

Sherwood YMCA Partition
Land Use Application Narrative & Findings Document
Type II Partition

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Sherwood, OR 97140

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Site Address: 23000 SW Pacific Highway

Tax Lot: 2S131CB09100

Property Size: 8.7 acres

Zoning: Low Density Residential (LDR) / Institutional Public (IP)

Summary of Request: The applicant is proposing to partition the existing lot into two new parcels, one including the existing YMCA and parking lot and the other including the existing skate park. A blanket easement will be dedicated providing joint access and maintenance for sanitary, stormwater, water, and parking.

Date: July 18, 2023



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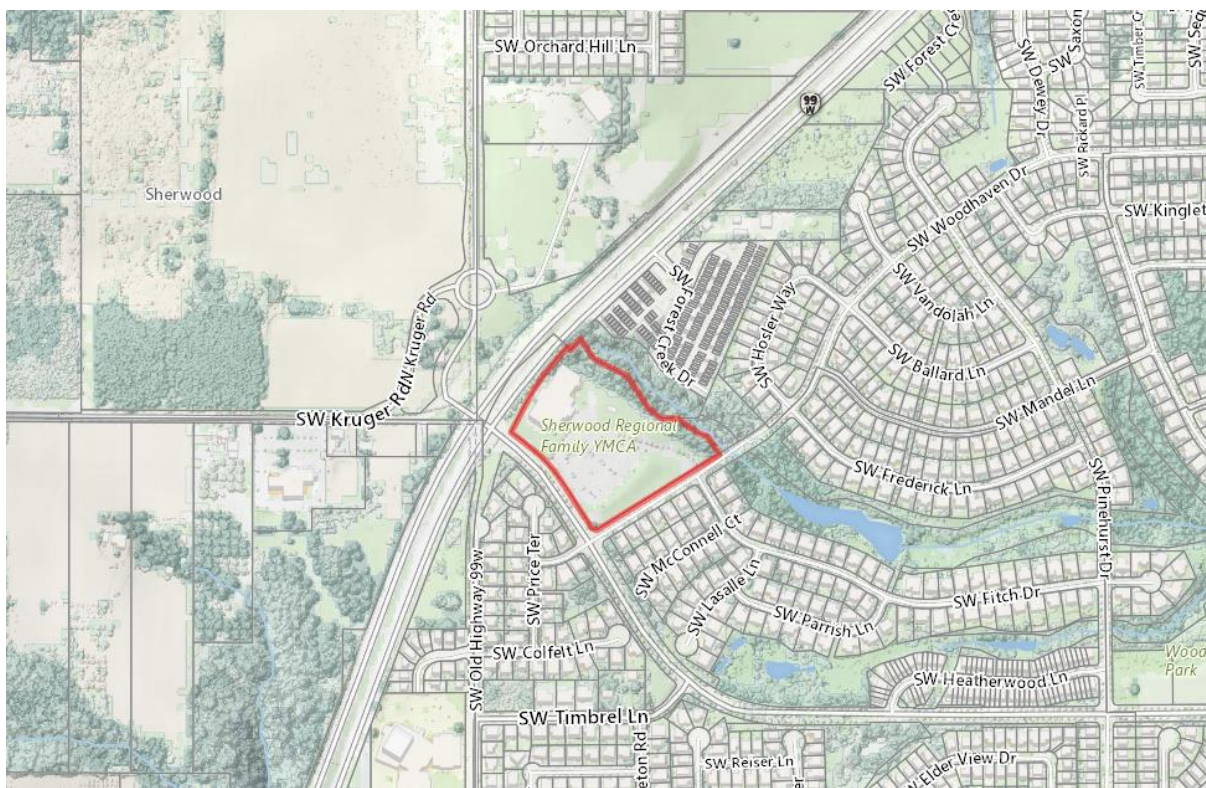
I. Description of Proposal

EXISTING CONDITIONS & BACKGROUND INFORMATION

The project site is located at 23000 SW Pacific Highway in Sherwood, OR 97140. The site is currently developed with the Sherwood YMCA and a skate park. The property is zoned Low Density Residential (LDR) with a PUD overlay associated with the Woodhaven PUD. However, the City has initiated a zone change for the site from LDR to Institutional Public (IP). The property is approximately 8.73 acres in size and is surrounded on two sides by single family homes separated by SW Sunset Boulevard and SW Woodhaven Drive. The property is adjacent to SW Pacific Highway (Highway 99W) to the north and a protected resource area to the east.

Under SP-97-06, the 43,000 square foot YMCA was constructed with 150 parking spaces (and 67 overflow parking spaces), a loading area, and landscaping. Under SP-18-02 a major modification to the YMCA was approved to construct the 13,000 square foot skatepark on the northeast side of the site that utilized the existing access and utilities.

VICINITY MAP



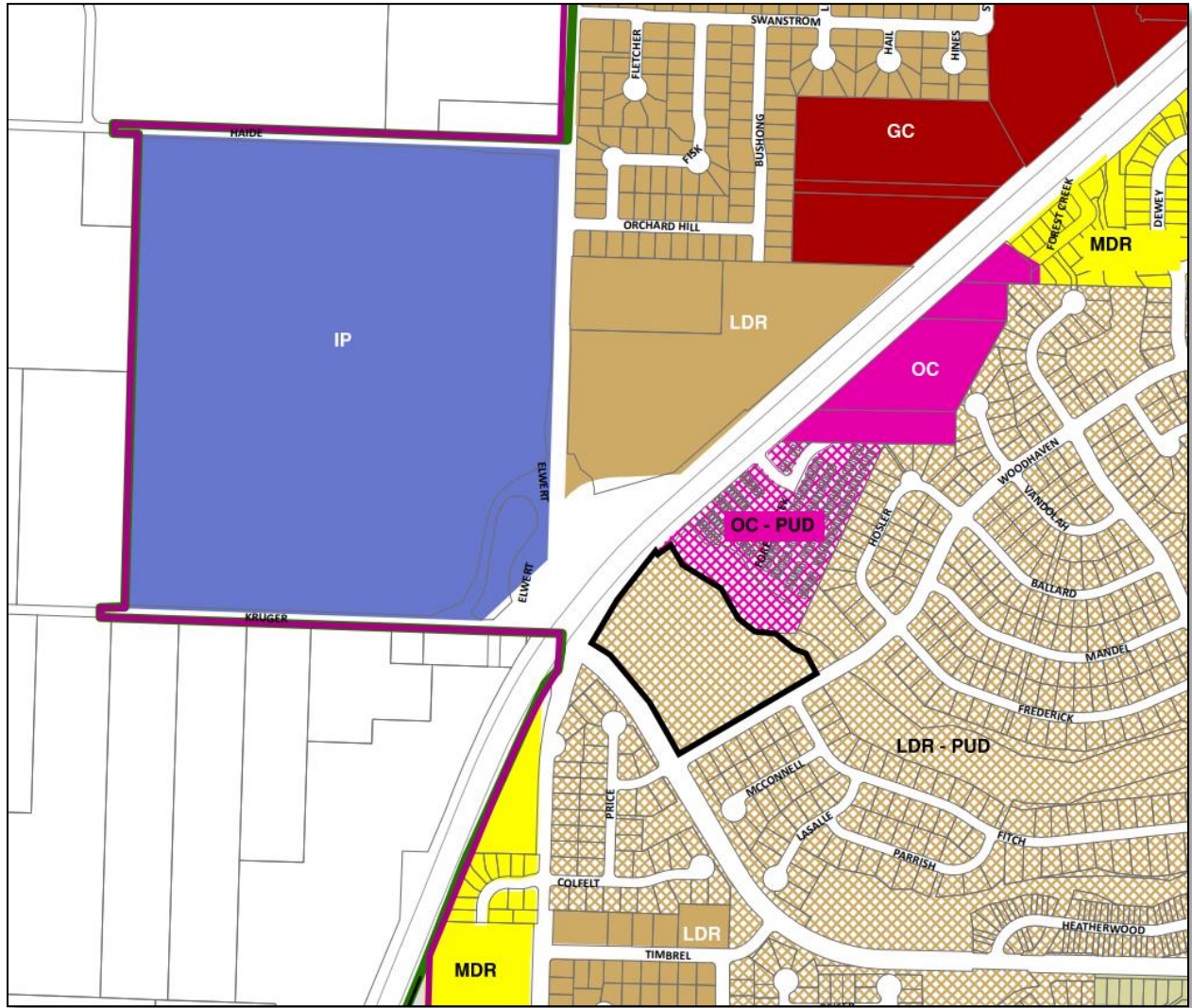


PROPOSAL

The applicant is proposing to partition the project site into two parcels of land approximately 2.47 acres (Parcel #1) and 6.26 acres (Parcel #2). The existing skate park would remain on one parcel and the existing YMCA and associated parking would remain on the other parcel. To protect the existing utility lines, including stormwater and sanitary sewer, a blanket easement will be provided to ensure access and maintenance to all utilities on the project site.



ZONING MAP



II. Applicable Code Standards and Approval Criteria in the Sherwood Development Code

Chapter 16.12: Residential Land Use Districts

16.12.020: ALLOWED RESIDENTIAL LAND USES

<i>Allowed Residential Land Uses</i>	
<i>Use</i>	<i>LDR</i>
<i>Public Recreation Facility</i>	<i>Permitted</i>

Response: The existing YMCA and skate park are both considered public recreation facilities and are permitted in the LDR zone. There are no proposed changes to the existing uses with the proposed partition.

16.12.030: RESIDENTIAL LAND USE DEVELOPMENT STANDARDS

<i>Development Standards per Residential Zone</i>			
<i>Standard</i>	<i>LDR</i>	<i>Proposed Parcel 1</i>	<i>Proposed Parcel 2</i>
<i>Minimum Lot Area</i>	<i>7,000 square feet</i>	<i>2.47 acres</i>	<i>6.26 acres</i>
<i>Minimum Lot Width at Front Property Line</i>	<i>25 feet</i>	<i>> 400 feet</i>	<i>> 70 feet</i>
<i>Minimum Lot Depth</i>	<i>80 feet</i>	<i>> 500 feet</i>	<i>> 500 feet</i>
<i>Maximum Height</i>	<i>30 feet or 2 stories</i>	<i>N/A</i>	<i>N/A</i>
<i>Front Yard Setback</i>	<i>15 feet</i>	<i>25 feet</i>	<i>100 feet</i>
<i>Interior Side Yard Setback</i>	<i>5 feet</i>	<i>10 feet</i>	<i>20 feet</i>
<i>Corner Lot Street Side Setback</i>	<i>20 feet</i>	<i>70 feet</i>	<i>N/A</i>
<i>Rear Yard Setback</i>	<i>20 feet</i>	<i>25 feet</i>	<i>30 feet</i>

Response: All of the required minimum setbacks for the LDR zone are met by both Parcel 1 and Parcel 2 after the proposed partition. See the above table for details on approximate setbacks.



Chapter 16.36: Institutional and Public Land Use Districts

16.36.020: PERMITTED 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.*

<i>Allowed Uses</i>	
<i>Use</i>	<i>IP</i>
<i>Public Recreation Facility</i>	<i>Conditional Use</i>
<i>Public Use Buildings</i>	<i>Conditional Use</i>

Response: The two uses on the project site include the Sherwood YMCA and the skate park, considered public use buildings and public recreation facilities respectively. Both of these use categories are conditional uses in the Institutional and Public Land Use District. However, because there are no proposed changes to the uses on site and they are both existing and established, a conditional use permit is not required with this partition application. Additionally, the City is in the process of a Plan Amendment that will change the site zoning to Low Density Residential. In this zone, both the YMCA and skate park are considered public recreational facilities and are permitted outright.

Chapter 16.94: Off-Street Parking and Loading

16.94.020: OFF-STREET PARKING STANDARDS

- A. *Generally. Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off – street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.*



Minimum and Maximum Parking Standards		
Use	Minimum Parking Standard	Maximum Parking (Zone B)
<i>Sports Club/Recreation Facility (YMCA)</i>	<i>4.3 per 1,000 square feet</i>	<i>6.5 per 1,000 square feet</i>
<i>Tennis Racquetball Court/Golf Course (Skatepark)</i>	<i>1 per 1,000 square feet</i>	<i>1.5 per 1,000 square feet</i>

Response: Based on the previous land use decision (SP 97-06), the total minimum off-street parking for the parcel prior to the proposed partition is 198 spaces (with a maximum of 300 spaces). There is a total of 217 spaces existing on site, complying with the minimum and maximum requirements.

Due to development constraints and general configuration of the site, a shared parking agreement is proposed to allow for both the skate park and YMCA to use the existing parking lot and each parcel to meet the minimum parking requirements.

Chapter 16.122: Land Partitions

16.122.020: APPROVAL CRITERIA: PRELIMINARY PLAT

Partitions shall not be approved unless:

- A. The partition complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX, and complies with Chapter 16.128 (Land Division Design Standards).*

Response: All applicable zoning standards for both the LDR and IP zone are met with the proposed partition. Please see the responses within this narrative as well as the attached preliminary partition for details on compliance.

- B. The partition dedicates to the public all required common improvements and areas including but not limited to streets, parks, floodplains, and sanitary sewer, storm water, and water supply systems.*

Response: All required improvements will be provided by the property owner. A blanket easement is provided to ensure shared access and maintenance of the existing utilities on site.

- C. The applicant must demonstrate adequate water, sanitary sewer and other public facilities exist to support the proposed use of the partitioned land. For the purposes of this section:*



1. *Adequate water service shall mean: the ability to connect to the City water supply system and the City water supply system has the capacity to provide service in compliance with City standards.*

Response: Adequate water service is already provided to the project site. A public water line (12 inches) exists within SW Woodhaven Drive and a public water line (18 inches) exists within SW Sunset Boulevard. A blanket easement will be provided on the project site and include the public water lines located on the private properties and a new domestic water service line that will be provided to the proposed parcel with the skate park.

2. *Adequate sanitary sewer service shall mean: the ability to connect to the City sanitary sewer system and the City sanitary sewer system has the capacity to provide service in compliance with City standards if City sanitary sewer lines are located within three hundred (300) feet of any point of the lot lines of the partition.*

Response: Adequate public sanitary sewer service is already provided to the project site. A public sanitary sewer line (8 inches) exists within SW Woodhaven Drive and there are two sanitary sewer laterals on the project site. The westernmost sewer provides service to the existing YCMA building and the easternmost sewer provides service to the skate park. A blanket easement will be provided on site and include all sanitary sewer laterals located on the project site.

3. *Installation of private on-site septic sewage disposal facilities shall be deemed adequate when the lots proposed are 15,000 square feet or more if the private on-site septic system is permitted by Washington County Health and City sewer lines are not within three hundred (300) feet.*

Response: There is no proposed private on-site septic sewage disposal with this application.

4. *The adequacy of other public facilities such as storm water and streets shall be determined by the City Manager or his/her designee based on applicable City policies, plans and standards for said facilities.*

Response: The site is served with existing adequate storm sewer facilities. A public storm sewer line (12 inches) exists within SW Woodhaven Drive and the property is currently served with two water quality facilities. The easternmost storm water quality facility receives storm runoff from the existing skate park and parking lot. Both stormwater facilities will be included in the blanket easement, which includes joint access and maintenance on the project site.



D. Adjoining land can be developed, or is provided access that will allow future development, in accordance with this Code.

E. Future Development Ability

In addition to the findings required by Section 16.122.010, the City Manager or his/her designee must find, for any partition creating lots averaging one (1) acre or more, that the lots may be re-partitioned or resubdivided in the future in full compliance with the standards of this Code. The City Manager or his/her designee may require the applicant to submit partition drawings or other data confirming that the property can be resubdivided. If re-partitioning or resubdividing in full compliance with this Code is determined not to be feasible, the City Manager or his/her designee shall either deny the proposed partition, require its redesign, or make a finding and condition of approval that no further partitioning or subdivision may occur, said condition to be recorded against the property.

Response: The project site has existing development that is established and there is no future development proposed with this application.

III. Conclusion

This narrative along with the exhibits submitted with this application demonstrate that it is feasible for the proposed development to comply with City of Sherwood Zoning and Community Development Code. The applicant respectfully requests that the City approve the requested partition based on the information and findings provided with this application.

