



## ORDINANCE 2016-016

### AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP TO REDESIGNATE APPROXIMATELY 2.66 ACRES OF A 5.86 ACRE SITE FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL HIGH

**WHEREAS**, the City received a land use application, PA 15-06, requesting a comprehensive plan and zoning map amendment on an approximately 2.66 acre portion of the property located at 22211 SW Pacific Highway, tax lot 2S131BA02000; and

**WHEREAS**, the applicant seeks a comprehensive plan and zoning map amendment from Residential Commercial to Medium Density Residential High for the subject property as identified in Exhibit A; and

**WHEREAS**, after testimony from the public, staff and applicant, the Sherwood Planning Commission recommended approval of the proposed comprehensive plan and zoning map amendment; and

**WHEREAS**, the proposed comprehensive plan and zoning map amendment was reviewed for compliance and consistency with the Comprehensive Plan, and regional and state regulations and found to be fully compliant; and

**WHEREAS**, the proposed amendment was subject to full and proper notice and review and a public hearing held before the Planning Commission on October 25, 2016; and

**WHEREAS**, the analysis and findings to support the Planning Commission recommendation are identified in Exhibit 1 of the City Council Staff Report; and

**WHEREAS**, the City Council held public hearings on March 7, 2017 and March 21, 2017 and determined that the proposed comprehensive plan and zoning map amendment met the applicable Comprehensive Plan criteria and continued to be consistent with regional and state standards.

#### **NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:**

**Section 1. Findings.** After full and due consideration of the application, the Planning Commission recommendation, the record, findings, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation identified in Exhibit 1 of the City Council Staff Report.

**Section 2. Approval.** The proposed comprehensive plan and zoning map amendment as shown in Exhibit A is hereby **APPROVED**.

**Section 3 - Manager Authorized.** The Planning Department is hereby directed to take such action as may be necessary to document this amendment to the Comprehensive Plan and Zoning Map, including notice of adoption to the Department of Land Conservation and Development in accordance with City ordinances and regulations.

**Section 4 - Effective Date.** This ordinance shall become effective the 30<sup>th</sup> day after its enactment by the City Council and approval by the Mayor.

**Duly passed by the City Council this 21<sup>st</sup> day of March 2017.**

  
Krisanna Clark, Mayor

Attest:

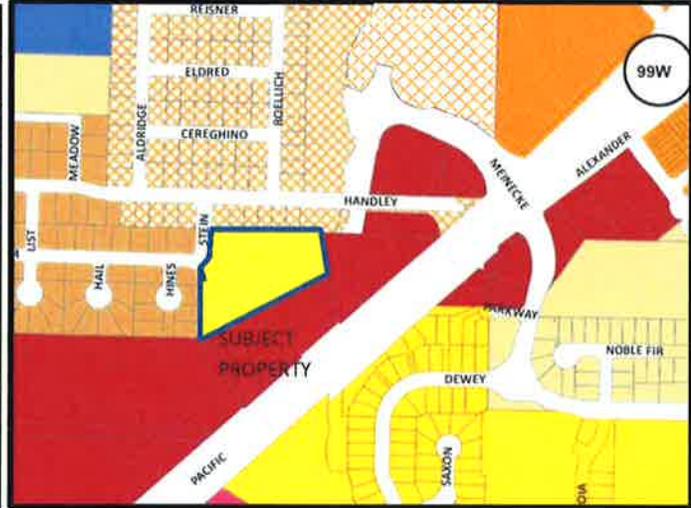
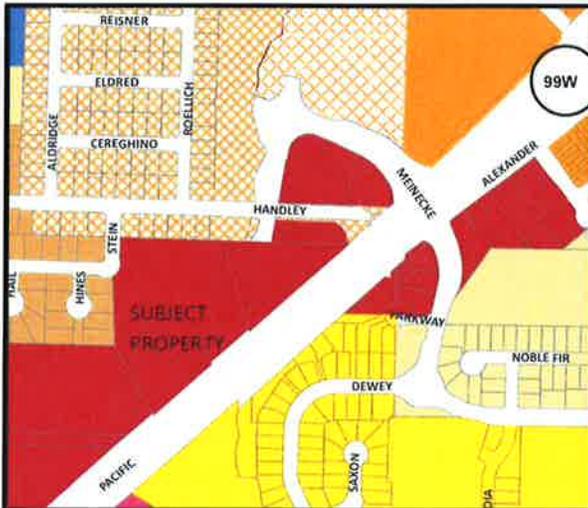
  
Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kuiper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
King	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXHIBIT A -PA 15-06 Claus Property Comprehensive Plan and Zoning Map Amendment**

**EXISTING ZONING**

**PROPOSED ZONING**



**Legend**

- |  |   |
|--|---|
|  Very Low Density Residential-VLDR    |  Office Commercial-OC                    |
|  VLDR-PUD (Planned Unit Development)  |  OC- PUD                                 |
|  Low Density Residential-LDR          |  Retail Commercial-RC                    |
|  LDR- PUD                             |  RC- PUD                                 |
|  Medium Density Residential Low-MDRL  |  General Commercial-GC                   |
|  MDRL- PUD                            |  Open Space                              |
|  Medium Density Residential High-MDRH |  Light Industrial-LI                     |
|  High Density Residential             |  LI PUD                                  |
|  High Density Residential PUD         |  General Industrial-GI                   |
|  Institutional and Public             |  Urban Growth Area-Concept Plan Required |
|  Neighborhood Commercial              |  Unannexed Area-Inside UGB*              |
|  |  Old Town Overlay                        |
|  |  City Boundary                           |
|  |  Urban Growth Boundary                   |

\* Zoning of unannexed parcels does not apply until annexed into the City.