

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 24-1513, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 20.66 ACRES LOCATED NORTH AND WEST OF SW BROOKMAN RD IN SHERWOOD

Date: May 15, 2024
Department: Planning, Development & Research

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BACKGROUND

CASE: AN-0324, Annexation to Metro District Boundary

PETITIONER: Westwood Homes, LLC
12700 NW Cornell Rd
Portland, OR 97229

PROPOSAL: The petitioner requests annexation of territory in Sherwood to the Metro District Boundary.

LOCATION: The subject territory, totaling approximately 20.66 acres in area, includes two tax lots and portions of adjacent SW Brookman Rd right-of-way. The subject territory can be seen in Attachment 1.

ZONING: The territory is zoned Medium Density Residential Low (MDRL) by the City of Sherwood.

The territory was added to the urban growth boundary (UGB) in 2002. The territory must be annexed into the Metro District for urbanization to occur.

APPLICABLE REVIEW CRITERIA

The criteria for an expedited annexation to the Metro District Boundary are contained in Metro Code (MC) Section 3.09.070.

3.09.070 Changes to Metro's Boundary

(E) The following criteria shall apply in lieu of the criteria set forth in subsection (d) of section 3.09.050. The Metro Council's final decision on a boundary change shall include findings and conclusions to demonstrate that:

- 1. The affected territory lies within the UGB;*

Staff Response:

The territory was brought into the UGB in 2002 through the Metro Council's adoption of Ordinance No. 02-969B. Therefore, the affected territory is within the UGB and the application meets the criteria of MC Subsection 3.09.070(E)(1).

2. *The territory is subject to measures that prevent urbanization until the territory is annexed to a city or to service districts that will provide necessary urban services; and*

Staff Response:

The subject territory has already been annexed to the City of Sherwood by City Ordinance No. 2017-002 and is zoned by the City for urban residential land uses. Therefore, the application meets the criteria in MC Subsection 3.09.070(E)(2).

3. *The proposed change is consistent with any applicable cooperative or urban service agreements adopted pursuant to ORS Chapter 195 and any concept plan.*

Staff Response:

The subject territory has a comprehensive plan land use type designation of “Medium Density Residential.” The proposed boundary change would allow for residential development of the subject territory. The subject territory is already within the UGB and is not in an urban reserve with a concept plan. Urban services will be provided by the City of Sherwood and Clean Water Services (CWS). The application meets the criteria in MC Subsection 3.09.070(E)(3).

ANALYSIS/INFORMATION

Known Opposition: There is no known opposition to this application.

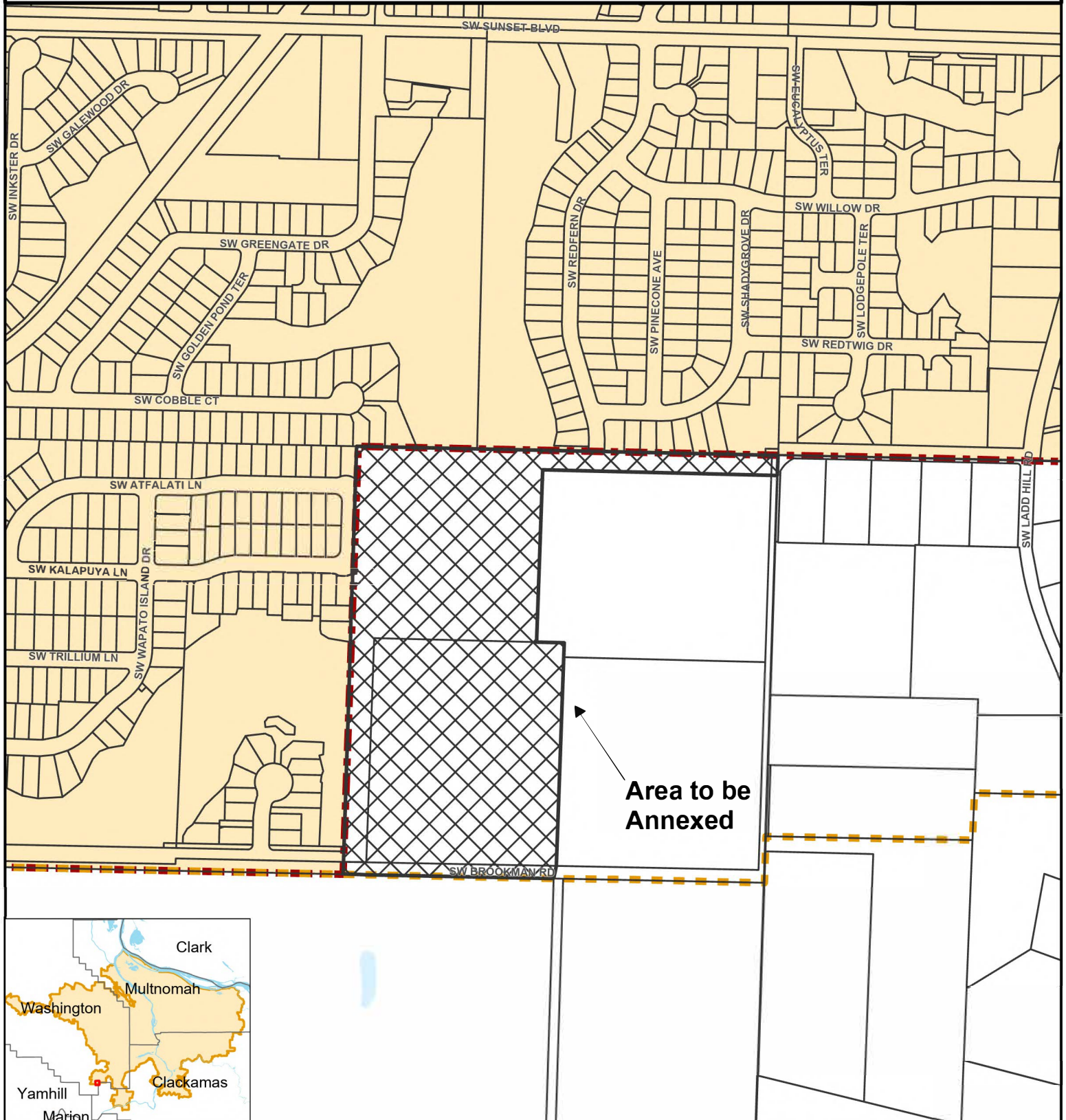
Legal Antecedents: Metro Code 3.09.070 allows for annexation to the Metro District boundary.

Anticipated Effects: This amendment will add approximately 20.66 acres to the Metro District. The land is currently within the UGB and approval of this request will allow for the urbanization of the land to occur consistent with the City of Sherwood Comprehensive Plan.




Budget Impacts: The applicant was required to file an application fee to cover all costs of processing this annexation request. Therefore, there is no budget impact.

RECOMMENDED ACTION

Staff recommends adoption of Ordinance No. 24-1513.



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-  Taxlots
-  Urban growth boundary
-  Metro district boundary

Proposal No. AN0324



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