

Brownstone Comprehensive Plan Map Amendment – Text Amendment and Zone Change

Sherwood, Oregon

An Application For:
Comprehensive Plan Amendment
Zoning Map Amendment

Submitted September 13, 2013

Applicant:
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I. INTRODUCTION

GENERAL INFORMATION

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Tax Lot Information:	Map	Tax Lot
	2S1 30 CD	13400

Location: City of Sherwood, Oregon
Generally bounded Meinecke Parkway to the south, the terminus of SW Cedar Brook Way to the northeast and just west of Highway 99.

Current Zoning District: General Commercial (GC)

Project Site Area: +/- 5.77 acres

SUMMARY OF PROPOSAL

The applicant respectfully requests a comprehensive plan map amendment, text amendment and zone change for the subject site located at 2S130 CD, Tax Lot 13400 from General Commercial to High Density Residential (HDR). This application is for the comprehensive plan map amendment, text amendment and zone change. A separate application will be submitted for a 66-unit single-family planned unit development and associated public improvements. Sherwood zoning and community development code, Comprehensive Plan, Metro plans, transportation planning rule, and the Oregon Statewide Planning Goals are addressed within this narrative. As a Type V process, this application will include a public hearing before the Planning Commission. As required by the Sherwood code, this review includes a public notice and neighborhood meeting, which was held on August 6, 2013. A copy of the noticing and meeting materials is included with this narrative under Exhibit A.

Text Amendment

The City's current code precludes the ability to develop single family attached and detached product within the City's High Density Residential zones as it limits the ability to create lot size allow developments to attain the density requirements articulated with the zone. This effectively precludes the ability to design residential developments that can be owner occupied unless you utilize a condominium platting process. This limits the ability for the community to respond to market conditions and provide housing opportunities for individual home ownership. Without the ability to reduce the minimum lot size for higher density residential zones the City will continue to see proposals for apartments and condominiums, when townhomes single family detached products on smaller lots could also be a part of the housing mix. The requested amendment will only apply to proposed planned unit developments which cannot be approved without public notice and comment period provided as well as a public hearing before the planning commission. The applicant is proposing to amend the text so that proposed developments need to be in line with the intent of the underlining zoning or the property and comprehensive plan. This assures the community aspirations articulated within the comprehensive plan and zoning ordinance are adhered. A full copy of the proposed text amendment is included within Exhibit I.

Comprehensive Plan and Zoning Map Amendment

The site is currently designated Commercial on the City's Comprehensive Plan and is zoned for commercial development. The applicant is proposing to redesignate and rezone the site for residential development. The applicant has examined the needs of the community and has determined the need for additional residential zoning to meet the community's needs. A detailed analysis has been prepared in support of this application request and is attached as Exhibit J.



SURROUNDING USES

Table A: SURROUNDING LAND USE

<i>Location</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	Low Density Residential (LDR)	Single-family residential PUD Wyndham Ridge
South	General Commercial (GC)	Meinecke Parkway
East	High Density Residential (HDR)	Multi-family residential
West	Low Density Residential (LDR)	Single-family residential PUD Wyndham Ridge

II. ZONING AND COMMUNITY DEVELOPMENT CODE

CHAPTER 16.70 – GENERAL PROVISIONS

16.70.010 – Pre-Application Conference

Pre-application conferences are encouraged and shall be scheduled to provide applicants with the informational and procedural requirements of this Code; to exchange information regarding applicable policies, goals and standards of the Comprehensive Plan; to provide technical and design assistance; and to identify opportunities and constraints for a proposed land use action. An applicant may apply at one time for all permits or zone changes needed for a development project as determined in the pre-application conference.

Response: A Pre-Application Conference was conducted on July 1, 2013 for this Comprehensive Plan Map Amendment – Zone Change. A copy of the pre-application notes is included with this submittal package as Exhibit B.

16.70.020 – Neighborhood Meeting

- A. The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development.
- B. Applicants of Type III, IV and V applications are required to hold a meeting, at a public location for with adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject application, prior to submitting their application to the City. Affidavits of mailing, sign-in sheets and a summary of the meeting notes shall be included with the application when submitted. Applicants for Type II land use action are encouraged, but not required to hold a neighborhood meeting.

Response: A neighborhood meeting for this Comprehensive Plan Map Amendment, Text Amendment and Zone Change was conducted on August 6, 2013 at Laurel Ridge Middle School. Notice was sent via mail to property owners and recognized neighborhood organizations within 1,000 feet of the site. Copies of the affidavit of mailing, sign-in sheet and meeting summary are included with this application. Copies of the neighborhood meeting materials are included in this submittal as Exhibit A.

CHAPTER 16.80 – PLAN AMENDMENTS

16.80.010 - Initiation of Amendments

An amendment to the City Zoning Map or text of the Comprehensive Plan may be initiated by the Council, Commission, or an owner of property within the City.

Response: The Comprehensive Plan Map Amendment and Zone Change is being initiated by the property owner within the City of Sherwood.

16.80.020 - Amendment Procedures

Zoning Map or Text Amendment

- A. Application - An application for a Zoning Map or text amendment shall be on forms provided by the City and shall be accompanied by a fee pursuant to Section 16.74.010

Response: The applicant shall apply for the Zoning Map and Text Amendments on forms provided by the City. The appropriate fee is included with this application.

16.80.030 - Review Criteria

A. Text Amendment

An amendment to the text of the Comprehensive Plan shall be based upon a need for such an amendment as identified by the Council or the Commission. Such an amendment shall be consistent with the intent of the adopted Sherwood Comprehensive Plan, and with all other provisions of the Plan, the Transportation System Plan and this Code, and with any applicable State or City statutes and regulations, including this Section.

Response: This application is for a Comprehensive Plan Map Amendment, Zone Change and Text Amendment to the Sherwood Zoning and Community Development Code Planned Unit Development (PUD) standards. Sherwood Zoning and Community Development Code Title 16.40.050 – Residential PUD limits the minimum lot size required for single-family, detached dwellings to 5,000 square feet, unless the subject property is on an infill site in which case a 15% reduction in lot size may be allowed. The applicant proposes removing the minimum lot size requirement when a PUD is proposed to allow for greater flexibility and diversity of housing type. The full text of Chapter 16.40 – PLANNED UNIT DEVELOPMENT and the proposed changes are attached as Exhibit I. The proposed Text Amendment meets the intent of the Sherwood Comprehensive Plan, the Transportation System Plan, this Code, Metro’s Urban Growth Management Functional Plan, and Oregon Statewide Planning Goals.

B. Map Amendment

An amendment to the City Zoning Map may be granted, provided that the proposal satisfies all applicable requirements of the adopted Sherwood Comprehensive Plan, the Transportation System Plan and this Code, and that:

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan and the Transportation System Plan.

Response: This Comprehensive Map Amendment application proposes to change the zoning of the subject property from General Commercial (GC) to High Density Residential (HDR). This narrative will address the requirements of the Sherwood Comprehensive Plan, the Transportation System Plan and the zoning and development code.

2. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the City, the existing market demand for any goods or services which such uses will provide, the presence or absence and location of other such uses or similar uses in the area, and the general public good.

Response: An economic analysis is included in this application as Exhibit J that addresses the need for additional residential zoning in Sherwood to meet the community's needs.

3. The proposed amendment is timely, considering the pattern of development in the area, surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment, and the availability of utilities and services to serve all potential uses in the proposed zoning district.

Response: This Comprehensive Map Amendment is timely as there is a potential shortage of housing in Sherwood. There is a high density residential development to the east of the site and low density residential development to the west. Cedar Brook Way, a dead end street, stubs into the property to the north and Meinecke Parkway stubs into the site on the south. Sanitary sewer is available within Cedar Brook Way to the north and along the greenway to the west. Storm sewer service and water service are available within Cedar Brook Way to the north and Meinecke Parkway to the south. Utilities can be extended to service the site with the extension of Cedar Brook Way. The applicant's analysis of the transportation system is included as Exhibit G which includes an analysis of the proposed rezone and redesignation and how it affects the system consistent with the Transportation Planning Rule. Based on the findings provided within the this study, no mitigation is required for the rezone and redesignation as the expected reasonable worst case scenario for the proposed zoning is less than that of the existing zoning.

4. Other lands in the City already zoned for the proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors.

Response: There are little to no alternative sites of this size that could accommodate the proposed density with access to public services in the City of Sherwood. More information concerning the lack of appropriate sites is detailed within Exhibit J.

C. Transportation Planning Rule Consistency

1. Review of plan and text amendment applications for effect on transportation facilities. Proposals shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with OAR 660-12-0060 (the TPR). Review is required when a development application includes a proposed amendment to the Comprehensive Plan or changes to land use regulations.

Response: A transportation impacts analysis (TIA) addressing TPR consistency is included with this application as Exhibit G.

2. "Significant" means that the transportation facility would change the functional classification of an existing or planned transportation facility, change the standards implementing a functional classification, allow types of land use, allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility, or would reduce the level of service of the facility below the minimum level identified on the Transportation System Plan.

Response: Highway 99W is a principal arterial, Meinecke is a collector and Cedar Brook Way is a local street. The proposed Comprehensive Plan Map Amendment, Text Amendment, and Zone Change will not change the functional classification of an existing or planned transportation facility or reduce the level of service of any of the proposed roads below the minimum level identified in the Sherwood TSP. A detailed analysis demonstrating these findings is included within Exhibit G.

3. Per OAR 660-12-0060, Amendments to the Comprehensive Plan or changes to land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:
 - a. Limiting allowed uses to be consistent with the planned function of the transportation facility.
 - b. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses.
 - c. Altering land use designations, densities or design requirements to reduce demand for automobile travel and meet travel needs through other modes.

Response: The proposed Comprehensive Plan Map Amendment, Text Amendment, and Zone Change will not significantly affect the transportation facilities in the area as described in the attached TIA (Exhibit G).

III. COMPREHENSIVE PLAN

The applicable Sherwood Comprehensive Plan Policies and Goals are set forth below along with findings in support of the Comprehensive Plan Map Amendment – Zone Change.

CHAPTER 2 – PLANNING PROCESS

Response: Chapter 2 of the Sherwood Comprehensive Plan highlights citizen involvement, agency involvement, the plan development process, plan interpretation and plan amendments. As previously stated, a neighborhood meeting was completed for this application on August 6, 2013. Service providers from agencies outside of Sherwood have been contacted regarding this proposal. The Sherwood City

Council will have final decision-making authority in this Comprehensive Plan Map Amendment, Text Amendment, and Zone Change.

CHAPTER 3 – GROWTH MANAGEMENT

Policy 1 – The City will periodically review and propose to Metro appropriate revisions to the Urban Growth Boundary (UGB) in conformance with the Metro 2040 Growth Concept Plan and the need to accommodate urban growth to the year 2017.

Response: This application does not propose any changes to the UGB. The proposed Comprehensive Plan Map Amendment and Zone Change from commercial to residential are in conformance with the Metro 2040 Growth Concept Plan.

CHAPTER 4 – LAND USE

Policy 1 – Residential areas will be developed in a manner which will insure that the integrity of the community is preserved and strengthened.

Response: The proposed Comprehensive Plan Map Amendment, Text Amendment and Zone Change would enable the site to be developed at higher densities to take advantage of existing infrastructure and other amenities, addressing one of the strategies related to this policy and addressing the City's need to provide residential development as detailed within Exhibit J.

Policy 2 – The City will insure that an adequate distribution of housing styles and tenures are available.

Response: Wyndham Ridge to the west of the site includes single-family homes on lots between 5,000 to 7,000 square feet. To the east of the site is a higher density multi-family development. The proposed Comprehensive Plan Map Amendment, Text Amendment and Zone Change would provide another housing option for existing and future residents of Sherwood while increasing density in meeting the stated goal of maintaining a minimum overall density of six dwelling units per acre. As noted above this request will provide the City the opportunity to provide additional housing land and the text amendment will provide the City the opportunity to provide additional housing types by removing existing barriers to development of attached and detached single family homes that can be owner occupied.

CHAPTER 5 – ENVIRONMENTAL RESOURCES

A. ENVIRONMENTAL RESOURCES POLICY GOALS

Planning Goals: Energy Resources

Policy 4 – Encourage energy efficiency in the design and use of sites, structures, transportation systems and utilities.

Response: The Plan and Text Amendment and Zone Change would allow the site to be designed and developed in a way to maximize energy efficiency in the use of the site, structures, transportation systems and utilities.

B. NATURAL RESOURCES AND HAZARDS

Policy 1 – Flood plain shall be prohibited from development in order to reduce the risk of flooding, prevent or reduce risk of human life and property, and maintain functions and values of floodplains such as allowing for the storage and conveyance of stream flows through existing and natural flood conveyance systems.

Response: The proposed site is not within a flood plain. A tributary of Cedar Creek lies to the west of the site. This area will be protected to the greatest extent possible. A preliminary development plan is included as Exhibit C.

Policy 2 – Habitat friendly development shall be encouraged for developments with Regionally Significant Fish and Wildlife Habitats identified as Map V-2.

Response: The subject site is within a mapped Metro Title 13 area, Nature in Neighborhoods. Future development will be designed to conserve this area to the greatest extent feasible. A Significant Natural Resource Assessment is included with this application as Exhibit D.

Policy 4 – Provide drainage facilities and regulate development in areas of runoff or erosion hazard.

Response: This application is for the Comprehensive Plan Map Amendment, Text Amendment and Zone Change only. A subsequent application will be submitted for a Planned Unit Development (PUD) on this site. At PUD submittal time, the proposal will provide drainage facilities and regulate development in areas of runoff or erosion hazard to meet the standards of Sherwood, Clean Water Services and Metro.

C. ENVIRONMENTAL QUALITY

Policy 1 – Water quality will be protected from erosion and other forms of degradation.

Response: The proposed Comprehensive Plan Amendment, Text Amendment, Zone Change, and subsequent PUD will protect the natural resource areas to the west of the site through erosion control measures.

Policy 2 – Air quality will be protected from significant degradation.

Response: The proposed development will protect air quality by utilizing the site in an efficient manner.

Policy 3 – Noise sources will be shielded from residential neighborhoods.

Response: This application will not result in any additional noise sources that would necessitate shielding from residential neighborhoods. The proposal will be to develop the site with single family owner-occupied residences consistent the existing surrounding development.

D. RECREATIONAL RESOURCES

Policy 4 – The City will encourage and support the private sector in the provision of needed recreational opportunities.

Response: The subsequent PUD plan will be linked to the existing open space area to the west via a pedestrian connection, where appropriate. The PUD will provide recreational opportunities.

E. ENERGY RESOURCES

Policy 4 – The City will encourage energy efficiency in the design and use of sites, structures, transportation systems and utilities.

Response: The Plan and Text Amendment and Zone Change would allow the site to be designed and developed in a way to maximize energy efficiency in the use of the site, structures, transportation systems and utilities. The subject property is currently surrounded by existing residential developments, is connected to existing roadways and has access to existing utility services. The availability of this existing infrastructure results in resource efficiency and encourages the use of existing systems.

CHAPTER 6 – TRANSPORTATION

Policy 1 – Open Space will be linked to provide greenway areas.

Response: The conversion of the site from commercial to residential will allow for a planned PUD that can provide additional open space and linkages to the existing open space area to the west via a pedestrian connection, where appropriate. The construction and dedication of the extension of Brookwood will result in remnant undevelopable land that can be added to the existing Creek Corridor.

Policy 2 – The City will maximize shared use of recreational facilities to avoid cost duplication.

Response: The subsequent PUD plan can make use of the passive recreation area to the west of the site.

CHAPTER 7 – COMMUNITY FACILITIES AND SERVICES

Response: The applicant will support and adhere to all City of Sherwood requirements relating to facilities and services.

IV. METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

TITLE 1 – HOUSING CAPACITY

The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity as provided in section 2.07.120.

Response: This Comprehensive Plan Map Amendment, Text Amendment, and Zone Change would increase Sherwood’s housing capacity and meet the Title 1 purpose by providing the opportunity for development of residentially zoned property with a compact form.

TITLE 3 – WATER QUALITY AND FLOOD MANAGEMENT

To protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding.

Response: According to Metro’s RLIS Database, Title 3 lands encroach on the western and northern edge of the site as shown on Exhibit E. Future development plans will

protect these areas to the greatest extent possible. A Significant Natural Resource Assessment is included with this application as Exhibit D.

TITLE 4 – INDUSTRIAL AND OTHER EMPLOYMENT AREAS

The Regional Framework Plan calls for a strong regional economy. To improve the economy, Title 4 seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of “clustering” to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations. Title 4 further seeks to protect the capacity and efficiency of the region’s transportation system for the movement of goods and services and to encourage the location of other types of employment in Centers, Corridors, Main Streets and Station Communities. The Metro Council will evaluate the effectiveness of Title 4 in achieving these purposes as part of its periodic analysis of the capacity of the urban growth boundary.

Response: Metro’s RLIS Database indicates that the site is within a Title 4 area as shown on Exhibit E. However the site is not designated for industrial development and the rezone is therefore consistent with this designation.

TITLE 6 – CENTERS, CORRIDORS, STATION COMMUNITIES AND MAIN STREETS

The Regional Framework Plan identifies Centers, Corridors, Main Streets and Station Communities throughout the region and recognizes them as the principal centers of urban life in the region. Title 6 calls for actions and investments by cities and counties, complemented by regional investments, to enhance this role. A regional investment is an investment in a new high capacity transit line or designated a regional investment in a grant or funding program administered by Metro or subject to Metro’s approval.

Response: The subject site is within an area that is classified as a Town Center in the Metro Urban Growth Management Functional Plan. The proposed Comprehensive Plan Amendment, Text Amendment, and Zone Change are in conformance with town center, compact, pedestrian scale development. The proposed amendments will allow the property to be developed at a residential density consistent with the intent of Title 6 while ensuring the resulting development is in line with the community values articulated within the comprehensive plan.

TITLE 13 – NATURE IN NEIGHBORHOODS

The purposes of this program are to (1) conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the streams’ headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and (2) to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region.

Response: As shown on Exhibit E, nearly half the site is mapped as Title 13 lands in Metro’s RLIS Database. The corridor will be preserved to the greatest extent feasible. A Significant Natural Resource Assessment is included with this application as Exhibit D.

V. STATEWIDE PLANNING GOALS

Since the Sherwood Comprehensive Plan was acknowledged by LCDC to carry out the Statewide Planning Goals, the subsequent analysis shows how the proposed actions affect the Sherwood Comprehensive Plan's compliance with the Statewide Planning Goals.

GOAL 1 – CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process

Response: The City's public hearing process meets the requirements of this Goal for citizen involvement in the land use process. Notice of the proposal will be provided to all property owners within the notice area, published in the newspaper, and will also be posted on the subject property giving interested citizens an opportunity to be involved in the process. A public hearing to consider the request will be held by the Planning Commission and City Council. Through the notice and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, and participate in the decision. This process meets the requirements of this Goal for citizen involvement in the land use planning process. In accordance with the findings presented above, the proposed Comprehensive Plan and Zoning Map Amendment are consistent with Goal 1.

GOAL 2 – LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Response: The Sherwood Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals and provides goals, policies and procedures for reviewing and evaluating land use requests. The City's adopted Type V land use planning process provides for Plan Map Amendments and is consistent with Goal 2.

GOAL 3 – AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Response: The subject property is comprised of land that is currently located within the Urban Growth Boundary (UGB) and fully within the City of Sherwood's Incorporated City limits. The Comprehensive Plan Map Amendment and Zone Change will only affect the subject site. Therefore, it will not have a direct impact on any Goal 3 Agriculture Lands; as such this Goal is not applicable. In accordance with the findings presented above, the plan proposed with Development Agreement is consistent with Goal 3.

GOAL 4 – FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Response: The subject property is comprised of land that is currently located within the UGB and fully within the City of Sherwood's Incorporated City limits. The Comprehensive Plan Map Amendment and Zone Change will only affect the subject site. Therefore, it will not have a direct impact on any Goal 4 Forest Lands, and as such this Goal is not applicable. In accordance with the findings presented above, the plan proposed with the Development Agreement is consistent with Goal 4.

GOAL 5 – OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The proposed Comprehensive Map Amendment, Text Amendment, and Zone Change would not affect or alter the natural resources in the area. According to Clean Water Services, Sensitive Areas potentially exist on-site or within 200 feet of the subject site. A natural resource assessment report has been completed by a biologist and is included in this application. The subsequent PUD will be designed to minimize the impact to natural resource areas onsite.

GOAL 6 - AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

Response: The subject property is located within the UGB and City limits, where development at an urban scale and density is anticipated to occur. While the organization of uses and those uses specifically allowed within the property will change, no significant negative change in the quality of air is expected to occur. The proposed uses do not involve any additional noise or smoke that would affect the surrounding air, water, or land resource quality.

City sewer and water are readily available to the subject property as well as storm drainage facilities. The site will be designed and engineered to accommodate stormwater retention and drainage facilities as specified by the City's adopted design and engineering standards. The proposal does not threaten the availability of local or regional air, water, and land resources. In accordance with the findings presented above the proposed Comprehensive Plan Map Amendment, Text Amendment, and Zone Change is consistent with Goal 6.

GOAL 7 – AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect people and property from natural hazards.

Response: The subject property is located outside the 100-year floodplain. Slopes on the subject property are relatively flat with no areas identified as landslide hazards or steep slopes. Detailed review of the site will be completed during the subsequent PUD process to assure natural hazards are mitigated to the greatest extent practical.

GOAL 8 – RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: The proposed Comprehensive Plan Map Amendment, Text Amendment, and Zoning Change will allow for the development of the subject site. The proposed development for the site will include the development of open space and natural areas to benefit the proposed dwelling units.

Upon approval of this application, a PUD development plan will be submitted to Sherwood. The proposed plan will include the construction of pedestrian walkways, sidewalks and trails to provide for pedestrian connections between all of the parks and open space proposed within the development. These improvements ensure the ability to be able to connect with other parks and open space areas that exist or that are planned within the City. The open space and parks that are proposed with the development of the property are adequate to attend to the recreational needs of the residents that will live within this development. Therefore, the proposed Comprehensive Plan Map Amendment, Text Amendment, and Zoning Change are in compliance with Goal 8 by providing opportunities consistent with guidelines identified in the Comprehensive Plan.

GOAL 9 – ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Response: The proposed change will redesignate approximately 5.77 acres from General Commercial to High Density Residential. The intent is to provide single-family residential housing to the area. Data necessary to address this Goal in relation to the proposed change, as required by OAR 660-009-0015, is available in the Economic Opportunity Analysis (EOA) that is included in this application. The EOA provides the most recent and comprehensive data available for economic development trends and for the inventory of commercial and industrial land within the urban area for the 20-year planning period.

In summary the proposal conforms to the City’s EOA by providing a location for housing. The proposal serves to provide an opportunity for the residential activities that are vital to the citizens of Sherwood, which is consistent with the requirements of this Goal.

GOAL 10 - HOUSING

To provide for the housing needs of the citizens of the state.

Response: The proposed change will redesignate approximately 5.77-acres from General Commercial to High Density Residential. The intent is to provide opportunities for the development of additional housing in Sherwood.

The proposed Comprehensive Plan Map Amendment, Text Amendment, and Zone Change is consistent with Goal 10, based on the available data, the reduction of vacant commercial land inventory represented by this proposal will not cause a significant impact on the ability to provide commercial/retail within the urban area. For these reasons approval of the proposed Plan change will not have a significant impact on the ability to provide commercial/retail within the UGB or in the local area, and the proposal does not adversely impact the requirements of this Goal.

GOAL 11 – PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: The City maintains an infrastructure of public facilities and services to support urban development. The City has adopted a Transportation, Stormwater, Wastewater and Water master facility plans. These plans outline the public facilities and services needed to serve land within the UGB. The existing public services and facilities in the area and those required to serve the proposed development on the subject property, will be reviewed by the Public Works Department. In accordance with the findings presented above the plan proposed with the Development Agreement is consistent with Goal 11.

GOAL 12 - TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

Response: The City of Sherwood's Transportation System Plan (TSP) is in compliance with the requirements of this Goal. The relationship of the proposal to the transportation system, and its impacts, have been set forth in detail in the Traffic Impact Analysis (TIA) included as Exhibit G. The Applicant has demonstrated that the identified amendments do not require mitigation to ensure that adopted operating standards will be met. The analysis has found that the traffic impacts of the project will not cause a change in the functional classification of any street or transportation facility, will not require or result in changes to the standards that implement the functional classifications system, will result in traffic volumes that are consistent with the functional classifications of the affected streets, and no mitigation will be required to assure that adequate level of service and the functionality of the transportation system is maintained. The proposed amendments are therefore in compliance with the Oregon Transportation Planning Rule, the Sherwood Transportation System Plan and the goals and policies contained within the Sherwood Comprehensive Plan. In accordance with the

findings presented above the proposed plan is consistent with Goal 12.

GOAL 13 – ENERGY CONSERVATION

To conserve energy.

Response: The design of the proposed development strives to provide an integration residential land uses resulting in a livable, connected community within the City of Sherwood. Inherent in the design is the ability to live in close proximity to other land uses allowing for less vehicle trips and miles traveled resulting in a reduction in the consumption of gasoline and associated emissions. The proposed layout of the site encourages the use of alternative modes of transportation both within and adjacent to the proposed development through the provision of greenways, parks and tree-lined pedestrian corridors.

The design of the transportation system in this area provides direct, efficient and convenient access. The proximity of the development to adjacent developed residential neighborhoods and employment areas will reduce the vehicle miles traveled to and from the subject property. The location and nature of the proposed development promotes the conservation of energy needed for transportation. For these reasons the proposal will help to conserve energy and be energy efficient, in keeping with the intent of this Goal.

GOAL 14 - URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: The entire subject property is located within the Sherwood City limits. All required public facilities and services can be made available to the property. The site consists of vacant urban land. The use of the site as proposed will contribute to an efficient arrangement of land uses within the UGB, and to the efficient use of urban services, consistent with the directives of this Goal. The proposal does not affect the size or location of the UGB. In accordance with the findings presented above the Comprehensive Plan Map Amendment and Zone Change is consistent with Goal 14.

GOAL 15 – WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Response: The subject property is not directly located within the Willamette River Greenway. However the property is within the Tualatin River Basin, a tributary of the Willamette River. This Comprehensive Plan Map Amendment and Zone Change commits to the protection of riparian corridors. The preservation of these areas will provide for the long term shading of the streams which will assist in improving

the water quality.

The design of the stormwater system will assist in reducing the sedimentation of the stream corridors by providing a mechanism that allows the sediment to fall-out of the runoff prior to reaching an approved point of disposal. The proposed Comprehensive Plan Map Amendment and Zone Change consider the effects of the interaction between the natural and urban environment and provide for stormwater facilities and natural areas to assist with the protection and enhancement of the Willamette River tributaries. The proposal conforms to Goal 15.

GOAL 16 – ESTUARINE RESOURCES

To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon’s estuaries.

Response: The subject property does not contain any Estuarine Resources therefore this Goal is not applicable to this review.

GOAL 17 – COASTAL SHORELANDS

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water- dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon’s coastal shorelands.

Response: The subject property does not contain any Coastal Shorelands therefore this Goal is not applicable to this review.

GOAL 18 – BEACHES AND DUNES

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Response: The subject property does not contain any Beaches or Dunes therefore this Goal is not applicable to this review.

GOAL 19 – OCEAN RESOURCES

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

Response: The subject property is not located adjacent the Pacific Ocean therefore this Goal is not applicable to this review.

VI. CONCLUSION

As evidenced throughout this project narrative and associated documents, this Comprehensive Plan Map Amendment, Text Amendment, and Zone Change meets or exceeds any applicable development regulation and objective of the Sherwood Zoning and Community Development Code, Comprehensive Plan, Metro's Urban Growth Management Functional Plan, and the Oregon Statewide Planning Goals.