

ORDINANCE NO. 4653

**AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP, ZMA 2014-0008, SOUTH COOPER MOUNTAIN HIGH SCHOOL SITE ZONING MAP AMENDMENT**

- WHEREAS,** on December 3, 2014, and December 10, 2014, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, to designate the subject site R1, Residential Urban High Density; and
- WHEREAS,** the subject site is located at the northwest corner of the intersection of SW Scholls Ferry Road and SW 175th Avenue, inclusive of the addresses 17595, 17651, and 17745 SW Scholls Ferry Road. The properties are specifically identified on Washington County Assessor's Map 2S1 0600 as Tax Lots 200 and 800. Only the portion of Tax Lot 200 located west of SW 175th Avenue is included in this proposal; and
- WHEREAS,** the quasi-judicial zoning map amendment will change the zoning of the subject site from Washington County's AF-20, Agriculture & Forestry, 80-acre minimum lot size, land use district; and
- WHEREAS,** the City is concurrently proposing implementation of the City of Beaverton's NRHD, Neighborhood Residential – High Density, land use designation as part of the proposed South Cooper Mountain Land Use Map Amendment, CPA 2014-0012; and
- WHEREAS,** the Planning Commission received and considered the staff report, exhibits, public testimony and staff-recommended approval of this zoning map amendment; and
- WHEREAS,** no appeals were filed with the City; and
- WHEREAS,** the Council adopts as to criteria applicable to this request and findings thereon the Planning Division Staff Report dated November 26, 2014, and Planning Commission Land Use Order No. 2386. Now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

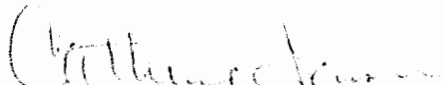
- Section 1.** Ordinance No. 2050, the Zoning Map, is amended to designate the subject site identified in Section 2 to the zoning designation R1, Residential Urban High Density.
- Section 2.** The property affected by this ordinance is depicted in the attached map, marked Exhibit "A", as incorporated herein.

First reading this 13th day of January, 2015.


Passed by the Council this 3rd day of February, 2015.

Approved by the Mayor this 4th day of February, 2015.

ATTEST:

  
CATHY JANSEN, City Recorder

APPROVED:

  
DENNY DOYLE, Mayor

by Randy Ealy, Mayor Pro Tem

# ZMA2014-0008 South Cooper Mountain High School Site

Washington County Assessor's Map 2S 1W

Tax Lots 00200 (portion) and 00800

