

CITY OF SHERWOOD

ORDINANCE NO. 86-854

AN ORDINANCE APPROVING A MAJOR ZONING MAP AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL LOW (MDRL) TO MEDIUM DENSITY RESIDENTIAL HIGH (MDRH) FOR TAX LOT 200, ASSESSORS MAP 2S-1-31D, CONSISTING OF 26.94 ACRES MORE OR LESS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Tax Lot 200 is tri-sected by the Cedar Creek ravine system and floodplain, effectively rendering all but approximately 10 acres of this site undevelopable or of limited developability, and

WHEREAS, Tax Lot 200 is bounded on the north by a Southern Pacific rail-line, and on the south by industrially zoned property, and

WHEREAS, land to the immediate east of Tax Lot 200 is currently zoned and partially developed at MDRH densities, and

WHEREAS, given the foregoing factors, the most effective use of the site, given the unusual site constraints, appears to be for higher density concentrations of housing forms and units, than allowed under the current MDRL zoning, and

WHEREAS, the City Planning Commission held a public hearing on November 17, 1986 and found that the proposed major zoning map amendment satisfied, subject to certain conditions, all requirements of the Zoning and Community Development Code, Section 4.202.01, and

WHEREAS, the City Council has received the report and recommendation of the Commission supporting the amendment from MDRL to MDRH, and has reviewed the material submitted and the facts of the proposal.

NOW THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: Commission Action. The application to amend the zoning map for Tax Lot 200, Assessors Map 2S-1-31D, was subject to full and proper review before the Planning Commission.

Section 2: Public Hearing. That a public hearing on the proposed zoning map amendment was held before the Council on December 10, 1986, and all interested parties were afforded an opportunity to be heard, and to present and rebut evidence.

Section 3: Findings of Fact. After full and due consideration of the application, staff report, and recommendation of the Commission, and of the evidence presented at the public hearing, the Council finds that the proposed amendments meets all requirements of Code Section 4.203.02.

Section 4: Approval. The request to amend the City Zoning Map for Tax Lot 200, Assessors Map 2S-1-31D, consisting of 26.94 acres more or less, from MDRL to MDRH, is hereby APPROVED.

Section 5: Authorization. The City Manager is directed to take such actions as may be necessary to document this amendment, including producing a certified modification to the Official Zoning Map.

Section 6: Effective Date. This Ordinance shall be effective 30 days after passage and approval.

Duly passed by the City Council this 10 day of December, 1986.

Polly Blankenbaker
Polly Blankenbaker, City Recorder

Approved by the Mayor this 12 day of December, 1986.

Mary L. Tobias
Mary L. Tobias, Mayor
City of Sherwood

| | <u>AYE</u> | <u>NAY</u> |
|------------|---------------|---------------|
| TOBIAS | <u>X</u> | <u> </u> |
| OYLER | <u> </u> | <u>X</u> |
| MANDERFELD | <u>X</u> | <u> </u> |
| BIRCHILL | <u>X</u> | <u> </u> |
| BERGER | <u>X</u> | <u> </u> |