

ORDINANCE NO. 4685

ZOA 3-98: NEIGHBORHOOD COMMERCIAL IN  
STATION COMMUNITY RESIDENTIAL - ORENCO TOWNSITE CONSERVATION

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1945, AS AMENDED, SECTION 140 ORENCO STATION COMMUNITY PLANNING AREA DEVELOPMENT REGULATIONS.

WHEREAS, in Zoning Ordinance No. 1945, Section 140 (III) (A) (4), allowance was made in the Station Community Residential -Orenco Townsite Conservation (SCR-OTC) District for new neighborhood commercial development on NW Alder Street, between NW 231<sup>st</sup> and NW 229<sup>th</sup> Avenues, and

WHEREAS, the City has received a request from the owners of three properties in Orenco that the Planning Commission consider amending this Section to allow neighborhood commercial uses on three additional lots in the Orenco neighborhood, on the south side of NW Alder Street, between NW 229<sup>th</sup> and NW 228<sup>th</sup> Avenues, and

WHEREAS, the property owners making this request have discussed the proposal with members of the Orenco Neighborhood Organization, which is the recognized neighborhood organization in this area, and have received no objections to the request, and

WHEREAS, light rail zoning in the City provides for additional opportunities for mixed use developments and neighborhood commercial uses, in order to encourage pedestrian activity within neighborhoods and increase transit ridership, and

WHEREAS, the Planning Commission believed it might therefore be appropriate to consider whether additional opportunities for neighborhood commercial uses should be allowed in the Orenco neighborhood, under the standards of the applicable SCR-OTC zone, and

WHEREAS, on February 25, 1998, the Planning Commission adopted Resolution No 972-P, initiating an amendment to Zoning Ordinance No. 1945, Section 140 (III) (A) (4) Orenco Station Community Planning Area Development Regulations, to amend that section to allow neighborhood commercial uses on the three additional lots, and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment on April 22, 1998, and received testimony in support of the amendment, with no testimony received in opposition, and

WHEREAS, the Planning Commission subsequently adopted Resolution No. 989-P, recommending to the City Council approval of the proposed amendment, and adopted as findings the staff reports on this matter, dated February 20, and April 17, 1998, together with the attachments thereto, and

WHEREAS, the City Council considered this matter on June 16, 1997, and voted to adopt the recommendation of the Planning Commission on this matter.

NOW, THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN THAT ZONING ORDINANCE NO. 1945, AS AMENDED, IS FURTHER AMENDED AS FOLLOWS:

Section 1. Section 140 (III) (A) (4) Orenco Station Community Planning Area Development Regulations, is hereby amended to read as follows:

4. Lots abutting the right-of-way line of Alder Street between 228<sup>th</sup> and 231<sup>st</sup> are considered neighborhood commercial lots and are not subject to the residential 7,500 square feet minimum and shall have no minimum lot area or dimension requirements.

Section 2. Except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

Passed by the Council this 16<sup>th</sup> day of June, 1998.

Approved by the Mayor this 16<sup>th</sup> day of June, 1998.

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Mayor

ATTEST:

Jail Wacker  
City Recorder