



ORDINANCE 2017-003

APPROVING A PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS THE SPRINGS SENIOR LIVING FACILITY PLANNED UNIT DEVELOPMENT, INCLUDING APPLICATION OF A PLANNED UNIT DEVELOPMENT OVERLAY ON THE COMPREHENSIVE PLAN AND ZONE MAP, A CONDITIONAL USE PERMIT, AND A LOT LINE ADJUSTMENT

WHEREAS, the applicant, The Springs Living, requested a planned unit development to expand an existing senior living facility with one two-story addition with 20 assisted living sleeping rooms and a three-story addition with 73 independent living dwelling units, 80 additional parking spaces and a public plaza on 5.11 acres located north of SW Oregon Street in Sherwood; and

WHEREAS, the project would provide a needed housing type in the form of additional senior housing in the Old Town Area, bringing more consumer traffic to the Old Town Area; and

WHEREAS, the Planned Unit Development approval would allow the applicant some flexibility in standards, particularly density and height; and

WHEREAS, Special Care Facilities, such as the proposed assisted and independent living facility, require a Conditional Use Permit in the Medium Density Residential High zoning district; and

WHEREAS, the applicant seeks to consolidate the existing six legal lots into one legal lot prior to development; and

WHEREAS, the decision is a quasi-judicial land use decision subject to the following criteria: Sherwood Zoning and Community Development Code, 16.12 (Medium Density Residential High- MDRH and High Density Residential- HDR), 16.40 (Planned Unit Development, 16.58.010 (Clear Vision), 16.82 (Conditional Use Permit), 16.90 (Site Planning), 16.92 (Landscaping), 16.94 (Off-Street Parking), 16.96 (On-Site Circulation), 16.98 (On-Site Parking and Loading), Division VI 16.104-16.118 (Public Improvements), 16.124.30 (Property Line Adjustments and Lot Consolidations); 16.142 (Parks and Open Space), 16.146 (Noise), 16.148 (Vibrations), 16.150 (Air Quality), 16.153 (Odors), 16.154 (Heat and Glare), 16.156 (Energy Conservation) and 16.162 (Old Town Overlay District); and

WHEREAS, the proposed project was subject to full and proper notice and review by the Planning Commission including a public hearing on February 28, 2017 to take testimony and consider the proposed project and make a recommendation of approval with conditions; and

WHEREAS, the City Council held two public hearings on April 4, 2017 and April 18, 2017 to take public testimony and deliberate; and

WHEREAS, the proposed Comprehensive Plan and Zoning Map Amendment, Conditional Use Permit, and Lot Line Adjustment were reviewed for compliance and consistency with the Comprehensive Plan, and regional and state regulations, and found to be fully compliant; and

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

WHEREAS, the Sherwood City Council has received the proposal materials, the Planning Commission recommendation, including all exhibits entered into the record (PUD 16-01, CUP 16-01, LLA 16-02), and after considering the applicable criteria, the Planning Commission recommendation, applicant testimony, public testimony and all documents in the land use record, the City Council determined that the PUD, Conditional Use Permit, and Lot Line Adjustment, as conditioned, meet the applicable criteria.

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

Section 1. Commission Review & Public Hearings. The application for a Planned Unit Development of six parcels, described as Tax Lots 0400, 0401, 0402, 0600, 4300 and 4400; Tax Map 2S132BA (to be consolidated to one 5.11 acre lot), Conditional Use Permit, and Lot Line Adjustment were subject to full and proper review and public hearings were held before the Planning Commission on February 28, 2017 and the City Council on April 4, 2017 and April 18, 2017.

Section 2. Findings. After full and due consideration of the project, the Planning Commission recommendation, the record, findings, and evidence presented at the public hearings, the City Council finds that the proposed PUD, Conditional Use Permit, and Lot Line Adjustment, as conditioned, meet the applicable criteria including all local, regional, and State requirements. The findings of fact relied upon by the City are attached to the City Council Staff Report as Exhibit 1.

Section 3. Approval.

- A. The Planned Unit Development, Conditional Use Permit, and Lot Line Adjustment are **APPROVED** as described and conditioned in the Planning Commission Recommendation attached to the City Council Staff Report as Exhibit 1.
- B. The Plan and Zone Map shall be updated to reflect the approved PUD overlay applied to the parcels identified as Tax Lots 0400, 0401, 0402, 0600, 4300 and 4400; Tax Map 2S132BA (to be consolidated to one 5.11 acre lot).

Section 4 - 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 5 - Effective Date. This ordinance shall become effective the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 4th day of April, 2017.


Krisanna Clark, Mayor 4/4/17
Date

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"/>