

ORDINANCE NO. 5447

ZC 18-04 PEARSON

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO ZONING ORDINANCE NO. 1945, AS AMENDED, BY CHANGING THE ZONING OF A CERTAIN TRACT OF PROPERTY FROM CITY R-10 SINGLE FAMILY RESIDENTIAL TO CITY R-7 SINGLE FAMILY RESIDENTIAL.

WHEREAS, the owner of certain properties described herein, has submitted an application for a zone change from City R-10 Single Family Residential to City R-7 Single Family Residential, and

WHEREAS, the City of Hillsboro Planning and Zoning Hearings Board held a public hearing on the proposed zone change on September 16, 2004, and voted to recommend to the City Council that the subject zone change be granted, based on the findings adopted by the Board as Opinion No. 1533, dated October 15, 2004, and

WHEREAS, the City Council hereby adopts the findings of the Planning and Zoning Hearings Board as its own in regard to this matter, and

WHEREAS, based on those findings, the City Council hereby determines that the zone change conforms with the Hillsboro Comprehensive Plan and Zoning Ordinance, and the particular zone recommended is the best suited for the subject site.

NOW, THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. The following described tract of land is hereby rezoned from City R-10 Single Family Residential to City R-7 Single Family Residential:

Tax Lot 1602 on Washington County Tax Map 1N2-33CA, Section 33, Township 1 North, Range 2 West, Willamette Meridian, on record as of May 15, 2002 a copy of which is attached hereto and thereby made a part of this Ordinance.

Section 2. Approval of this zone change is subject to the following conditions:

- 1) Prior to issuance of building permits for new construction on the site, or approval of a land use action as defined in Implementation Measure (B) of the Transportation Plan, the owner(s) shall provide additional street right-of-way dedications along the frontage of NE Brogden Street as necessary to meet the standards of the Transportation Plan.
- 2) Prior to issuance of building permits for new construction on the site, or approval of a land use action as defined in Implementation Measure (B) of the Transportation Plan, the owner(s) shall either construct road improvements to NE Brogden Street, or shall record a waiver of remonstrance stating an intent not to remonstrate against future local improvement districts which may be formed for the improvement of NE

Brogden Street in lieu of constructing road improvements. The determination of required road improvements or a waiver of remonstrance shall be made by the City Engineer, based on the level of impact of the proposed land use action.

- 3) A Clean Water Services service provider letter shall be required prior to issuance of permits for any new development on the site, and the new development shall comply with any conditions required by that letter.

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a part of Ordinance No. 1945, to be amended to include the zone change set forth in Section 1 hereof.

Section 4. Except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

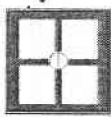
Passed by the Council this 2nd day of November, 2004.

Approved by the Mayor this 2nd day of November, 2004.

Tom Hughes
Mayor

ATTEST:

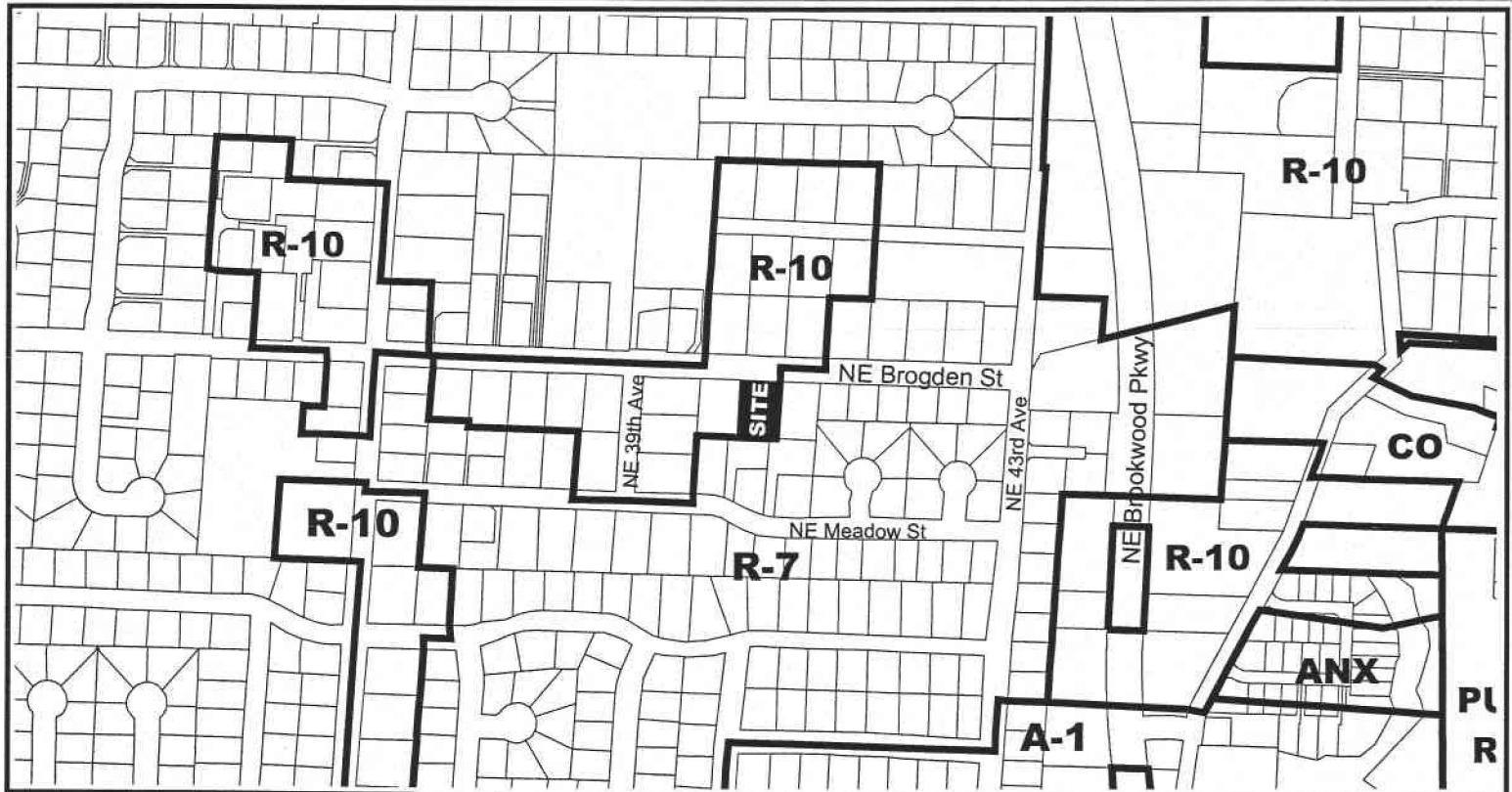
Amber Deming
City Recorder



ZC 18-04: Pearson



Owner-Initiated Zone Change
From City R-10 to City R-7
on a site approximately 0.4 acres



0 500 1000 1500 2000 2500 3000 Feet

City of Hillsboro Zoning Designations

R-6	Single Family Residential	R-8.5	Single Family Residential	A-1	Duplex Residential
R-7	Single Family Residential	R-10	Single Family Residential	A-2	Multi-Family Residential
SCC-SC	Station Community Commercial - Station Commercial			A-3	Multi-Family Residential
SCC-MM	Station Community Commercial - Multi-Modal			A-4	Multi-Family Residential
SCC-CBD	Station Community Commercial - Central Business District			C-1	General Commercial
SCC-HOD	Station Community Commercial - Highway Oriented District			C-4	Neighborhood Commercial
SCBP	Station Community Business Park			PUD	Planned Unit Development
SCR-P	Station Community Research Park			M-2	Industrial
SCI	Station Community Industrial			M-P	Industrial Park
SCR-HD	Station Community Residential - High Density			SID	Special Industrial District
SCR-MD	Station Community Residential - Medium Density			SSID	Shute Special Industrial District
SCR-LD	Station Community Residential - Low Density			CO	Unincorporated County
SCR-V	Station Community Residential - Village			ANX	Recent Annexation
SCFI	Station Community Fair Complex Institutional				
SCR-OTC	Station Community Residential - Orenco Townsite Conservation Overlay				
SCR-DNC	Station Community Residential - Downtown Neighborhood Conservation				

City of Hillsboro Planning Department: (503) 681-6153