

## **ORDINANCE NO. 849**

### **AN ORDINANCE ADOPTING COMPREHENSIVE LAND USE PLAN MAP AND ZONING DISTRICT MAP AMENDMENTS ON APPROXIMATELY 8.82 ACRES OF LAND LOCATED AT NE 242ND DRIVE AND SW CHERRY PARK ROAD.**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. The Planning Commission held a hearing in this matter on May 29, 2018 and forwarded a recommendation of approval to the City Council.
2. The City Council held hearings on June 5, 2018, June 12, 2018, deliberated on July 10, 2018, and held a final hearing after notice on August 28, 2018, to take public testimony on the proposed map amendments.
3. The City Council confirms the Planning Commission's recommendation and proposed findings as adopted on May 29, 2018, and as amended by the City Council.
4. The Comprehensive Land Use Plan Map amendment criteria within TDC 6.200 are met.
5. The Zoning District Map amendment criteria within TDC 6.1400 are met.
6. The City Council finds that if two conditions proposed by the applicant for this Ordinance, are adopted as conditions precedent to occupancy of any residential use of the affected properties, and are satisfied on or before December 31, 2020, the Transportation System Plan portion of the Comprehensive Plan will be better and more speedily implemented than if no action is taken; first, Street and Striping Improvements; and second, County Conditions (most recently dated May 29, 2018), as may be modified by Multnomah County.

#### **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE**

Section 1. The Troutdale Comprehensive Land Use Plan Map shall be amended as shown in Attachment A from Low-Density Residential (LDR) and Medium-Density Residential (MDR) to High-Density Residential (HDR) for the Parcels in Question.

Section 2. The Troutdale Zoning District Map shall be amended as shown in Attachment B from R-5 and R-7 Single Family Residential to A-2 Apartment Residential for the Parcels in Question.

Section 3. Compliance with two conditions, the Street and Striping Improvements and the County Conditions set forth in the Findings on adoption of this Ordinance shall be conditions precedent to the issuance of any certificate of occupancy for residential construction on the affected properties, and in any event, such conditions shall be completed on or before December 31, 2020.

**YEAS: 4**

**NAYS: 3**

Councilor Ripma, Councilor Morgan, Councilor White

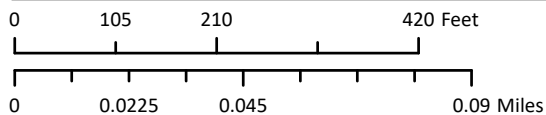
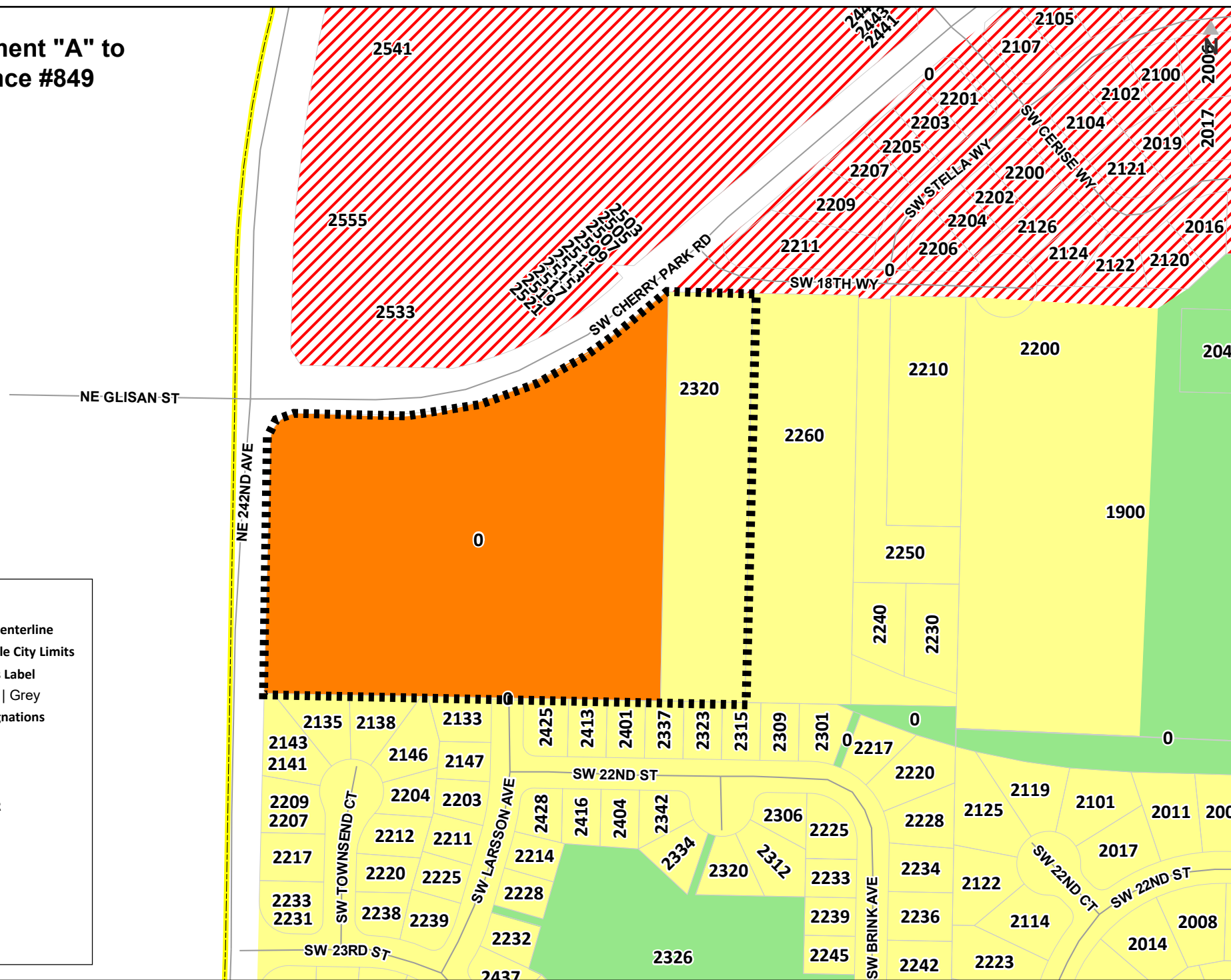
**ABSTAINED: 0**

  
\_\_\_\_\_  
Casey Ryan, Mayor

8/30/2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sarah Skroch, City Recorder  
Adopted: August 28, 2018

# Attachment "A" to Ordinance #849



# Attachment "B" to Ordinance #849

**Legend**

- Street Centerline
- Troutdale City Limits
- Address Label
- Taxlots | Grey

**Zoning Districts**

- R-20 Single Family Residential
- R-10 Single Family Residential
- R-7 Single Family Residential
- R-5 Single Family Residential
- R-4 Attached Residential
- A-2 Apartment Residential
- Neighborhood Commercial (NC)
- Community Commerical (CC)
- General Commercial (GC)
- Central Business District (CBD)
- Mixed Office Housing (MO/H)
- Industrial Park (IP)
- Light Industrial (LI)
- General Industrial (GI)
- Open Space (OS)
- Urban Planning Area - GI
- Urban Planning Area - R-10

