

CITY OF SHERWOOD, OREGON
ORDINANCE NO. 88-876

AN ORDINANCE APPROVING A MINOR ZONING MAP AMENDMENT FROM OFFICE COMMERCIAL (OC) TO COMMUNITY COMMERCIAL (CC) FOR TAX LOT 8700, WASHINGTON COUNTY ASSESSORS MAP 2S-1-30DD, CONSISTING OF 0.5 ACRES MORE OR LESS, AND ESTABLISHING AN EFFECTIVE DATE.

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 Lot 8700, Assessors Map 2S-1-30DD, 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 Lot 8700 is 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 Lot 8700, Assessors Map 2S-1-30DD 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.

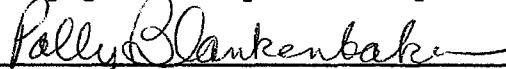
Section 2. Findings of Fact. That after full and due consideration of Ordinance No. 87-870 and the documents associated with that Ordinance, of applicable staff reports, the relevant facts of the matter, and the recommendation of the Commission, the Council finds that the proposed amendment meets all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

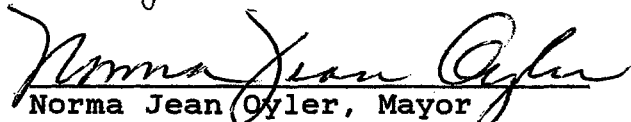
Section 3. Approval. That the rezoning of Tax Lot 8700, Assessors Map 2S-1-30DD, consisting of 0.5 acres more or less, to CC is hereby APPROVED.

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 any 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.

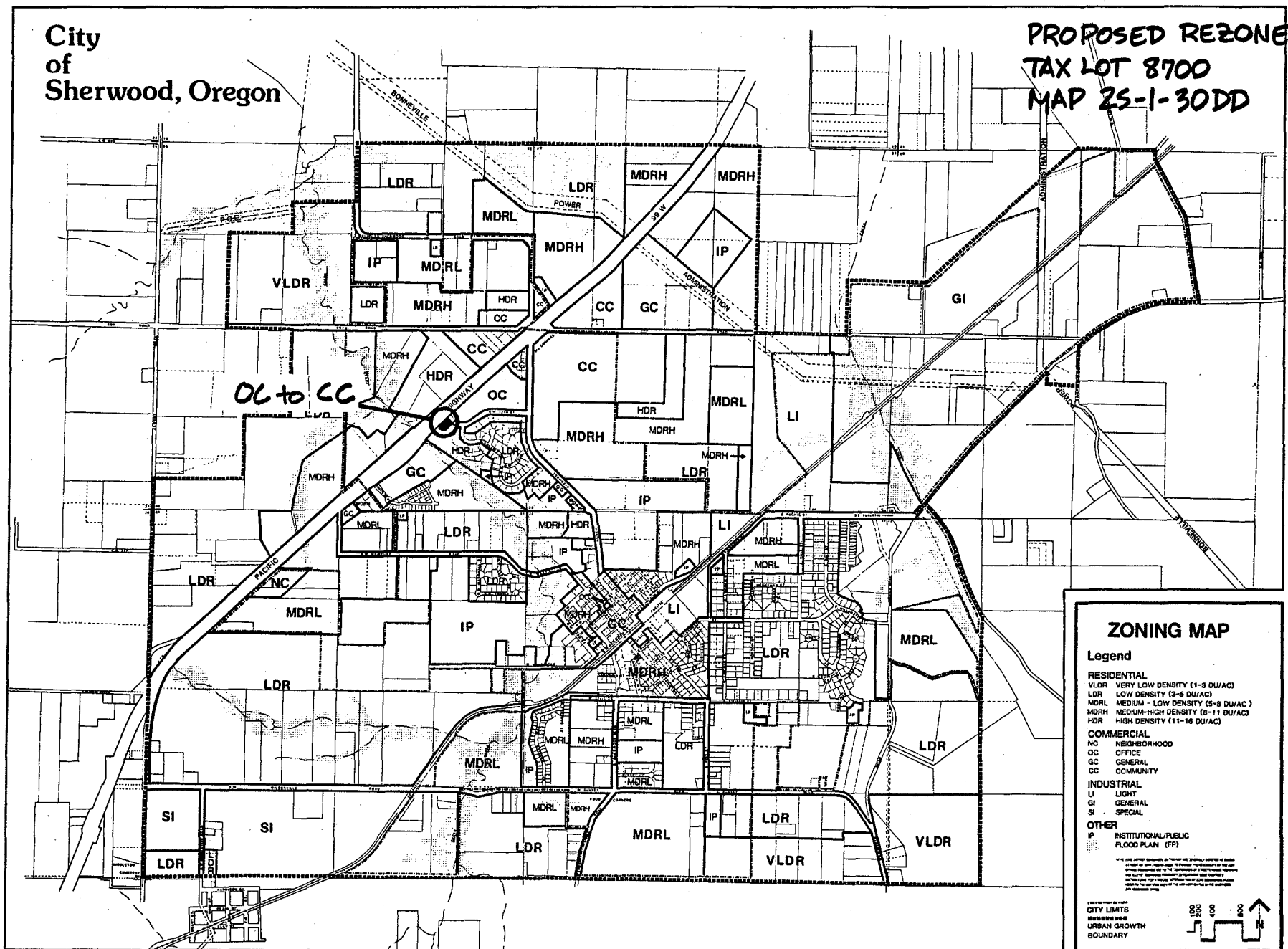

Polly Blankenbaker, Recorder


Norma Jean Oyler, Mayor
City of Sherwood

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

City
of
Sherwood, Oregon

PROPOSED REZONE
TAX LOT 8700
MAP 25-1-30DD



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 PLAN (FP)

THIS ZONING MAP IS A PUBLIC RECORD AS DEFINED BY ORS 215.005. IT IS THE PROPERTY OF THE CITY OF SHERWOOD, OREGON. IT IS HEREBY CERTIFIED THAT THIS ZONING MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS KEPT IN THE OFFICE OF THE CITY CLERK. ANY CHANGES TO THIS ZONING MAP SHALL BE MADE BY THE CITY CLERK AND THE CITY COMMISSIONER. THIS ZONING MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CITY OF SHERWOOD, OREGON.

CITY LIMITS
 URBAN GROWTH
 BOUNDARY

0 200 400 600
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