

NOTICE OF NEIGHBORHOOD MEETING

July 23, 2013

A Neighborhood Meeting will be held on August 06, 2013 from 5:30 – 6:30 PM at Ridges Community Room located at Laurel Ridge Middle School, 21416 SW Copper Terrace, Sherwood, OR 97140. The meeting is to inform the community about our proposed comprehensive plan map amendment – zone change and planned unit development. Interested community members are encouraged to attend the open house. Please contact Michael Cerbone at 503-419-2500 or michael.cerbone@cardno.com for additional information.

5415 SW Westgate Drive
Suite 100
Portland, Oregon 97221
USA

Phone (503) 419-2500
Fax (503) 419-2600

www.cardno.com

Project Proposal

On behalf of Brownstone Real Estate Group, Cardno is proposing a comprehensive plan map amendment – zone change from the current General Commercial (GC) Zoning Designation to a High Density Residential (HDR) Zoning Designation. If the comprehensive plan map amendment – zone change is approved, Cardno is proposing an 84-unit single-family planned unit development.

Project Site Location



Open House Information

DATE: 8/6/2013

TIME: 5:30 – 6:30 PM

LOCATION: Sherwood High School, 16956 SW Meinecke Road

CONTACT: Michael Cerbone, Project Manager at Cardno, 503-419-2500

MEMORANDUM



To: City of Sherwood
From: Michael Cerbone, AICP
Project Manager
Date: 8-7-2013
Project: Brownstone Comprehensive Plan, Zoning Map Amendment and Text Amendment
Re: Neighborhood Meeting Notes

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Please accept this a summary of the meeting that occurred at 5:30 PM on August 6, 2013 at the Community Room located at the Laurel Ridge Middle School , 21416 SW Copper Terrace, Sherwood, Oregon 97140. Please find attached a copy of the notice that was sent, a copy of the sign in sheets, copies of the exhibits used at the hearings and pictures from the hearing. An summary is set forth below:

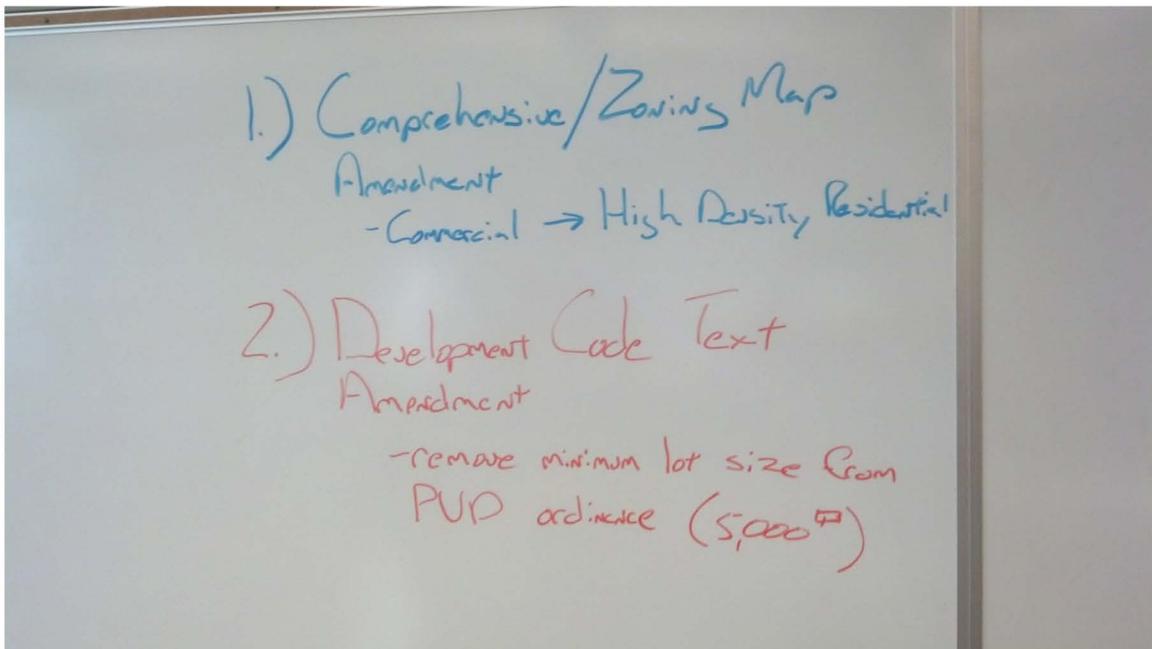
The meeting began at 5:30 PM. There were four (4) neighbors who attended. An overview of the proposed project was provided. Cardno explained that Brownstone desires to construct single family detached houses on the subject property. Cardno explained that the Brownstone would be requesting:

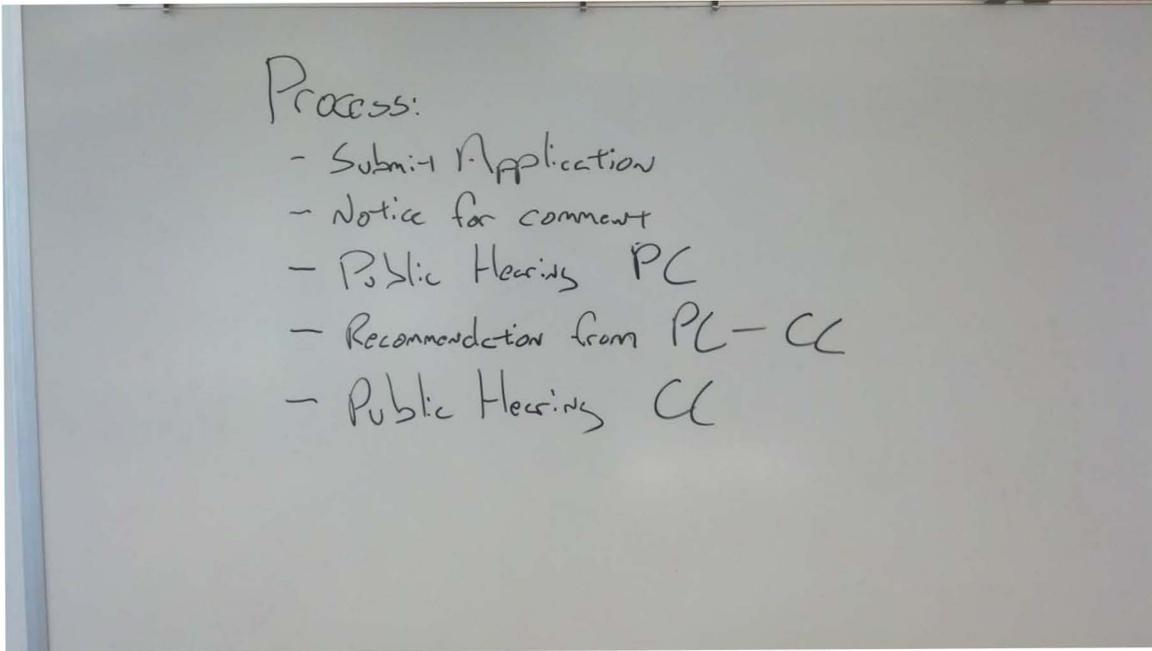
1. A comprehensive plan map and zoning amendment to rezone the property from commercial (COM) to high density residential (HDR).
2. A development code text amendment to remove the minimum lot size (5,000 sq ft) from the City of Sherwood Planned Unit Development ordinance.

Cardno provided an overview of the process that would occur and explained the next steps are:

- Brownstone will prepare an application and submit it to the City for review
- Once the application is deemed complete, the City will notices the project and provide an opportunity for comment
- A public hearing will be held before the Planning Commission
- The Planning Commission will make a formal recommendation to the City Council
- The City Council will hold a public hearing
- The City Council will either approve or deny the application

Comment forms were provided at the meeting, no formal written comments were received. Participants asked questions about the timing of the project, the layout of the proposed homes and whether an HOA would be part of the development. Brownstone agreed to follow-up with an e-mail to the participants identifying locations where the housing type proposed on the site could be viewed in the metropolitan area.





NEIGHBORHOOD MEETING SIGN UP SHEET
August 6, 2013

Name	Address: Street, Zip	Phone Number	E-Mail Address
Dawn O'Leary	21487 SW Roellish Ave	503 984-1841	dawnoleary@comcast.net
Lea Ennis	21544 SW Roellish Ave	503-999-2718	LEennis@OregonPCA.org
Joe + Maria Broadhurst	99W / 28440 SW Ladd Hill Rd	503-625-3988	jbroadhurst@aol.com

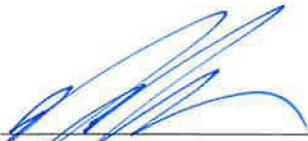
Brownstone
Sherwood, Oregon

Affidavit of Mailing

DATE:

STATE OF OREGON)
)
Washington County)

I, Michael Cerbone, representative for the Brownstone Real Estate proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on July 23, 2013



Representatives Name: Michael Cerbone, AICP
Name of the Organization: Cardno