

CITY OF SHERWOOD, OR.
ORDINANCE NO. 88-878

AN ORDINANCE APPROVING A MAJOR ZONING MAP AMENDMENT FROM OFFICE COMMERCIAL (OC) TO GENERAL COMMERCIAL (GC) FOR TAX LOT 701, WASHINGTON COUNTY ASSESSORS MAP 2S-1-30D, CONSISTING OF 10.88 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 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 this proposed rezoning on February 22, 1988, and found the amendment satisfied all the requirements of the Zoning and Community Development Code Section 4.203.02, and that Tax Lot 701 is most suitable for General Commercial (GC) zoning, given parcel size, as per Code Section 2.109.01, and

WHEREAS, the City Council has received the commercial zones analysis prepared by the City's consulting planner, and the recommendation of the Commission, and has reviewed the materials submitted and the facts of the proposal.

NOW THEREFORE THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. Public Hearing. That a public hearing on the proposed major zoning map amendment was held before the City Council on March 23, 1988, and all interested parties were afforded an opportunity to be heard, and to present and rebut evidence.

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 facts presented at the public hearing, 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.

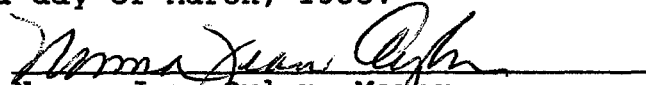
Section 3. Approval. That the rezone from OC to GC of Tax Lot 701, Assessors Map 2S-1-30D, consisting of 10.88 acres more or less, is hereby APPROVED.

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.

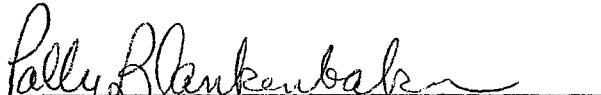
Section 5. Effective Date. Inasmuch as the effective date of Ordinance No. 87-870 has been stayed until all OC zoned properties in the City have been redesignated, and the orderly growth and economic development of the City will be hampered by any delays in implementing the new commercial zoning regulations 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.

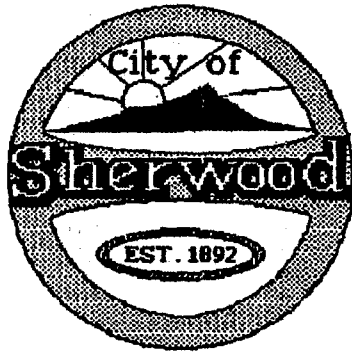
Approved by the Mayor this 23rd day of March, 1988.


Norma Jean Oyler, Mayor

Attest:


Polly Blankenbaker, Recorder

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



PUBLIC HEARING NOTICE PROPOSED REZONING

NOTICE IS HEREBY GIVEN THAT THE CITY OF SHERWOOD CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MARCH 23, 1988 AT 7:30 P.M. IN THE SHERWOOD SENIOR/COMMUNITY CENTER, 855 NO. SHERWOOD BLVD., ON THE FOLLOWING LAND USE MATTER:

Major Zoning Map Amendment redesignating 10.88 acres, more or less, of property between Highway 99W, N.W. 12th Street, and North Sherwood Blvd., to General Commercial (GC). The property is presently zoned Office Commercial (OC). The lot to be rezoned is Tax Lot 701, Washington County Assessors Map 2S-1-30D.

The purpose of the rezone is to conform the designation of this lot to recent changes in the City's commercial zoning ordinances. Ordinance No. 87-869, approved by the Planning Commission and City Council in November 1987, **DELETED** the OC zoning category in its entirety. The GC category allows office commercial uses, as well as retail, wholesaling, service, and other commercial uses. Properties to the north and east of Tax Lot 701 are concurrently being considered for rezoning from Community Commercial (CC) to GC.

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

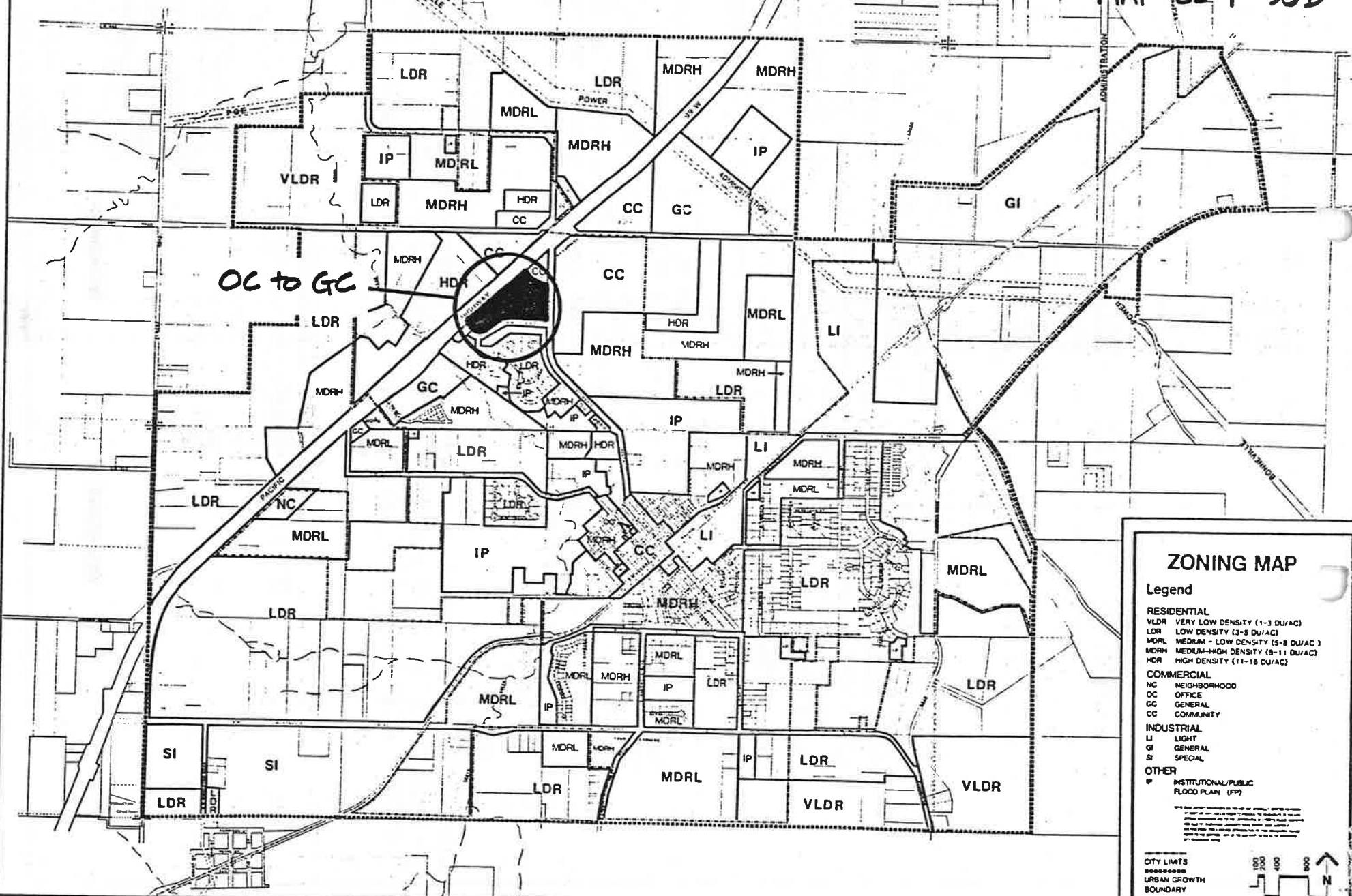
THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

Polly Blankenbaker
Recorder

Publish March 10 and March 17, 1988

City
of
Sherwood, Oregon

PROPOSED REZONE
TAX LOT 701
MAP 2S-1-30D



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**
 F INSTITUTIONAL/PUBLIC
 FLOOD PLAN (FP)

CITY LIMITS
 URBAN GROWTH
 BOUNDARY

