

ORDINANCE NO. 708

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE PUBLIC FACILITY (PF) ZONE TO THE VILLAGE (V) ZONE ON .89 - ACRES COMPRISING THE SOUTHERLY PORTION TAX LOT 100 OF SECTION 15AD, T3S, R1W, CLACKAMAS COUNTY, OREGON. VILLEBOIS VILLAGE CENTER LLC, APPLICANT.

RECITTALS

WHEREAS, VILLEBOIS VILLAGE CENTER LLC, (“Applicant”), of the real property legally described and shown on Exhibit A, Attachments 1 and 2, attached hereto and incorporated by reference herein (“Property”) has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, with conditions, which staff report was presented to the Development Review Board on October 22, 2012; and

WHEREAS, the Development Review Board Panel ‘B’ held a public hearing on the application for a Zone Map Amendment (DB12-0056) and other related development applications (DB12-0057-0059) on October 22, 2012, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 237, attached hereto as Exhibit C and incorporated by reference herein, which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB12-0056); approves all other related applications; adopts the staff report with modified findings, recommendations, and condition, all as placed on the record at the hearing; and contingent upon City Council approval of the Zone Map Amendment, authorizes the Planning Director to issue approvals to the Applicant consistent with the amended staff report, as adopted by DRB Panel ‘B’; and

WHEREAS, on November 19, 2012, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the staff report, which record was

incorporated into the City Council public hearing record; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and the staff report, as contained in the record of the above described DRB hearing and incorporates them by reference herein, as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB12-0056, attached hereto as Exhibit A, from the Public Facility (PF) Zone to the Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 19th day of November 2012, and scheduled for the second and final reading on December 3, 2012, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 3rd day of December, 2012, by the following

votes: Yes:5 No:-0-

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 4th day of December 2012.

Tim Knapp, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Nunez	Yes
Councilor Starr	Yes
Councilor Goddard	Yes
Councilor Fitzgerald	Yes

Attachments:

- Exhibit A - Zoning Order DB12-0056
 - Attachment 1: Map depicting Zone Map Amendment
 - Attachment 2: Legal Description and Map
- Exhibit B – Planning Staff Report, Zone Change Findings, and Recommendation to City Council, Nov. 19th
- Exhibit C - DRB Panel B, Notice of Decision and Resolution No. 237.
- Exhibit D - Adopted Staff Report and DRB Recommendation (Exhibit A1), Oct. 22nd and the application on compact disk.
- Exhibit E – October 22nd DRB Minutes

Exhibit A
BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON
Piazza

In the Matter of the Application of)	
Ms. Stacy Connery, Pacific Community)	
Design, Inc.,)	
Agent for the Applicant,)	
Villebois Village Center, LLC., for)	ZONING ORDER DB12-0056
Rezoning of Land and Amendment)	
of 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 DB12-0056, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on the attached Exhibits 1 and 2, has heretofore appeared on the City of Wilsonville Zoning Map as Public Facility (PF).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that The Property, consisting of .89 acres of the southerly portion of Tax Lot 100, Section 15 AD, T3S, R1W as more particularly shown in the Zone Map Amendment Map, Exhibit A, Attachment 2 and described in Exhibit A, Attachment 1 is hereby rezoned to Village (V), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning 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.

Dated: This 3rd day of December, 2012.

TIM KNAPP, MAYOR

APPROVED AS TO FORM:

Michael E. Kohlhoff, City Attorney

ATTEST:

Sandra C. King, MMC, City Recorder

Exhibit A: Zone Order
Attachment 1, Legal Description
Attachment 2, Map depicting Zone Map Amendment

EXHIBIT "A"

September 21, 2012

LEGAL DESCRIPTION
Zone Change

Job No. 398-050

A tract of land being a portion of Parcel 3 of Partition Plat No. 2007-128, in the Northwest and Northeast Quarters of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the most Southerly corner of said Parcel 3;

thence along the northerly right-of-way line of Barber Street, North 42°56'36" West, a distance of 237.50 feet;

thence leaving said right-of-way line, North 47°03'24" East, a distance of 179.50 feet;

thence South 42°56'36" East, a distance of 63.00 feet;

thence South 47°03'24" West, a distance of 15.00 feet;

thence South 42°56'36" East, a distance of 145.50 feet to the most Northerly corner of Tract "O" of the plat of "Villebois Village Center";

thence along the northerly line of said Tract "O", South 47°03'24" West, a distance of 45.50 feet, to the most westerly corner of said Tract "O";

thence along the westerly line of said Tract "O" and continuing onto the northerly right-of-way line of Villebois Drive North, South 42°56'36" East, a distance of 29.00 feet to an angle point in said right-of-way line;

thence continuing along said right-of-way line, South 47°03'24" West, a distance of 119.00 feet to the POINT OF BEGINNING.

Containing 0.88 acres, more or less.

Basis of bearing per Partition Plat No. 2007-128, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

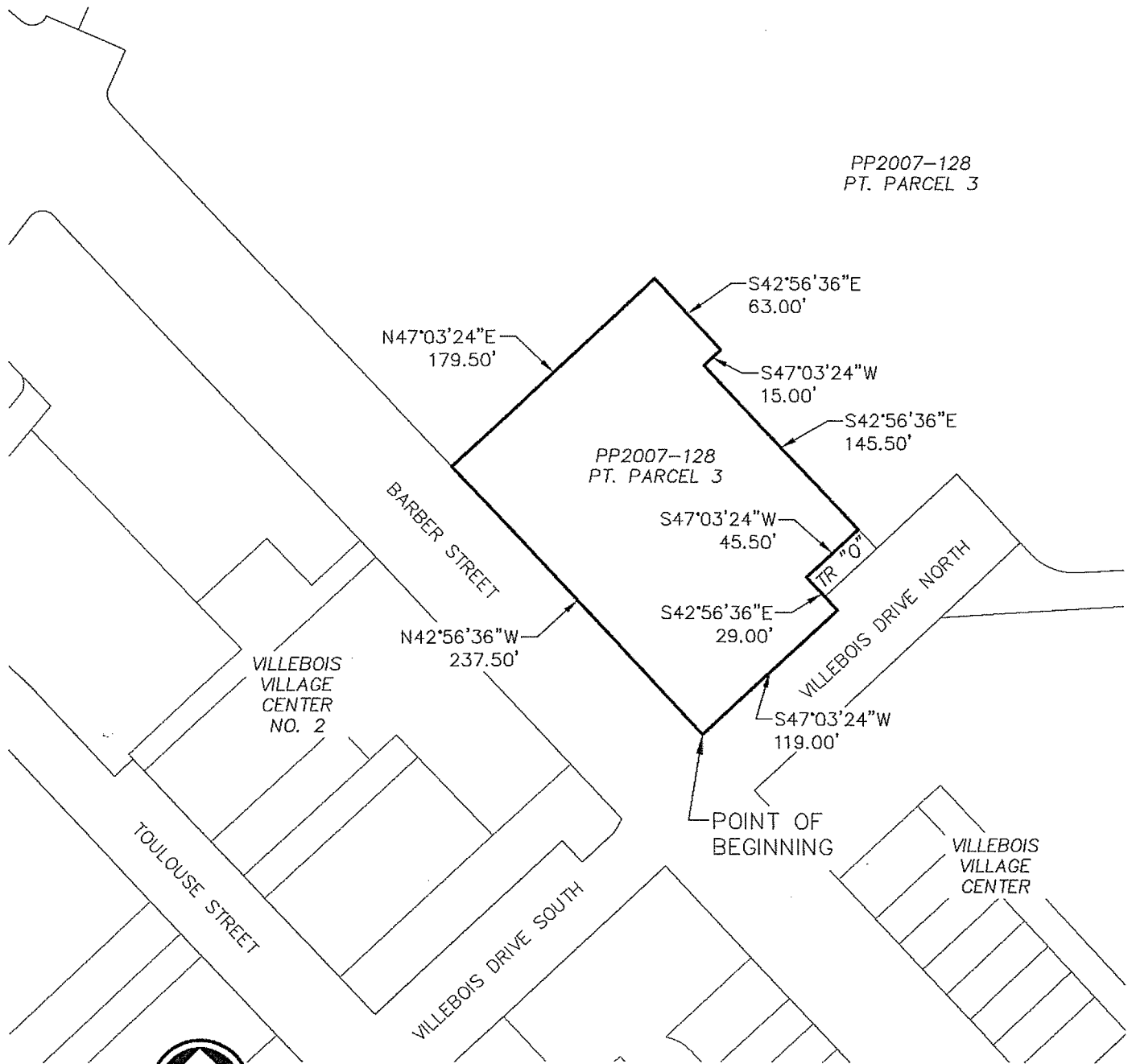


OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2013

N:\proj\398-050\Drawings\06 Survey\Exhibits\398-050.Legal-Zone Change.dwg - SHEET: 1 Sep. 21, 12 - 11:32 AM tcj

PP2007-128
PT. PARCEL 3



SCALE



1 INCH = 100 FEET

EXHIBIT "A"

DRAWN BY: TCJ DATE: 9/21/12
 REVIEWED BY: _____ DATE: _____
 PROJECT NO.: 398-050
 SCALE: 1"=100'

 _____ PAGE 2 OF 2

*Pacific Community
Design*

[T] 503-941-9484 [F] 503-941-9485