage facilities are adequate to accommodate the increased density. Depending on the schedule of development of MDRH uses, elementary school capacity could be adversely affected. Other service capacities will not be significantly affected.

2. "The public interest is best served by granting the amendment at this time."

The proposed amendment seeks to address a current need for affordable housing. The applicant has expressed his intent to seek a conditional use permit for a mobile home park should a plan amendment be granted and a pending annexation request be approved. Building activity in the City has been severely curtailed due to depressed economic conditions and the escalating costs of conventional homes. Locational factors are favorable to proposed increases in density in the area. The developability of the area is favorable due to available utilities and a well documented demand for affordable housing types.

3. "The ... factors in ORS 215.055 were consciously considered."

The proposed MDRH designation is compatible with other adjacent planning designation areas. The proposed increase in density would provide for more compatible development considering planned commercial uses on No. Sherwood Blvd. and high density residential uses in the planned business district north of the property.

SUMMARY AND RECOMMENDATION

The proposal adequately justifies increased densities in the subject area considering adjacent existing and planned uses and services. The need for higher density, more affordable uses justifies the 2% shift in the single family/multifamily ratio in the area.

Based on the above findings, the staff recommends approval of the request.



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

TAX LOT: 29C : 500

CASE NO: PMA-81-04

NOTICE OF DECISION

DATE: August 20, 1981

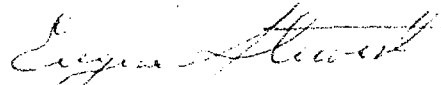
TO: Wallace and Leola Langer Stan Adkins City Council
6614 SW Pine P.O. Box 19436
Portland, Ore. Portland, Ore. 97219

The Planning Commission of the City of Sherwood, Oregon decided to recommend denial of your application for a Plan Map Amendment on August 18, 1981.

The decision was based on the following major findings:

1. The proposed increase in densities is incompatible with existing and planned uses in the area.
2. The proposed increase in density represent a significant departure for the planned residential uses in the area, would likely cause adverse effects on adjoining property, and has not been adequately justified by evidence presented to the Commission.

PAGE


Eugene Stewart, Chairman
Planning Commission

STATUS OF PLAN COMPLIANCE REVIEW

Final Action

Additional Required Action

City Council, September 9, 1981 at LGI Rm. Sherwood High School, Meinecke Rd.

Property Descriptions
Langer Mobile Park

#4

July 17, 1981

Low Density Residential

A tract of land in the southwest one-quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, County of Washington, State of Oregon, more particularly described as follows.

Beginning at a point that bears N 89°56'47"E 1240.00 feet and S 0°12'52"E 1650.12 feet from the west one-quarter corner of said Section 29; thence N 89°57'08"E 494.62 feet; thence S 0°12'52"E 497.73 feet; thence N 89°50'56"W 1246.84 feet to a point on the northeasterly right-of-way of North Sherwood Blvd.; thence following said right-of-way N 44°23'45"W 68.60 feet; thence leaving said right-of-way N 0°12'52"W 444.34 feet; thence N 89°57'08"E 800.00 feet to the point of beginning.

The above tract contains 14.7 acres more or less.

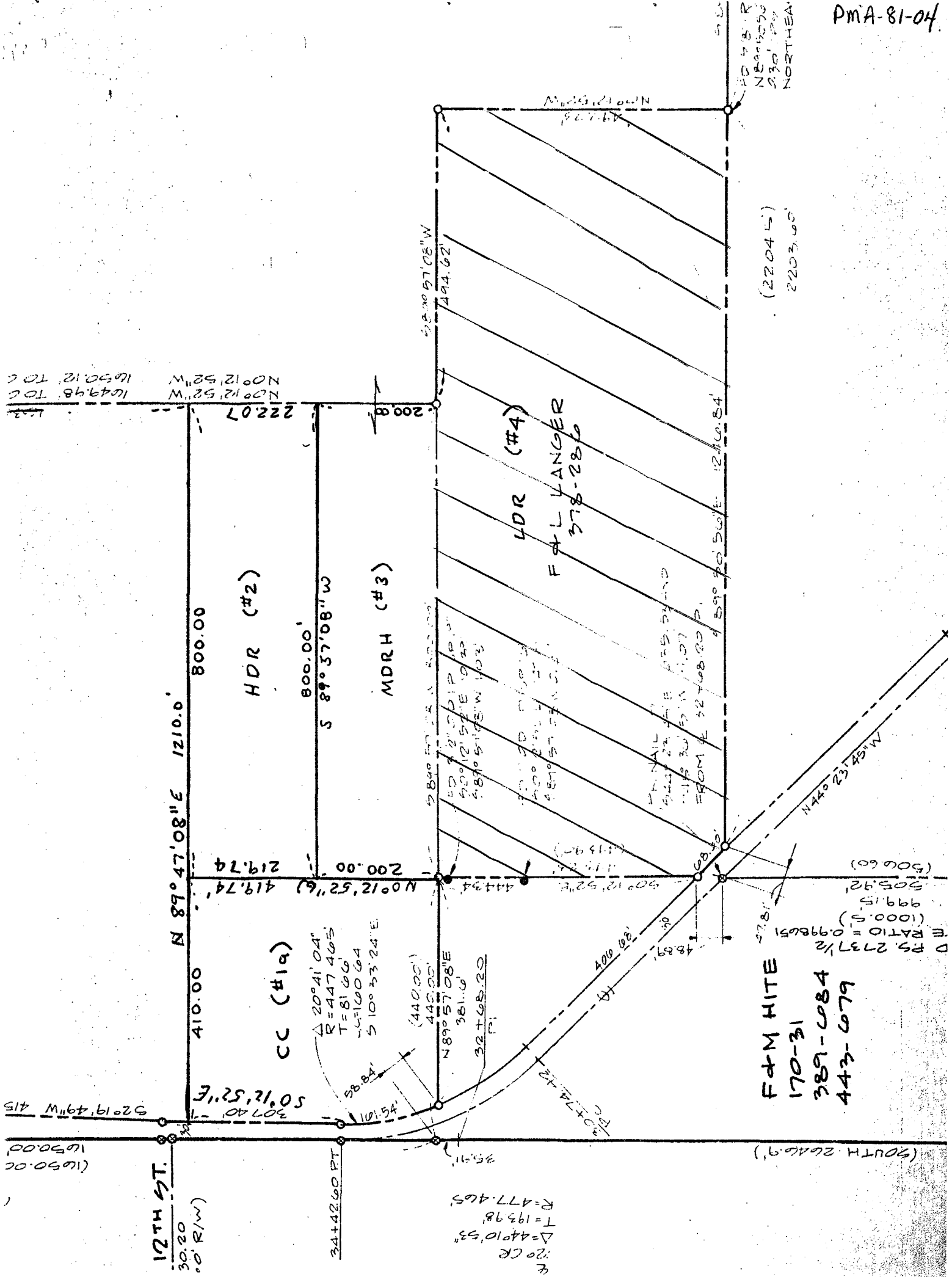
I hereby certify that the above description was prepared by me on August 17, 1981.

Robert E. Smith

Reg. No. 763

Land Surveyor, State of Oregon

EXHIBIT C



12TH ST.
30.20
0.0' R/W

34+42.60 PT

20 CR
Δ=44°10'53"
T=193.98'
R=477.465'

CC (#1a)

Δ 20°41'04"
R=447.465'
T=81.66'
Δ=100.00'
S 10° 33' 24" E

F&M HITE
170-31
389-684
443-679

D FS. 2737 1/2
E RATIO = 0.998651
999.15
505.92
(506.60)

HDR (#2)

MDRH (#3)

LDR (#4)
F&M LANCER
378-2860

(22045)
2203.65

20 48.8' R
N 89° 47' 08"
230' 00"
NORTHEA

1649.98 TO C
N 0° 12' 52" W
1650.12 TO C

222.07

525.20 57' 08" W
494.62

M 0° 00' 00" N
227.67

590 40 500 E 1246.84

N 44° 23' 45" W

FROM E 32708.20 P.
N 15° 30' 55" W 11.07'
S 44° 23' 45" W 155.53'
FROM NAIL

589° 57' 08" W 3811.9
N 89° 57' 08" E
442.00'
(440.00')

1650.00
(1650.00)
52° 19' 49" W 415

50° 12' 52" E
307.40'

419.74
N 0° 12' 52" (6) 419.74
200.00

800.00

N 89° 47' 08" E 1210.0'

410.00

800.00'

S 89° 57' 08" W

200.00

589° 57' 08" W 3811.9
N 89° 57' 08" E
442.00'
(440.00')

50° 12' 52" E 19.20'
S 89° 57' 08" W 103'

50° 12' 52" E 19.20'
S 89° 57' 08" W 103'

FROM E 32708.20 P.
N 15° 30' 55" W 11.07'
S 44° 23' 45" W 155.53'
FROM NAIL

(SOUTH 2046.9')