

ORDINANCE NO. 570

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DWELLING UNITS PER ACRE TO RESIDENTIAL 4-5 DWELLING UNITS PER ACRE AND APPROVING A ZONE MAP AMENDMENT FROM RESIDENTIAL AGRICULTURE-HOLDING (RA-H) TO PLANNED DEVELOPMENT RESIDENTIAL-3 (PDR-3), TOGETHER WITH A STAGE I PRELIMINARY PLAN FOR A RESIDENTIAL SUBDIVISION ON TAX LOTS, 1500, 1501, 1600, 1601, 1700, 1800, 1900, 2100, 2200 AND 2301 OF SECTION 13B, T3S-R1W, CLACKAMAS COUNTY, WILSONVILLE OREGON. URBAN SOLUTIONS ACTING AS AGENT FOR RENAISSANCE HOMES, APPLICANT.

WHEREAS, Renaissance Homes has requested a Comprehensive Plan Map Amendment and a Zone Map Amendment of the property described in Exhibit A; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared a staff report, with conditions, to the Development Review Board dated June 22, 2004, (Exhibit C), wherein they reported that the request is consistent with and meets requirements for approval of a Comprehensive Plan Map Amendment, Zone Map Amendment and Stage I Preliminary Plan; and

WHEREAS, the Development Review Board Panel B, held public hearings on this request on June 28, 2004, and after taking testimony, gave full consideration to the matter and recommended approval with conditions of the request on June 28, 2004, (Exhibit C) and

WHEREAS, the City Council scheduled the matter for hearing July 19, 2004 and at the meeting announced the public hearing would be continued to August 30, 2004; and

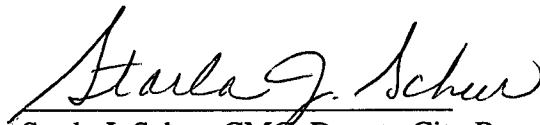
WHEREAS, the Wilsonville Planning Staff prepared a supplemental staff report to City Council dated August 30, 2004, attached hereto as Exhibit B, and

WHEREAS, the Wilsonville City Council on August 30, 2004, held a public hearing regarding the above-described matter, took testimony and based upon the record herein has concluded that the proposed Comprehensive Plan Map Amendment, Zone Map Amendment and Stage I Preliminary Plan meet the applicable approval criteria.

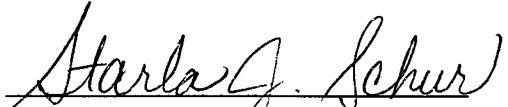
NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

1. The City Council adopts the above recitals as findings of fact, along with Exhibits B and C, incorporated by reference herein.
2. The Comprehensive Plan Land Use Map for the subject 18.35 acres, comprising Tax Lots 1500, 1501, 1600, 1601, 1700, 1800, 1900, 2100, 2200, and 3201 of Section 13B, Clackamas County, Wilsonville, Oregon and described in Exhibit A is hereby amended from Residential 0 - 1 Dwelling Units Per Acre to Residential 4 - 5 Dwelling Units Per Acre
3. The official City of Wilsonville Zone Map for the subject property is hereby amended in Zoning Order 03DB43, attached hereto, from RA-H to PDR-3.
4. These actions are subject to the following condition of approval:
 - A. The applicant shall provide such schedules, demonstrations, and commitments as are required by Sections 4.140(.07)(B)(4) and (5), prior to the Board's consideration of an application for approval of a Stage II Final Plan.
 - B. The applicant shall provide documentation of providing an access to Tax Lot 2500 across Tract D.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 30th day of August, 2004, and scheduled for second reading on the 20th day of September 2004, commencing at the hour of 7:00 P.M. at the Wilsonville Community Center.


Starla J. Schur, CMC, Deputy City Recorder

ENACTED by the City Council on the 20th day of September, 2004, by the following voters: Yes: 3 No: 0 Abstain 1


Starla J. Schur, CMC, Deputy City Recorder

DATED and signed by the City Council President this 20 day of September, 2004.


COUNCIL PRESIDENT ALAN KIRK

SUMMARY OF VOTES:

Mayor Lehan	Excused
Council President Kirk	Abstain
Councilor Holt	Yes
Councilor Scott-Tabb	Yes
Councilor Knapp	Yes

**BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON**

In the Matter of the Application of)
Urban Solutions, Acting Agent for)
Renaissance Homes)
for a rezoning of land and amendment of) **ZONING ORDER 03DB43**
the City of Wilsonville Zoning Map)
incorporated in Section 4.102 of the)
Wilsonville Code.)

The above-entitled matter is before the Council to consider the application of Renaissance Homes, for a Zone Map Amendment and an order amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code, and

It appearing to the Council that the property, which is the subject of this application, is described as follows:

Tax Lots 1500, 1501, 1600, 1601, 1700, 1800, 1900, 2100, 2200 and 2301 of Section 13B, T3S-R1W, Clackamas County, Oregon, more particularly described in Exhibit A and such property has heretofore appeared on the official Zoning Map as *Residential Agriculture – Holding (RA-H)*.

The Council has heard and considered all matters relevant to the application, including the Staff Report to the City Council dated August 30, 2004, (Exhibit B) and the Development Review Board adopted recommendation, resolution and staff report (Exhibit C) dated June 28, 2004, and it is therefore,

ORDERED that the property above-described is hereby rezoned to Planned Development Residential –3 (PDR-3), and such rezoning be and the same is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order. *“Residential 3 - 5 Dwelling Units Per*

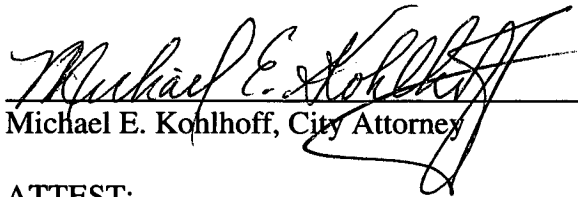
*Acre” on the Comprehensive Plan Map and “Planned Development Residential - 3”
(PDR-3) on the Zone Map. The action also approves the Stage I Preliminary Plan.*

Dated: This 20 day of September 2004.



COUNCIL PRESIDENT ALAN KIRK

APPROVED AS TO FORM:


Michael E. Kohlhoff, City Attorney

ATTEST:


Sandra C. King, CMC, City Recorder

**AFFIDAVIT OF MAILING
NOTICE OF CITY COUNCIL DECISION
OF THE CITY OF WILSONVILLE**

STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
)
CITY OF WILSONVILLE)

I, Sandra C. King, do hereby certify that I am City Recorder of the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Decision regarding

Ordinance No. 570, AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DWELLING UNITS PER ACRE TO RESIDENTIAL 4-5 DWELLING UNITS PER ACRE AND APPROVING A ZONE MAP AMENDMENT FROM RESIDENTIAL ARGICULTURE-HOLDING (RA-H) TO PLANNED DEVELOPMENT RESIDENTIAL-3 (PDR-3), TOGETHER WITH A STAGE I PRELIMINARY PLAN FOR A RESIDENTIAL SUBDIVISION ON TAX LOTS, 1500, 1501, 1600, 1601, 1700, 1800, 1900, 2100, 2200 AND 2301 OF SECTION 13B, T3S-R1W, CLACKAMAS COUNTY, WILSONVILLE OREGON. URBAN SOLUTIONS ACTING AS AGENT FOR RENAISSANCE HOMES, APPLICANT.

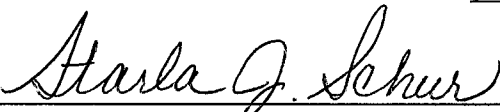
is a true copy of the original notice; that on, September 27, 2004, I did cause to be mailed copies of such notice of decision in the exact form hereto attached to those listed in Exhibit "A":

Witness my hand this 27th day of September, 2004.



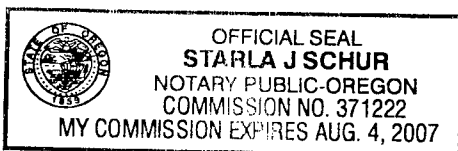
Sandra C. King, CMC, City Recorder

Subscribed and sworn to before me this 27th day of September, 2004.



NOTARY PUBLIC, STATE OF OREGON

My commission expires: Aug 4, 2007



City of

WILSONVILLE
in OREGON



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**WILSONVILLE CITY COUNCIL
NOTICE OF DECISION**

FILE NO: Ordinance No. 570

APPLICANT: RENAISSANCE HOMES, APPLICANT

REQUEST: A Comprehensive Plan Map Amendment From Residential 0-1 Dwelling Units Per Acre To Residential 4-5 Dwelling Units Per Acre And Approving A Zone Map Amendment From Residential Agriculture-Holding (Ra-H) To Planned Development Residential-3 (Pdr-3), Together With A Stage I Preliminary Plan For A Residential Subdivision On Tax Lots, 1500, 1501, 1600, 1601, 1700, 1800, 1900, 2100, 2200 And 2301 Of Section 13b, T3s-R1w, Clackamas County, Wilsonville Oregon. Urban Solutions Acting As Agent For Renaissance Homes, Applicant.

After conducting public hearings, the City Council voted to adopt Ordinance No. 570 as submitted and adopted findings and conclusions to support their action.

This decision has been finalized in written form as **Ordinance No. 570** and placed on file in the city records at the Wilsonville City Hall this 21st day of September 2004, and is available for public inspection. The date of filing is the date of decision. Any appeal(s) must be filed with the Land Use Board of Appeals (LUBA) in accordance with ORS Chapter 197, within twenty-one days from the date of decision. Copies of Ordinance No. 570 may be obtained from the City Recorder, 30000 SW Town Center Loop East, Wilsonville, OR 97070, (503) 570-1506.

For further information, please contact the Wilsonville Planning Division, Community Development Annex, 8445 SW Elligsen Road, Wilsonville, OR 97070 or telephone (503) 682-4960.



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