

CITY OF SHERWOOD, OREGON
ORDINANCE NO. 88-877

AN ORDINANCE APPROVING A MINOR ZONING MAP AMENDMENT FROM OFFICE COMMERCIAL (OC) TO NEIGHBORHOOD COMMERCIAL (NC) FOR TAX LOT 1201, WASHINGTON COUNTY ASSESSORS MAP 2S-1-29C, CONSISTING OF .69 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 1201, Assessors Map 2S-1-29C, 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 1201 is most suitable for Neighborhood Commercial (NC) 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 1201, Assessors Map 2S-1-29C from OC to NC 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.

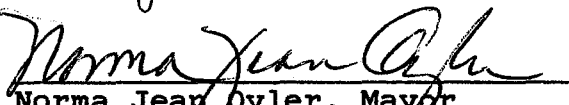
Section 3. Approval. That the rezoning of Tax Lot 1201, Assessors Map 2S-1-29C, consisting of 0.5 acres more or less, to NC is hereby APPROVED.

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.

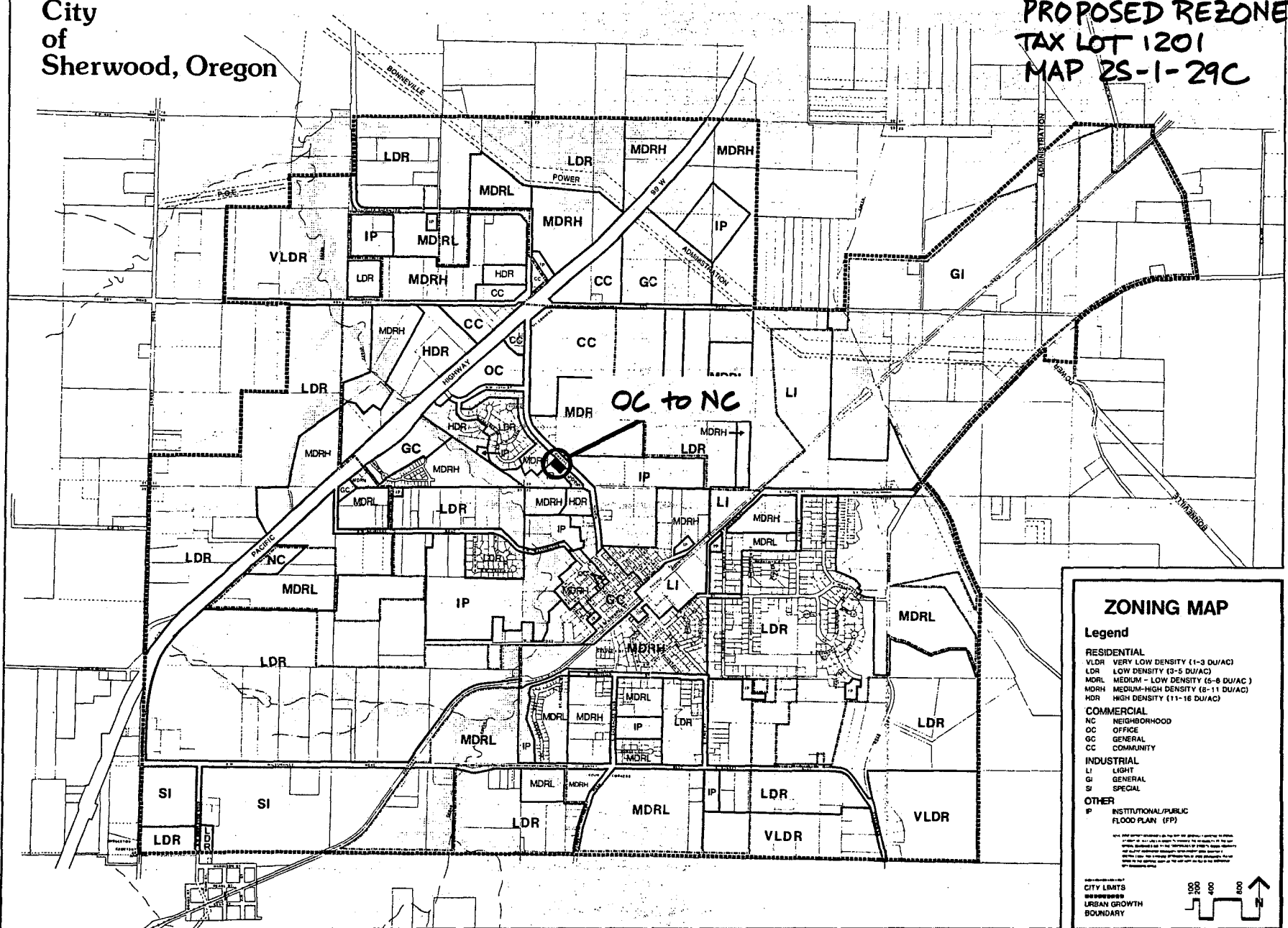

Polly Blankenbaker, Recorder


Norma Jean Oyler, Mayor
City of Sherwood

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

City
of
Sherwood, Oregon

PROPOSED REZONE
TAX LOT 1201
MAP 2S-1-29C



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 (11-18 DU/AC)
- COMMERCIAL**
 NC NEIGHBORHOOD
 OC OFFICE
 GC GENERAL
 CC COMMUNITY
- INDUSTRIAL**
 LI LIGHT
 GI GENERAL
 SI SPECIAL
- OTHER**
 P INSTITUTIONAL/PUBLIC
 FLOOD PLAN (FP)

THIS ZONING MAP IS A PUBLIC RECORD. IT IS THE PROPERTY OF THE CITY OF SHERWOOD, OREGON. IT IS HEREBY DECLARED TO BE A PUBLIC RECORD AND IS TO BE KEPT IN THE OFFICE OF THE CITY CLERK. IT IS THE DUTY OF THE CITY CLERK TO KEEP THIS ZONING MAP UP TO DATE AND TO MAKE IT AVAILABLE TO THE PUBLIC. ANY CHANGES TO THIS ZONING MAP SHALL BE MADE BY RESOLUTION OF THE CITY COMMISSION.

