City of
Sherwood
Oregon

Home of the Tualatin River National Wildlife Refuge

ORDINANCE 2020-012

APPROVING A 41-LOT PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS THE DENALI SUMMIT PLANNED UNIT DEVELOPMENT

WHEREAS, the applicant, Emerio Design LLC, requested a planned unit development on 15.07 acres zoned Very Low Density Residential in the Southeast Sherwood Master Plan area, located north of SW Ironwood Lane; and

WHEREAS, the request is to create a forty-one (41) lot subdivision for single family homes on lots ranging from 10,004 square feet to 20,886 square feet with the creation of a north/south public street connecting to SW Ironwood Lane to the south; and

WHEREAS, the project would provide for thirty-nine (39) new single-family detached homes and retain two (2) existing single family homes; and

WHEREAS, the Planned Unit Development (PUD) approval would allow the applicant some flexibility in standards, particularly reduced building setbacks and the use of private streets to serve more than two single-family lots; and

WHEREAS, the proposed project was subject to full and proper notice and review by the Planning Commission including a public hearing on November 10, 2020 to take testimony and consider the proposed project; and

WHEREAS, the Planning Commission recommended approval of the application with conditions, and added Condition of Approval B17; and

WHEREAS, the City Council held two public hearings on December 15, 2020 and January 19, 2021 to take public testimony and deliberate; and

WHEREAS, the analysis and findings to support the Planning Commission recommendation are identified in Attachments 6 to the City Council Staff Report; and

WHEREAS, the Sherwood City Council has received the application materials, the Planning Commission recommendation including all exhibits entered into the record (LU 2020-013), and supplemental information provided by staff and the applicant (Attachments 1 – 5 to the City Council Staff Report) 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 as conditioned meets the applicable criteria.

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

Section 1. Review and Public Hearings. The application was subject to full and proper review required by SZCDC § 16.72 and public hearings were held before the Planning Commission on November 10, 2020 and the City Council on December 15, 2020 and January 19, 2021.

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, as conditioned, meets the applicable criteria in the Sherwood Zoning and Community Development Code. The findings of fact relied upon by the City are attached to the City Council Staff Report as Attachment 6, as modified by the City Council during the January 19, 2021 hearing.

Section 3. Approval.

A. The above-described PUD is **APPROVED** as conditioned in the Planning Commission recommendation, attached to the City Council staff report as Attachment 6 and as modified by the City Council during the January 19, 2021 hearing.

B. The Plan and Zone Map shall be updated to reflect the approved PUD overlay applied to the parcels identified as Tax Map 2S133CB, Tax Lots 200 and 300 in addition to a portion of Tax Lot 100.

Section 4. 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 19th of January 2021.

Keith Mays, Mayor

1/19/2021
Date

Attest:

Sylvia Murphy, MMC, City Recorder

	AYE	NAY
Scott	✓	
Griffin	✓	
Brouse	✓	
Young	✓	
Garland	✓	
Rosener	✓	
Mays	✓	