

ORDINANCE NO. 1156

AN ORDINANCE GRANTING ZONE CHANGE FOR CERTAIN REAL PROPERTY OWNED BY BUILDERS RENTALS, INC., ET AL, FROM C-3, RETAIL COMMERCIAL UNDER THE ZONING CODE OF WASHINGTON COUNTY, OREGON, AND LIGHT INDUSTRIAL, ML UNDER THE ZONING CODE OF BEAVERTON, OREGON TO MULTI-FAMILY RESIDENTIAL (R-M) UNDER THE ZONING ORDINANCE OF THE CITY OF BEAVERTON, OREGON, AND ALLOWING A CONDITIONAL USE THEREON TO PERMIT 120 MULTI-FAMILY UNITS, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to the provisions of Ordinance No. 1140 which was duly and regularly passed by the Council of this City, a hearing was held concerning the granting of the zone change and conditional use herein provided for; and

WHEREAS, the Council having heard all objections deems it desirable and advisable that the zone change and conditional use be granted and allowed; Now, therefore,

THE CITY OF BEAVERTON DOES ORDAIN AS FOLLOWS:

SECTION 1. That the zone classification of that certain tract of land situated in the City of Beaverton, County of Washington, State of Oregon, as more particularly bounded and described as follows:

Beginning at a point on the Easterly boundary of Lot 8, Ladd & Reed's Addition to the City of Beaverton, County of Washington and State of Oregon that is 191.78 feet Southerly from the Northeast corner of said Lot 8; thence Southerly, along said Easterly boundary, 120 feet to a point; thence Westerly at a right angle to said Easterly boundary, 277.3 feet to the Westerly boundary of said Lot 8; thence Northerly, along said Westerly boundary, 120 feet to a point; thence Easterly 277.3 feet to the point of beginning

be and the same is hereby changed from Retail Commercial (C-3) under the zoning code of Washington County and Light Industrial (ML) under the zoning ordinance of the City of Beaverton to multi-family residential zone (R-M) under the zoning ordinance of the City of Beaverton, Oregon, and that a conditional use be allowed thereon for the use and development of the same for the construction of 120 dwelling units on the condition that said

dwelling units to be constructed thereon will be one bedroom each and all construction and building permits therefor, shall be only in accordance with the plot plan attached hereto as Exhibit "A" and made a part hereof, and upon the further condition that the street designated in said Exhibit "A" be dedicated to the City of Beaverton.

SECTION 2. The Council hereby finds and determines that it is necessary and expedient that the provisions of this ordinance go into effect forthwith for the preservation of the peace, safety and health of the City of Beaverton and the inhabitants thereof for the reason that it is necessary to determine at the earliest possible date the exact use to which the real property hereinabove described may be used and developed in order to insure adequate access to and from the immediate vicinity and the early development of the property in question. Now, therefore,

AN EMERGENCY IS HEREBY DECLARED TO EXIST and this ordinance shall be in full force and effect immediately upon its passage by the Council and approved by the Mayor.

Passed by the Council this 19 day of June, 1967.

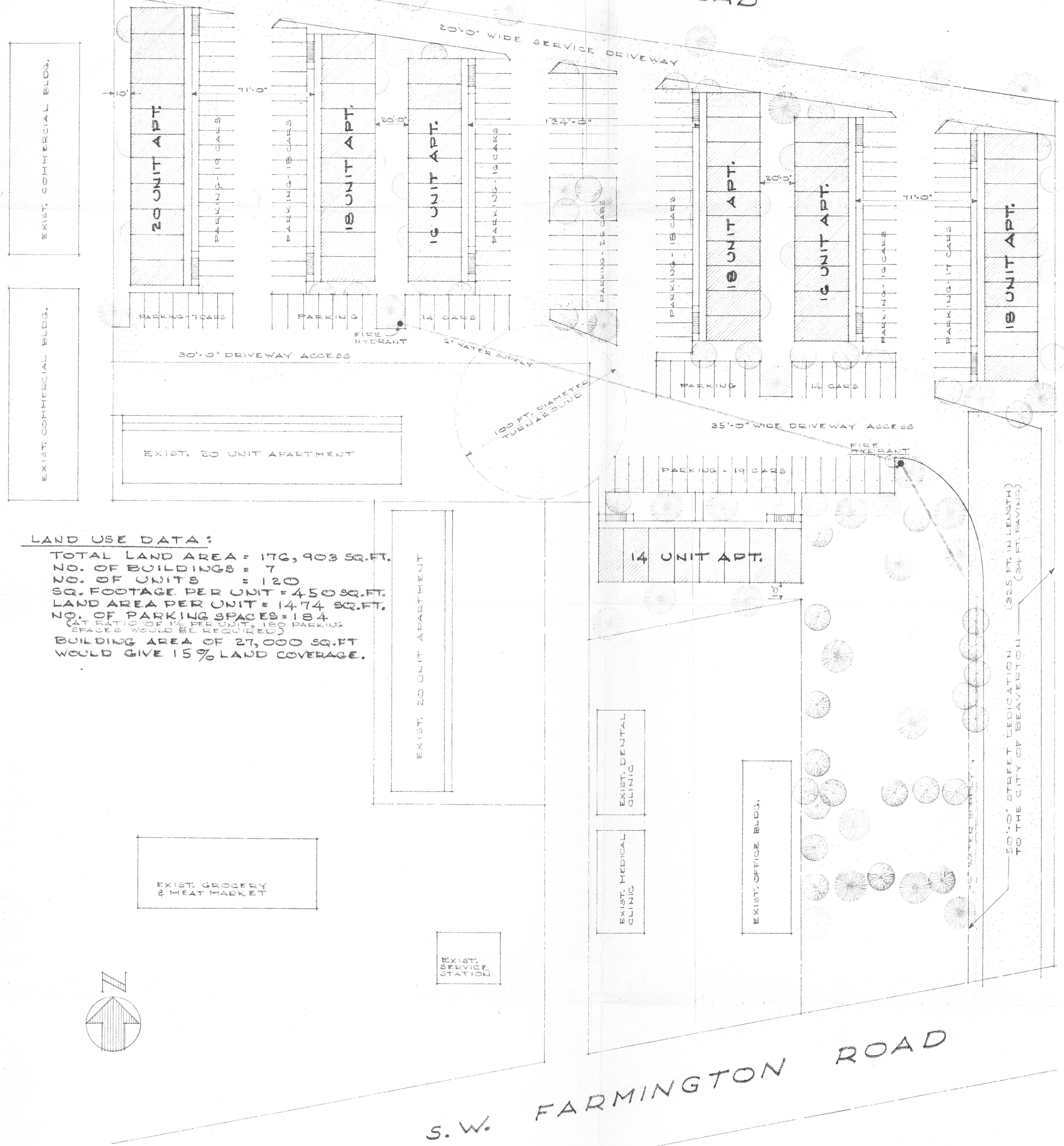
Approved by the Mayor this 19 day of June, 1967.

ATTEST:

Marjorie E. Keren
Recorder

Steven Kay
Mayor ATTEST:

SOUTHERN PACIFIC RAILROAD



LAND USE DATA:

TOTAL LAND AREA = 176,903 SQ.FT.
 NO. OF BUILDINGS = 7
 NO. OF UNITS = 120
 SQ. FOOTAGE PER UNIT = 450 SQ.FT.
 LAND AREA PER UNIT = 1474 SQ.FT.
 NO. OF PARKING SPACES = 184
 (AT RATIO OF 1 1/2 PFK UNIT, 180 PARKING SPACES WOULD BE REQUIRED)
 BUILDING AREA OF 27,000 SQ.FT WOULD GIVE 15% LAND COVERAGE.

PROPOSED 120 UNIT
APARTMENT COMPLEX

MAR. 17, 1967
 REVISED APRIL 7, 1967

SCALE 1/32" = 1'-0"

EXHIBIT "A"