

CITY OF SHERWOOD, OREGON  
ORDINANCE NO. 88-875

AN ORDINANCE APPROVING A MINOR ZONING MAP AMENDMENT FROM OFFICE COMMERCIAL (OC) TO COMMUNITY COMMERCIAL (CC) FOR TAX LOTS 2300 AND 3300, WASHINGTON COUNTY ASSESSORS MAP 2S-1-32BC, CONSISTING OF 15,000 SQUARE FEET MORE OR LESS, AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, on November 18, 1987 the City Council approved Ordinance No. 87-870, which, among other things, amended the text of the Community Zoning and Development Code to delete the Office Commercial (OC) zoning category, and

WHEREAS, several properties within the City are currently zoned OC, among them Tax Lots 2300 and 3300, Assessors Map 2S-1-32BC, and therefore require redesignation to another zoning category, and

WHEREAS, Ordinance No. 87-870 does not become effective until the City Council acts on the rezoning of those properties currently zoned OC, and

WHEREAS, the City Planning Commission held a public hearing on February 22, 1988, and found that the proposed amendment satisfied all requirements of the Zoning and Community Development Code, Section 4.203.02, and that Tax Lots 2300 and 3300 are most suitable for Community Commercial (CC) zoning, given parcel size, access, and adjacent zoning, and

WHEREAS, the Commission found the proposed change to be a minor zoning map amendment, given that the site is less than four (4) acres in size, as per Code Section 4.202.02.

NOW THEREFORE THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. Minor Amendment. That the amendment rezoning Tax Lots 2300 and 3300, Assessors Map 2S-1-32BC from OC to CC was subject to full and proper review before the Planning Commission and meets the criteria of a minor zoning map amendment, and therefore there is no need for a second public hearing.

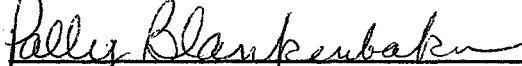
Section 2. Findings of Fact. That after full and due consideration of Ordinance No. 87-870 and the documents associated with that Ordinance, of applicable staff reports, the relevant facts of the matter, and the recommendation of the Commission, the Council finds that the proposed amendment meets all requirements of Code Section 4.203.02.


Section 3. Approval. That the rezoning of Tax Lots 2300 and 3300, Assessors Map 2S-1-32BC, consisting of 15,000 square feet more or less, is hereby APPROVED.

Section 4. Authorization. That the City Manager is hereby directed to take such actions as may be deemed necessary to document this amendment, including producing a certified modification to the Official City Zoning Map.

Section 5. Effective Date. Inasmuch as the effective date of Ordinance No. 87-870 has been stayed until all OC zoned properties in the City have been redesignated, and the orderly growth and economic development of the City will be hampered by tany delays in implementing the new commercial zoning regulations contained in Ordinance No. 87-870, an emergency is hereby declared to exist and this Ordinance shall become effective upon passage and approval.

Duly passed by the City Council this 23rd day of March, 1988.

  
Polly Blankenbaker, Recorder

  
Norma Jean Oyler, Mayor  
City of Sherwood

	<u>AYE</u>	<u>NAY</u>
OYLER	<i>absent</i>	___
BIRCHILL	<i>✓</i>	___
STEWART	<i>✓</i>	___
CHAVEZ	<i>✓</i>	___
HITCHCOCK	<i>✓</i>	___



## PUBLIC HEARING NOTICE PROPOSED REZONING

NOTICE IS HEREBY GIVEN THAT THE CITY OF SHERWOOD PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, FEBRUARY 22, AT 7:30 P.M. IN THE SHERWOOD SENIOR/COMMUNITY CENTER, 855 NO. SHERWOOD BLVD., ON THE FOLLOWING LAND USE MATTER:

Minor Zoning Map Amendment redesignating 15,000 square feet, more or less, of property at the intersection of N.W. Washington Street and N.W. Second Street, in Sherwood Old Town, to Community Commercial (CC). The property is presently zoned Office Commercial (OC). The lots to be rezoned are Tax Lots 2300 and 3300, Washington County Assessors Map 2S-1-32BC.

The purpose of the rezone is to conform the designation of these lots to recent changes in the City's commercial zoning ordinances. Ordinance No. 87-369, approved by the Planning Commission and City Council in November 1987, **DELETED** the OC zoning category in its entirety. The CC category allows office commercial uses, as well as lower intensity, smaller scale retail and service uses. Property to the south and east of the lots to be rezoned are currently designated CC.

For further information call Sherwood City Hall at (503) 625-5522.

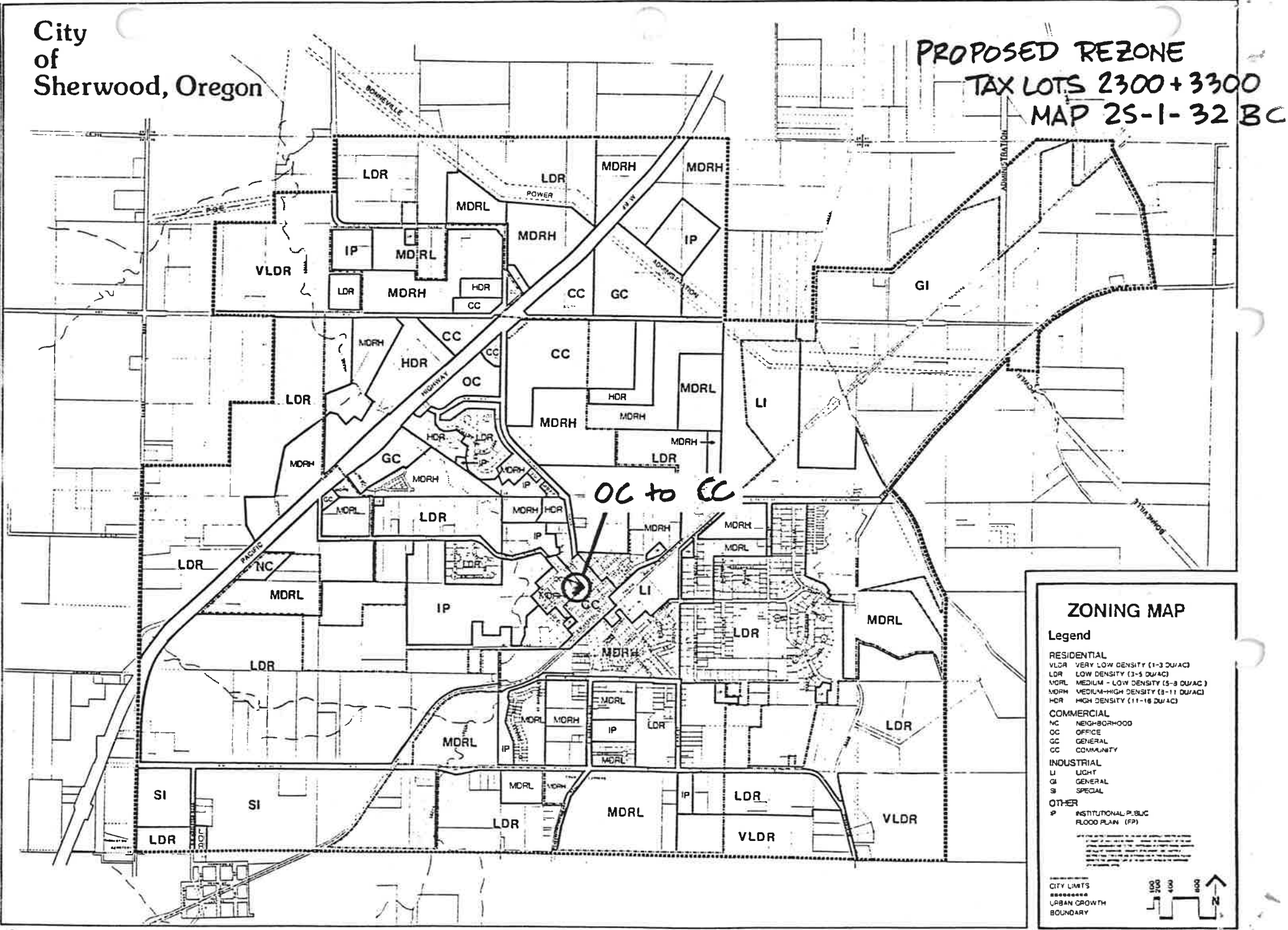
THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

Polly Blankenbaker  
Recorder

Publish February 11 and 18, 1988

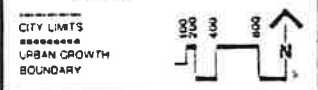
City of Sherwood, Oregon

PROPOSED REZONE  
TAX LOTS 2300+3300  
MAP 2S-1-32 BC



ZONING MAP

- Legend**
- RESIDENTIAL
  - VLDR VERY LOW DENSITY (1-3 DU/AC)
  - LDR LOW DENSITY (3-5 DU/AC)
  - MDRL MEDIUM - LOW DENSITY (5-8 DU/AC)
  - MDRH MEDIUM-HIGH DENSITY (8-11 DU/AC)
  - HDR HIGH DENSITY (11-16 DU/AC)
  - COMMERCIAL
  - NC NEIGHBORHOOD
  - OC OFFICE
  - CC GENERAL
  - CC COMMUNITY
  - INDUSTRIAL
  - LI LIGHT
  - GI GENERAL
  - SI SPECIAL
  - OTHER
  - IP INSTITUTIONAL-PUBLIC
  - FLOOD PLAIN (FP)



CITY LIMITS  
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URBAN GROWTH BOUNDARY