
MANDEL FARM PLAN/ZONE MAP AMENDMENT

SUBMITTED TO: City of Sherwood
Planning Department
150 East Main Street, 4th Floor
Hillsboro, OR 97123

OWNER: 2007 Mandel Family Trust,
David Mandel and Randy Kieling
16990 SW Richen Park Circle
Sherwood, OR 97140

APPLICANT: Venture Properties
Kelly Ritz
4230 Galewood Street, Suite 100
Lake Oswego, OR 97034

**APPLICANT'S
CIVIL ENGINEER/
LAND SURVEYOR/
PLANNER/NATURAL
RESOURCES** AKS Engineering & Forestry, LLC
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Tualatin, OR 97062
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TRANSPORTATION ENGINEER: Lancaster Engineering
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Portland, OR 97204

SITE LOCATION: 21340 SW Elwert Road
Southeast corner of the intersection of SW Edy Road and
SW Elwert Road

ASSESSOR'S INFORMATION: Taxlot 2S130CB 00250

SITE SIZE/ZONE: Approximately three acres of a 21.28 acre parcel

CURRENT ZONE: Neighborhood Commercial (NC)

PROPOSED ZONE: Medium Density Residential Low (MDRL)

I. EXECUTIVE SUMMARY

This application includes a Comprehensive Plan Map Amendment and Zone Change for an approximately three-acre portion of a +/-21.28 acre property located at 21340 SW Elwert Road in the City of Sherwood to apply a Medium Density Residential Low (MDRL) designation. The property sits at the southeast corner of the intersection of SW Edy Road and SW Elwert Road. The parent property has three zoning designations: Medium Density Residential High (MDRH), Medium Density Residential Low (MDRL), and Neighborhood Commercial (NC). The three acres zoned Neighborhood Commercial is the portion affected by this Comprehensive Plan Map Amendment and Zone Change. The mapped Open Space is an overlay zone for the vegetated corridor, as regulated by Clean Water Services for wetlands and drainageways. The drainageway bisects the property from south to north, releasing to Chicken Creek to the north. The property has one existing single-family home along SW Elwert Road.

This written narrative, together with preliminary plans and other documentation included in the application materials, establishes that the application is in compliance with all applicable approval criteria. This documentation represents substantial evidence and provides the basis for the Planning Commission to approve the application.

II. SITE DESCRIPTION

As noted above, the property sits at the southeast corner of the intersection of SW Edy Road and SW Elwert Road. The site consists of approximately three acres of a 21.28 acre parcel, on tax lot 2S130CB 00250. There is a drainage area that bisects the property from south to north with an Open Space Overlay. The property has gentle topography outside of the drainageway and is in active farm use with nursery stock and field crops. The portion of the property involved in this application is the section in the Neighborhood Commercial zoning district, which is located on the west side of the property, abutting SW Elwert Road, extending approximately 130 feet to the east, and bounded to the north and south by the drainageway.

ZONING MAP



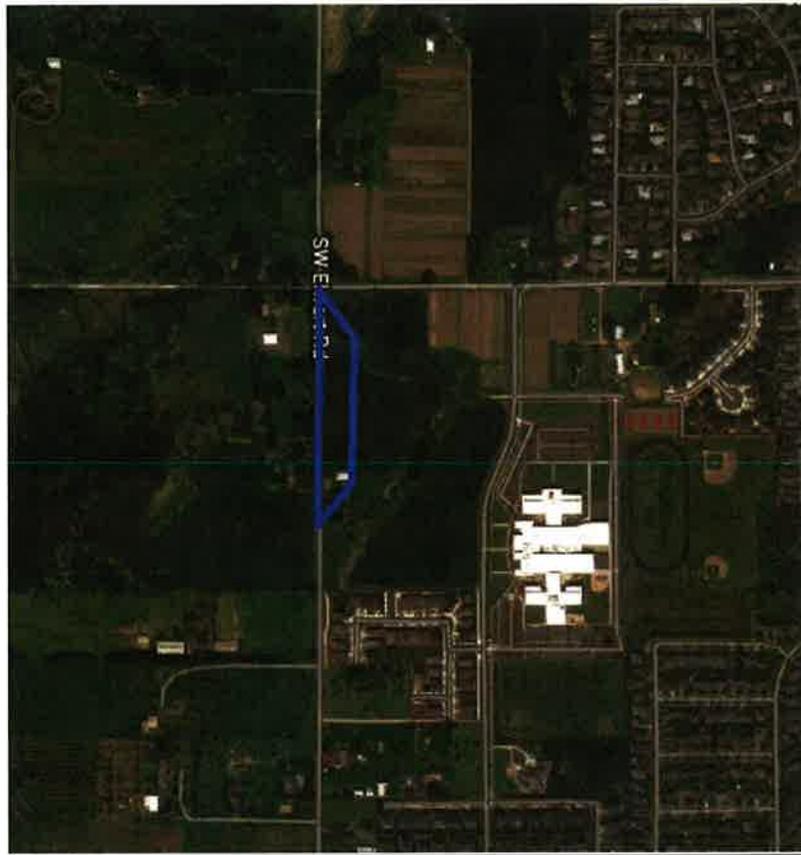
SUMMARY OF PROPOSAL

The Applicant requests a Comprehensive Plan Map Amendment and Zone Change for the subject site located at 21340 SW Elwert Road (2S130CB 00250) from Neighborhood Commercial (NC) to Medium Density Residential Low (MDRL). This application is only for the Comprehensive Plan Map Amendment and Zone Change. A separate future application will be submitted for an 85-unit single-family subdivision 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 who will forward a recommendation to the City Council for final decision. As required by the Sherwood code, this review includes a public notice and neighborhood meeting, which was held on July 21, 2015. A copy of the notice and meeting materials is included with this narrative under Exhibit E.

Comprehensive Plan and Zoning Map Amendment

The site is currently designated Neighborhood Commercial on the City's Comprehensive Plan. 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 that additional residentially zoned land is necessary to meet the community's needs. A detailed Economic Opportunities Analysis has been prepared in support of this application request and is attached as Exhibit G.



SURROUNDING USES

Table A: SURROUNDING LAND USE

<i>Location</i>	<i>Zoning Designation</i>	<i>Use</i>
North	AR-20	Farm Use
South	Open Space	Vacant
East	Medium Density Residential High	Farm Use
West	AR-20	Farm Use

III. APPLICABLE REVIEW CRITERIA

ZONING AND COMMUNITY DEVELOPMENT CODE

CHAPTER 16.04 - ESTABLISHMENT OF ZONING DISTRICTS

16.04.010 - Districts

For the purposes of this Code, the City is hereby divided into the following zoning districts:

Very Low Density Residential	VLDR
Low Density Residential	LDR
Medium Density Residential-Low	MDRL
Medium Density Residential-High	MDRH
High Density Residential	HDR
Neighborhood Commercial	NC
Office Commercial	OC
Office Retail	OR
Retail Commercial	RC
General Commercial	GC
Light Industrial	LI
General Industrial	GI
Flood Plain Overlay	FP
Institutional/Public	IP
Old Town Overlay	OT

Response: The current Zone of the subject site is Neighborhood Commercial (NC). The Applicant is requesting to change the Zone to Medium Density Residential-Low (MDRH).

16.04.020 - Official Map

Zoning district boundaries are shown on the Official Plan and Zoning Map of the City. This Map is made part of this Code by reference, and shall be kept on file in the City Recorder's office. Any future changes to the zoning of land within the City shall be appropriately depicted on the Plan and Zoning Map and certified as to the date of amendment. The Official Plan and Zoning Map shall be the first and final reference point for verifying other land use mapping and in determining actual zoning district boundaries. A dated reproduction of the Official Plan and Zoning Map is attached as Appendix A.

Response: According to the Official Plan and Zoning Map of the City, the current Plan and Zone for the subject site is Neighborhood Commercial. The Applicant is requesting to change the Plan and Zone to Medium Density Residential-Low.

CHAPTER 16.12 - RESIDENTIAL LAND USE DISTRICTS

The residential districts are intended to promote the livability, stability and improvement of the City's neighborhoods.

16.12.010 - Purpose and Density Requirements

- C. Medium Density Residential (MDRL)

The MDRL zoning district provides for single-family and two-family housing, manufactured housing and other related uses with a density of 5.6 to 8 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirements.

Response: The Applicant requests to zone the subject property as Medium Density Residential Low. This would provide for needed residential land for development in the City of Sherwood. A further discussion of the need for residential property in the City of Sherwood is included in the Economic Analysis, attached as Exhibit G.

16.12.020 - Allowed Residential Land Uses

A. Residential Land Uses

The table below identifies the land uses that are allowed in the Residential Districts. The specific land use categories are described and defined in Chapter 16.10.

USES	VLDR	LDR	MDRL	MDRH	HDR
RESIDENTIAL					
Single-Family Attached or Detached Dwellings	P	P	P	P	P
Two Family Dwelling Units	N	N	P	P	P
Multi-family Dwellings	N	N	N	P	P
Townhomes – subject to Chapter 16.44	N	N	N	P	P
Planned Unit Developments (PUDs) – subject to Chapter 16.40	P	P	P	P	P
Manufactured Homes on Individual Lots	P	P	P	P	P
Manufactured Home Park – subject to Chapter 16.46	N	N	P	P	N
Accessory Dwelling Unit – subject to Chapter 16.52	P	P	P	P	P
Group Homes ^[1]	P	P	P	P	P
Government-Assisted housing ^[2]	P	P	P	P	P
ACCESSORY USES					
Home Occupations – subject to Chapter 16.42	P	P	P	P	P
Temporary Uses – subject to Chapter 16.86	P	P	P	P	P
Amateur Radio Tower – subject to § 16.12.060	P	P	P	P	P
Family Daycare Providers	P	P	P	P	P
COMMERCIAL					
Agricultural Uses ^[3]	P	P	P	P	P
Residential Care Facilities	P	P	P	P	P
Special Care Facilities (such as hospitals, sanitariums, and specialized living facilities)	C	C	C	C	P
Plant Nurseries ^[4]	C	C	C	C	C
Public and Private Schools	C	C	C	C	C
Daycare Facilities	C	C	C	C	C
Any business, service, processing, storage, or display not conducted entirely within an enclosed building that is essential or incidental to any permitted or conditional use	C	C	C	C	C
Raising of Animals Other Than Household Pets	C	C	C	C	C
CIVIC					
Public Recreational Facilities ^[5]	P	P	P	P	P
Religious Institutions, Private Fraternal Organizations and Lodges, Country Clubs or Other Similar Clubs	C	C	C	C	C
Cemeteries and crematory mausoleums	C	C	C	N	N
Civic Buildings (such as police and fire stations, post office)	C	C	C	C	C
Public Use Buildings (such as libraries, and community centers)	C	C	C	C	C
Golf Courses	C	C	C	C	C

Basic Utilities (such as electric substations, public works yard)	C	C	C	C	C
Radio and Communications Stations, on lots with a minimum width and depth equal to the height of any tower in conformance	C	C	C	C	C
Whereas P=Permitted, C=Conditional, N=Not Allowed					
¹ Group homes not to exceed five (5) unrelated persons in residence provided such facilities are substantially identical, in the city's determination, in physical form to other types of housing allowed in the zoning district.					
² Provided such facilities are substantially identical, in the city's determination, in physical form to other types of housing allowed in the zoning district.					
³ Includes truck farming and horticulture, but excludes commercial building or structures or the raising of animals except as otherwise permitted by this code.					
⁴ Includes other agricultural uses and associated commercial buildings and structures					
⁵ Includes, but is not limited to parks, playfields, sports and racquet courts, but excludes golf courses					

- B. Any use not otherwise listed that can be shown to be consistent or associated with the permitted uses or conditionally permitted uses identified in the residential zones or contribute to the achievement of the objectives of the residential zones will be allowed or conditionally permitted using the procedure under Chapter 16.88 (Interpretation of Similar Uses).
- C. Any use that is not permitted or conditionally permitted under this zone that cannot be found to be consistent with the allowed or conditional uses identified as in B. is prohibited in the residential zone using the procedure under Chapter 16.88 (Interpretation of Similar Uses).

Response: Changing the Plan and Zone of the subject site to Medium Density Residential Low would provide land for needed residential housing in the City of Sherwood. Single-family, duplex, townhouse, and multi-family housing would all be permitted. Commercial operations, except for very limited uses, would not be permitted.

16.12.030 - Residential Land Use Development Standards

A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84. (Variance and Adjustments)

B. Development Standards

Except as modified under Chapter 16.68 (Infill Development), Section 16.144.030 (Wetland, Habitat and Natural Areas) Chapter 16.44 (Townhomes), or as otherwise provided, required minimum lot areas, dimensions and setbacks shall be provided in the following table.

C. Development Standards per Residential Zone

Development Standard by Residential Zone	VLDR	VLDR – PUD	LDR	MDRL	MDRH	HDR
Minimum Lot areas: (in square ft.)						
Single-Family Detached	40,000	10,000	7,000	5,000	5,000	5,000
Single Family Attached	40,000	10,000	7,000	5,000	4,000	4,000

Two or Multi-Family: for the first 2 units	X	X	X	10,000	8,000	8,000
Multi-Family: each additional unit after first 2	X	X	X	X	3,200	1,500
Minimum Lot width at front property line: (in feet)	25	25	25	25	25	25
Minimum Lot width at building line ^[1] : (in feet)						
Single-Family	None	None	60	50	50	50
Two-Family	X	X	X	60	60	60
Multi-family	X	X	X	X	60	60
Lot Depth	None	None	80	80	80	80
Maximum Height ^[2] (in feet)	30 or 2 stories	35 or 2.5 stories	40 or 3 stories			
Amateur Radio Tower	70	70	70	70	70	70
Chimneys, Solar or Wind Devices, Radio and TV aerials ^[3]	50	50	50	50	55	60
Setbacks (in feet)						
Front yard ^[4]	20	20	20	14	14	14
Face of garage	20	20	20	20	20	20
Rear yard	20	20	20	20	20	20
Interior side yard setbacks (in feet)						
Single-Family Detached	5	5	5	5	5	5
Single-Family Attached	20	20	20	10	5	5
Two Family	X	X	X	5	5	5
Multi-Family						
Multi-Family 18 ft. or less in height	X	X	X	X	5	5
Multi-Family between 18-24 ft. in height	X	X	X	X	7	7
Multi-Family over 24 ft. in height	X	X	X	X	§ 16.68 Infill	§ 16.68 Infill
Corner lot street side setbacks (in feet)						
Single Family or Two Family	20	20	20	15	15	15
Multi-Family	X	X	X	X	20	30

¹ Minimum lot width at the building line on cul-de-sac lots may be less than that required in this Code if a lesser width is necessary to provide for a minimum rear yard.

² Maximum height is the lesser of feet or stories

³ Some accessory structures, such as chimneys, stacks, water towers, radio or television antennas, etc. may exceed these height limits with a conditional use permit, per Chapter 16.62 (Chimneys, Spires, Antennas and Similar Structures).

⁴ Reductions in front yard setbacks for architectural features as described in 16.50.050 are not permitted in the MDRL, MDRH, or HDR zoning districts.

Response: A subsequent subdivision application will be submitted that will be reviewed to ensure compliance with the development standards listed above.

CHAPTER 16.22 - COMMERCIAL LAND USE DISTRICTS

16.22.010 - Purpose

- A. Office Commercial (OC) - The OC zoning district provides areas for business and professional offices and related uses in locations where they can be closely associated with residential areas and adequate major streets.
- B. Neighborhood Commercial (NC) - The NC zoning district provides for small scale, retail and service uses, located in or near residential areas and enhancing the residential character of those neighborhoods.
- C. Retail Commercial (RC) - The RC zoning district provides areas for general retail and service uses that neither require larger parcels of land, nor produce excessive environmental impacts as per Division VIII.
- D. General Commercial (GC) - The GC zoning district provides for commercial uses which require larger parcels of land, and or uses which involve products or activities which require special attention to environmental impacts as per Division VIII.

16.22.020 - Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C), and not permitted (N) in the Commercial Districts. The specific land use categories are described and defined in Chapter 16.88 Use Classifications and Interpretations.
- B. Uses listed in other sections of this code, but not within this specific table are prohibited.
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the commercial zones or contribute to the achievement of the objectives of the commercial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88 Use Classifications and Interpretations.
- D. Additional limitations for specific uses are identified in the footnotes of this table.

USES	OC	NC ¹	RC	GC
RESIDENTIAL				
Multi-family housing, subject to the dimensional requirements of the High Density Residential (HDR) zone in 16.12.030 when located on the upper floors, in the rear of, or otherwise clearly secondary to commercial buildings. ^{2, 3}	P	P	P	P
Residential care facilities	N	N	C	C
Dwelling unit, including a manufactured home, for one (1) security person employed on the premises and their immediate family, and other forms of residence normally associated with a conditional use, as determined by the City.	P	P	P	P
CIVIC				
Hospitals	N	N	C	C
Correctional institutions	N	N	N	C
Cemeteries and crematory mausoleums.	N	N	C	C
Police and fire stations and other emergency services	N	C	C	C
Vehicle testing stations	N	N	N	C
Postal services - Public	N	C	C	C
Postal substations when located entirely within and incidental to a use	P	P	P	P

permitted outright.				
Public use buildings, including but not limited to libraries, museums, community centers, and senior centers, but excluding offices	C	C	C	C
Public and private utility structures, including but not limited to telephone exchanges, electric substations, gas regulator stations, treatment plants, water wells, and public work yards.	N	N	C	C
Small-scale power generation facilities.	P	P	P	P
Large-scale power generation facilities.	N	N	N	C
Public recreational facilities including parks, trails, playfields and sports and racquet courts on publicly owned property or under power line easements	C	N	C	C
Religious institutions, private fraternal organizations, lodges and secondary uses	C	N	P	P
Public and private schools providing education at the elementary school level or higher	C	C	C	C
COMMERCIAL				
Commercial trade schools, commercial educational services and training facilities	C	N	P	P
Entertainment/Recreation				
Adult entertainment business, subject to Section 16.54.010	N	N	N	P
Motion picture and live theaters within enclosed building	N	N	P	P
Drive-in motion picture theaters	N	N	N	N
Country clubs, sports and racquet clubs and other similar clubs.	N	N	C	C
Golf courses	N	N	N	N
Indoor recreation facilities such as arcades, mini-golf, or bounce house facilities ⁴	N	N	P	P
Hotels and motels	C	N	P	P
Motor Vehicle Related				
Motorized vehicle and sport craft repairs and service	N	C	C	P
Motorized vehicle and sport craft repair and service clearly incidental and secondary to and customarily associated with a use permitted outright or conditionally.	C	C	P	P
Motorized vehicle, sport craft and farm equipment rental or sales and display area with more than 5% external sales and display area, up to a maximum of 5,000 square feet.	N	N	N	C
Motorized vehicle, sport craft and farm equipment rental or sales and display area primarily within entirely enclosed building with no more than 5% or 5,000 square feet of outdoor display area, whichever is less.	N	N	C	P
Automotive, boat, trailer and recreational vehicle storage	N	N	N	N
Vehicle fueling stations or car wash facilities	N	N	C	P
Junkyards and salvage yards	N	N	N	N
Manufactures' home sales and display area	N	N	N	N
Office and Professional Support Services				
Business and professional offices	P	P	P	P
Medical and dental offices and urgent care facilities	P	P	P	P
Business support services such as duplicating, photocopying, mailing services, fax and computer facilities	P	P	P	P
Any incidental business, service, processing, storage or display, not otherwise permitted, that is essential to and customarily associated with a use permitted outright, provided said incidental use is conducted entirely within an enclosed building	C	C	C	C
Childcare				
Day cares, preschools, and kindergartens, when clearly secondary to a	P	P	P	P

permitted use				
Day cares, preschools, and kindergartens as a stand-alone use.	N	P	P	P
General Retail – sales oriented				
General retail trade, not exceeding 10,000 square feet of gross square footage.	P	P	P	P
General retail trade greater than 10,000 square feet of gross square footage	N	P	P	P
Tool and Equipment Rental and Sales, Including Truck Rental	N	N	C	P
Retail plant nurseries and garden supply stores (excluding wholesale plant nurseries)	N	N	P	P
Wholesale building material sales and service	N	N	N	P
Retail building material sales and lumberyards.	N	N	C ⁵	P
Personal Services				
Health clubs and studios less than 5,000 square feet in size.	P	P	P	P
Health clubs and studios greater than 5,000 square feet in size	N	N	C	P
Personal services catering to daily customers where patrons pay for or receive a service rather than goods or materials, including but not limited to financial, beauty, pet grooming, and similar services.	N	P	P	P
Public or commercial parking (non-accessory)	C	C	P	P
Veterinarian offices and animal hospitals.	N	N	C	P
Animal boarding/Kennels and daycare facilities with outdoor recreation areas ⁶	N	N	C	C
Eating and Drinking Establishments				
Restaurants, taverns, and lounges without drive-thru ⁷	P	C	P	P
Restaurants with drive-thru services	N	N	P	P
INDUSTRIAL				
Limited manufacturing entirely within an enclosed building that is generally secondary to a permitted or conditional commercial use	N	C	C	P
Medical or dental laboratories	N	N	C	P
WIRELESS COMMUNICATIONS FACILITIES				
Radio, television, and similar communication stations, including associated transmitters.	N	N	N	C
Wireless communication towers and transmitters ⁸	C	C	C	C
Wireless communication facilities on City-owned property	P	P	P	P
Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure	P	P	P	P
OTHER				
Agricultural uses including but not limited to: Farm equipment sales and rentals Farming and horticulture	N	N	P	P
Truck and bus yards	N	N	N	P

¹ See special Criteria for the NC zone, 16.22.050.

² The residential portion of a mixed use development is considered secondary when traffic trips generated, dedicated parking spaces, signage, and the road frontage of residential uses are all exceeded by that of the commercial component and the commercial portion of the site is located primarily on the ground floor.

³ Except in the Adams Avenue Concept Plan area, where only non-residential uses are permitted on the ground floor.

⁴ If use is mixed with another, such as a restaurant, it is considered secondary to that use and permitted, provided it occupies less than fifty (50) percent of the total area.

⁵ All activities are required to be within an enclosed building.

⁶ Animal boarding/kennels and daycare facilities entirely within an enclosed building are considered "other personal service."

⁷ Limited to no more than ten (10) percent of the square footage of each development in the Adams Avenue Concept Plan area.

⁸ except for towers located within one thousand (1,000) feet of the Old Town District which are prohibited.

Response: Uses currently permitted in the Neighborhood Commercial District include restaurants, business operations, and retail operations. The community has started conversations about the future of the land to the west described as Sherwood West. This area has the potential to design a healthy commercial district, where these operations would be better suited due to the lack of customers at the subject site. The subject site would not be a desirable location for businesses due to the high speed of traffic along SW Elwert Road, its remote location with limited customer catchment, and the limited shape of the district.

16.22.050 - NC Special Criteria

All permitted and conditional uses shall be found by the Commission to conform to the purpose of the NC zone, and:

- A. Shall be conducted entirely within enclosed buildings, except for:
 - 1. Exterior sales, display and storage for horticultural and food merchandise provided said exterior area does not exceed five (5) percent of the gross floor area of each individual business establishment.
 - 2. Circumstances where the nature of the permitted or conditional use clearly makes total enclosure impracticable, such as in the case of automotive service stations, provided that the exterior area shall be the minimum necessary to effectively conduct the use, as determined by the Commission.
- B. No more than four (4) permitted or conditional uses may be established within any single NC zoning district, and each use or establishment may occupy a maximum of four thousand (4,000) square feet of gross floor area, including any permitted exterior business areas.
- C. No single NC zoning district shall be greater than one (1) acre in area, and each district shall have a minimum width of eighty-five (85) feet at the front property line, and one hundred (100) feet at the building line.
- D. Permitted and conditional uses may operate only between the hours of 7:00 a.m. and 10:00 p.m.

Response: The Neighborhood Commercial standards further restrict permitted businesses by restricting the number of businesses per site and their hours of operation. Restricting businesses to no more than four businesses and no more than 4,000 square feet each would dramatically reduce the type of businesses that would seek to be located at the subject site. The property would be better utilized as a residential development.

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 6, 2015 for this Comprehensive Plan Map Amendment and Zone Change as well as for the future subdivision application. A copy of the pre-application conference notes is included with this submittal package as Exhibit D.

16.70.20 – 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 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 must 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 and Zone Change was conducted on July 21, 2015 at Edy Ridge Elementary School. Notice was sent via mail to property owners and recognized neighborhood organizations within 1,000 feet of the subject site. Copies of the neighborhood meeting materials are included in this submittal as Exhibit E.

16.72.010 - Generally Modified

A. Classifications

Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:...

5. Type V

The following legislative actions shall be subject to a Type V review process:

- a. Plan Map Amendments
- b. Plan Text Amendments
- c. Planned Unit Development — Preliminary Development Plan and Overlay District.

B. Hearing and Appeal Authority

1. Each Type V legislative land use action shall be reviewed at a public hearing by the Planning Commission with a recommendation made to

the City Council. The City Council shall conduct a public hearing and make the City's final decision.

Response: This application is being submitted for a Type V Review and will be subject to a public hearing to the Planning Commission and City Council.

CHAPTER 16.80 - PLAN AMENDMENTS

16.80.010 - Initiation of Amendments

An amendment to the City Zoning Map, the text of the Comprehensive Plan, or the text of the Zoning and Community Development Code 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.

16.80.20 - 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 Amendment on forms provided by the City. The appropriate fee is included with this application.

16.80.030 - Review Criteria

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 Zoning Map Amendment application proposes to change the zoning of the subject property from Neighborhood Commercial to Medium Density Residential Low, which is the same Zone as the southeast corner of the property. 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 G that addresses the need for additional residential zoning in Sherwood to meet the community's needs. The economic analysis shows that the need for Medium Density Residential acreage exceeds the existing inventory. In the recovery from the Great Recession, property values have increased, though new building permits have been slower to improve. The addition of new residentially zoned property would increase the reserve of land for development.

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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 Plan Map Amendment is timely as there is a potential shortage of housing in Sherwood. There is a Medium Density Residential subdivision to the south of the property, Daybreak Estates, and Laurel Ridge Middle School is to the east of the site. The Applicant plans to submit, at a later date, a residential subdivision application for the 21.28 acre site. SW Elwert Road is not a suitable location for Commercial Services. There is not a customer base nor catchment to necessitate commercial operations. Traffic and parking would be challenging for a commercial operation located on the subject site, as SW Elwert Road is an arterial road and the narrow design of the site would prohibit sufficient parking. Additionally, the Sherwood West Concept Plan offers an opportunity for the community to plan for a true commercial district with proper traffic exposure and access and enough local customers in the immediate vicinity. The Applicant's analysis of the transportation system is included as Exhibit F, which includes an analysis of the proposed rezone and redesignation and how it would affect the system consistent with the Transportation Planning Rule. Based on the findings provided within 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:

The City of Sherwood is in need of additional residential housing to meet a 20 year supply, specifically for the type of housing permitting within the MDRL zone. There are little to no alternative sites of this size that could accommodate the proposed density and provide access to public services in the City of Sherwood. One of the few opportunities is within the Brookman area that was added to the Urban Growth Boundary, but cannot develop until annexation to Sherwood. This land has been proposed for annexation twice in the past and failed to win an election. There is no certainty about the availability of this land to accommodate the long term growth demands of Sherwood. More information concerning the lack of appropriate sites is detailed within Exhibit G.

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 Analysis addressing TPR consistency is included with this application as Exhibit F. Generally, the proposal results in less traffic impacts to the regional system and is therefore in compliance with the State Transportation Planning Rule.

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: SW Elwert Road is an arterial road and SW Edy Road is a collector road and both roads are under the jurisdiction of Washington County. The proposed Comprehensive Plan Map Amendment and Zone Change would 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. The proposed Zone Change reduces the number of peak hour trips and therefore reduces the overall impact to the local roadway system. A detailed analysis demonstrating these findings is included within Exhibit F.

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 and Zone Change would not significantly affect the transportation facilities in the area, as described in the attached Transportation Analysis (Exhibit F); this criterion does not apply.

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 and 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 July 21, 2015. The Sherwood City Council will have final decision-making authority in this Comprehensive Plan Map Amendment and Zone Change after a full public hearing with the Planning Commission.

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 and Zone Change would enable the site to be developed for residential uses to accommodate the need in Sherwood for residential housing, addressing one of the strategies related to this policy and the City's need to provide residential development as detailed within Exhibit G.

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

Response: The subject site is a three-acre portion of a 21.28 acre site. The remainder of the site is a mix of Medium Density Residential High and Medium Density Residential Low, with an Open Space overlay over a portion of it. The Applicant proposes to change the Neighborhood Commercial Zoning portion to Medium Density Residential Low, the same Zone as the southeast corner of the site.

The Daybreak Estates subdivision to the south of the subject site includes single-family home lots between 4,000 and 6,000 square feet. Further to the east, past Laurel Ridge Middle School, is a Low Density Residential Planned Unit Development. The surrounding area to the north and west of the site are outside the Urban Growth Boundary. This area is proposed to provide a variety of housing styles. The proposed Comprehensive Plan Map Amendment and Zone Change would provide additional housing for existing and future residents of Sherwood.

CHAPTER 5 – ENVIRONMENTAL RESOURCES

B. ENVIRONMENTAL RESOURCES POLICY GOALS

Planning Goals: Energy Resources

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

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

C. 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 subject site is not within a flood plain. A tributary of Chicken Creek lies to the east of the site. When the subdivision application is submitted, the Chicken Creek tributary and area in the Open Space Overlay will be protected to the greatest extent possible. A preliminary concept development plan is included as Exhibit A, though no development is proposed with this Zone Change application.

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

Response: The site does not contain a waterway, though it is adjacent to a tributary of Chicken Creek. Future development will be designed to conserve this area to the greatest extent feasible. A subsequent application will be submitted for a residential subdivision on this site. A Natural Resource Assessment will be included with the subdivision application, which will define the boundaries of the resource and establish the regulatory buffers, as required by Clean Water Services.

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 and Zone Change only. A subsequent application will be submitted for a residential subdivision on this site. The subdivision proposal submittal will provide drainage facilities and regulate development in areas of runoff or erosion hazard to meet the standards of Sherwood Clean Water Services.

D. ENVIRONMENTAL QUALITY

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

Response: The proposed Comprehensive Plan Amendment and Zone Change and subsequent subdivision would protect the natural resource areas to the east of the site through buffers established by Clean Water Services as well as proper erosion control measures and stormwater management facilities.

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

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

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

Response: This application would not result in any additional noise sources that would necessitate shielding from residential neighborhoods. This application is for the Comprehensive Plan Map and Zone Change only. A future application will be submitted to develop the site with single-family, owner-occupied residences consistent with the existing surrounding development.

E. RECREATIONAL RESOURCES

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

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

F. 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 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 connected to existing roadways and has access to existing utility services. The availability of these existing infrastructures 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 subdivision that can provide additional open space and linkages to the existing open space area to the east via a pedestrian connection, where appropriate.

CHAPTER 7 – COMMUNITY FACILITIES AND SERVICES

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

METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

TITLE 1 – HOUSING CAPACITY

3.07.110 Purpose and Intent

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 3.07.120.

Response: This Comprehensive Plan Map 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

3.07.310 Intent

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: A portion of the property to the east of the proposed Comprehensive Plan Map Amendment and Zone Change site is within the Open Space Overlay, which includes the tributary of Chicken Creek. Future development plans will protect these areas to the greatest extent possible. At the time of future development, a Significant Natural Resource Assessment will be conducted and included with the proposal for that development.

TITLE 4 – INDUSTRIAL AND OTHER EMPLOYMENT AREAS

3.07.410 Purpose and Intent

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: The subject property does not contain any Title 4 Industrial Areas. Therefore, this Title is not applicable to this review.

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

3.07.610 Purpose

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 not within an area designated in Title 6. While this application proposes to change a commercial zoning district to residential, the area designated for commercial would not provide meaningful commercial uses for the area. Traffic and parking would be problematic along SW Elwert Road, which is an arterial road, and there are not customers in the area to use the commercial facilities. It is possible to plan for a central, practical commercial district in the future in the land to the west in the area described as Sherwood West, outside the Urban Growth Boundary. This potential location could have the proper transportation network and enough market area to support a commercial district. The proposed amendment in this application would allow the Mandel 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

3.07.1310 Intent

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: The site does not contain a waterway, though it is near a tributary of Chicken Creek. Future development will be designed to conserve this area to the greatest extent feasible. A subsequent application will be submitted for a residential subdivision on this site, which will include a Natural Resource Assessment that will provide protection to the waterway and natural resources.

STATEWIDE PLANNING GOALS

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 will be 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 would only affect the subject site. Therefore, it will not have a direct impact on any Goal 3 Agricultural Lands and this Goal is not applicable. In accordance with the findings presented above, the plan proposed with the Comprehensive Plan Map and Zone change 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 comprises 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 would 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 Comprehensive Plan Map and Zone change 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 and Zone Change would not affect or alter the natural resources in the area. The subsequent subdivision will be designed to minimize the impact to natural resource areas on-site.

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 type and organization of uses specifically allowed within the property would 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 services are readily available to the subject property, as well as storm drainage facilities. At the time of the subdivision application, 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 quality of local or regional air, water, and land resources. In accordance with the findings presented above, the proposed Comprehensive Plan Map 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. The site is relatively flat with no areas identified as landslide hazards or steep slopes. Detailed review of the site will be completed during the subsequent subdivision process to ensure natural hazards are mitigated to the greatest extent practicable.

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 and Zone Change would allow for the development of the subject site. The proposed development of the site would include the development of open space and natural areas to benefit the proposed dwelling units.

A subsequent subdivision plan will be submitted to the City of 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 spaces proposed within the development. These improvements will provide the ability to connect with other parks and open space areas that exist or that are planned within the City. Therefore, the proposed Comprehensive Plan Map 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 would redesignate approximately three acres from Neighborhood Commercial to Medium Density Residential Low. 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) included in this application. The EOA provides the most recent and comprehensive data available for economic development trends and the inventory of commercial and industrial land within the urban area for the 20-year planning period.

In summary, the Comprehensive Plan Map Amendment and Zoning Change conforms to the City’s EOA by providing a location for housing. This 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 would redesignate approximately three acres from Neighborhood Commercial to Medium Density Residential Low. The intent is to provide opportunities for the development of additional housing in Sherwood.

The proposed Comprehensive Plan Map 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 would not cause a significant impact on the availability of commercial and retail services within the urban area. The future planning area to the west described as Sherwood West has the potential to provide for true commercial space in an area with a catchment and customer base, which this area does not have. For these reasons, approval of the proposed Plan and Zone change would not have a significant impact on the availability of commercial and retail opportunities within the UGB or in the

local area and would increase the amount of available residentially-zoned land. Therefore, 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 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, as well as 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 within the Comprehensive Plan Map Amendment and Zoning Change 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 as well as its impacts have been set forth in detail in the Transportation Analysis, included as Exhibit F. The Applicant has demonstrated that the identified amendments do not require mitigation to ensure that adopted operating standards would be met. The analysis has found that the traffic impacts of the project would not cause a change in the functional classification of any street or transportation facility, would not require or result in changes to the standards that implement the functional classifications system, would result in traffic volumes that are consistent with the functional classifications of the affected streets, and no mitigation would be required to assure that adequate levels 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 will strive to provide integrated residential land uses, resulting in a livable, connected community within the City of Sherwood. Inherent in the design will be the ability to live in close proximity to other land uses, which will allow for less vehicle trips and miles traveled and result in a reduction of 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.

A subsequent subdivision application will design the transportation system in this area to provide direct, efficient, and convenient access. The proximity of the development to adjacent developed residential neighborhoods and employment areas would reduce the

vehicle miles traveled throughout the area. The location and nature of the proposed development would promote the conservation of energy needed for transportation. For these reasons, the proposal would help to conserve energy and create energy efficiency, which is 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 would contribute to an efficient arrangement of land uses within the UGB and the efficient use of urban services, which would be 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 would provide long-term shading of the streams, which would assist in improving the water quality.

A subsequent subdivision application will provide a design of the stormwater system. 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 to the Pacific Ocean. Therefore this Goal is not applicable to this review.

IV. CONCLUSION

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