

City of Sherwood, Oregon

ORDINANCE NO. 89-904

AN ORDINANCE APPROVING A MAJOR ZONING MAP AMENDMENT FROM SPECIAL INDUSTRIAL (SI) TO LOW DENSITY RESIDENTIAL (LDR) FOR TAX LOT 700, MAP 31C; TAX LOT 500, MAP 31D; AND TAX LOT 100, MAP 31CC; CONSISTING OF 70.42 ACRES, MORE OR LESS, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, application has been made to rezone 70.42 acres, more or less, of property located south of S.W. Wilsonville Road and east of the Southern Pacific Railroad line from SI to LDR; and

WHEREAS, said application is associated with a request to create a residential Planned Unit Development (City file No. PUD 89-1), commonly known as the "Steeplechase" PUD, on this property and on adjacent property north of S.W. Wilsonville Road; and

WHEREAS, the City Planning Commission received the City planning staff report (PA No. 89-1, dated October 31, 1989) reviewing the application, and conducted public hearings on the proposal on October 16 and November 6, 1989, as well as conducting hearings on PUD 89-1; and

WHEREAS, after full and due consideration of the evidence, reports, and testimony presented at the public hearings, and planning staff reports PUD 89-1 and PA 89-1, the Planning Commission adopted the findings of fact contained in PA 89-1, and recommends APPROVAL the zoning amendment subject to certain conditions.

NOW THEREFORE, THE CITY ORDAINS AS FOLLOWS:

Section 1. Commission Review. That the application for a major zoning amendment from SI to LDR for Tax Lots 700:31C, 500:31D, and 100:31CC was subject to a full and proper review, and public hearings, before the Planning Commission on October 16 and November 6, 1989.

Section 2. Findings. That after full and due consideration of the application, the City planning staff reports PUD 89-1 and PA 89-1, and the record, findings, and conditional recommendations of the Commission for both PUD 89-1 and PA 89-1, the Council adopts the findings contained in said staff reports, and further finds that the proposed major zoning map amendment is in conformance with all requirements of the Zoning and Community Development Code Section 4.203.02, subject to any conditions contained herein.

Section 3. Approval. That the request for a major zoning map amendment from Special Industrial (SI) to Low Density Residential (LDR) for Tax Lots 700:31C, 500:31D, and 100:31CC, consisting of 70.42 acres, more or less, is hereby APPROVED, subject to the conditions contained herein.

Section 4. Conditions. That the aforementioned approval is conditioned on satisfaction of all conditions of approval contained in City Ordinance No. 89-903, and the approval of the Final Development Plan for the "Steeplechase" PUD, as per Code Section 2.202.03.

Section 5. Manager Authorized. The City Manager is directed to take such action as may be necessary to document this amendment, including producing a certified modification of the Official City Zoning Map, at such time as all conditions of approval have been fully satisfied in accordance with City ordinances and regulations, as determined by the City Manager.

Section 6. Effective Date. This Ordinance shall become effective coincident with approval of the Final Development Plan for the Steeplechase PUD and certification by the City Manager that all conditions of approval have been satisfied or completed, but in any event this Ordinance shall not become effective earlier than thirty (30) days after passage and approval.

Duly passed by the City Council this 13th day of December, 1989.

Approved by the Mayor this
15 day of December, 1989.



Norma Jean Oyler

Attest:

Polly Blankenbaker
Polly Blankenbaker, City Recorder

	AYE	NAY
Birchill	<u>absent</u>	___
Chavez	<u>absent</u>	___
Hitchcock	<u>X</u>	___
Boyle	<u>X</u>	___
Oyler	<u>X</u>	___