



# NOTICE OF PUBLIC HEARING

**Cedar Brook Planned Unit Development (PUD)**

**PUD 14-01, SUB 14-01**

**June 10, 2014**

**7PM**

**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, June 10, 2014 at 7:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

**Proposal:** The applicant proposes to subdivide a 5.77-acre parcel into a sixty-six lot subdivision for residential use, zoned High Density Residential with a density of 17 dwelling units per acre. The applicant proposes 51 alley and front-loaded attached townhome clusters and 15 detached single-family homes. The applicant proposes to use the new PUD code provision with varying lot sizes from a minimum 1,585 for the townhomes to a minimum lot size of 2,374 sq. ft. for the single-family homes. Because of the number of units and lot configuration, the applicant requests several street design modifications in order to design the street with different widths, construct alleys and cross sections that differ from the standards. The applicant proposes .57 acres of open space with a 9,000 sq. foot area to be dedicated to the public that includes a trail connection to the existing Lady Fern Park and Laurel and Edy Ridge schools.

**Case File No.:**

**PUD 14-01, SUB 14-01**

**Tax Map/Lot:** 2S130 CD 13400

**Applicant:**

Andy Tiemann  
DR Horton Homes  
4380 SW Macadam, Suite 100  
Portland OR 97239

**General Location:**

North of SW Meinecke  
Parkway and east of SW Cedar  
Brook Way and just northwest  
of Highway 99W

**Staff Contact:** Michelle Miller, AICP Senior Planner 503-625-4242, [millerm@sherwoodoregon.gov](mailto:millerm@sherwoodoregon.gov)

**Find out more about the project:**

<http://www.sherwoodoregon.gov/planning/project/cedar-brook-pud>

**Hearing Process:** This is a Type V quasi-judicial land use action; therefore, the decision will be made by the City Council after a public hearing and recommendation from the Planning Commission. This Planning Commission hearing is your first opportunity to provide official comments on the proposed plan.

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Michelle Miller at (503) 625-4242.

**The following chapters of the Sherwood Zoning and Community Development Code, the regional state and local plans and regulations and the corresponding approval criteria are applicable to this proposal:**

Sherwood Zoning and Community Development Code: § 16.12 (Residential Land Uses), § 16.40 (Planned Unit Development), 16.44 (Townhomes), § 16.58 (Clear Vision), § 16.60 (Yard Requirements) §16.90 (Site Planning), 16.92 (Landscaping), 16.94 (Off-Street Parking), 16.96 (On-Site Circulation), Division VI - 16.104-16.118 (Public Improvements), Division VII. Subdivisions and Partitions, § 16.142 Parks, Trees and Open Spaces

**Provide your comments in writing or at the hearing:**

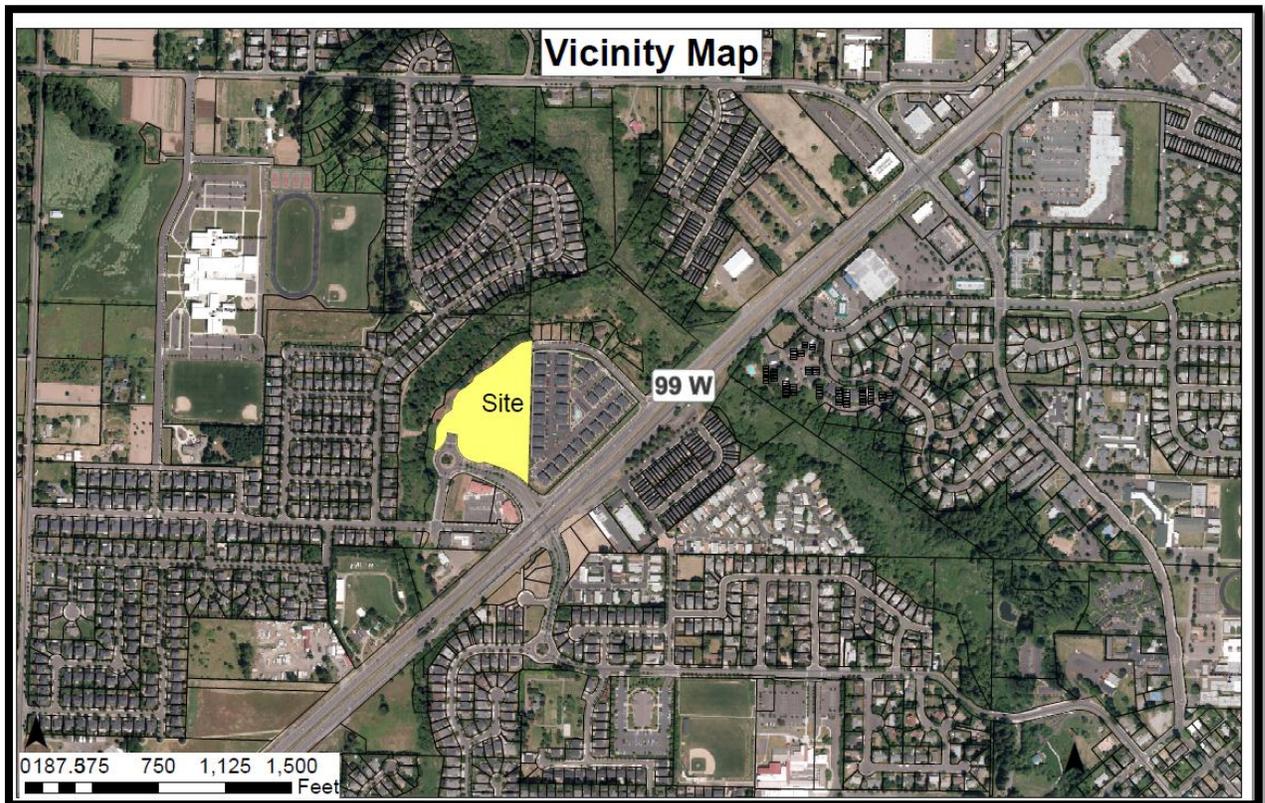
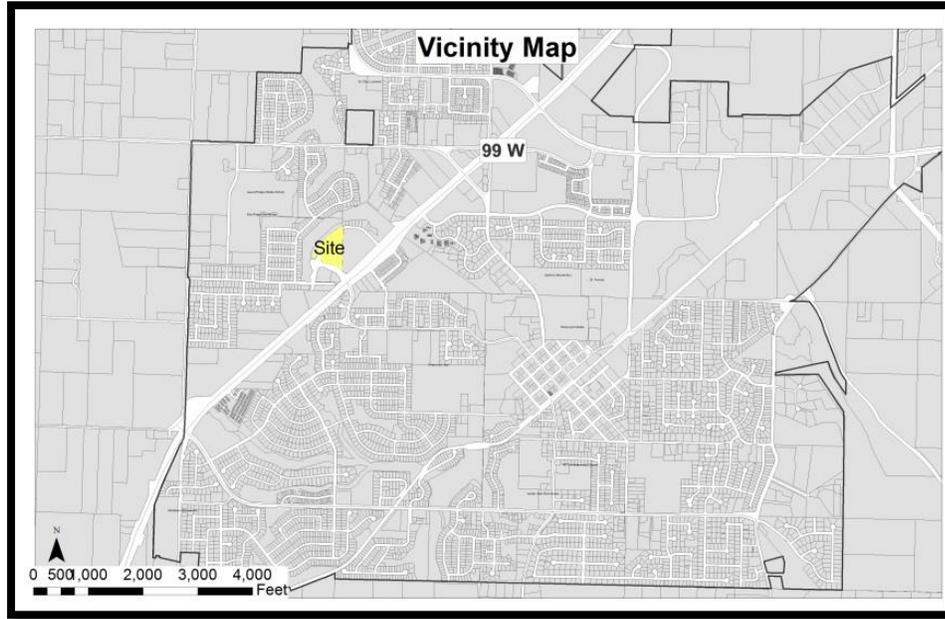
Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).

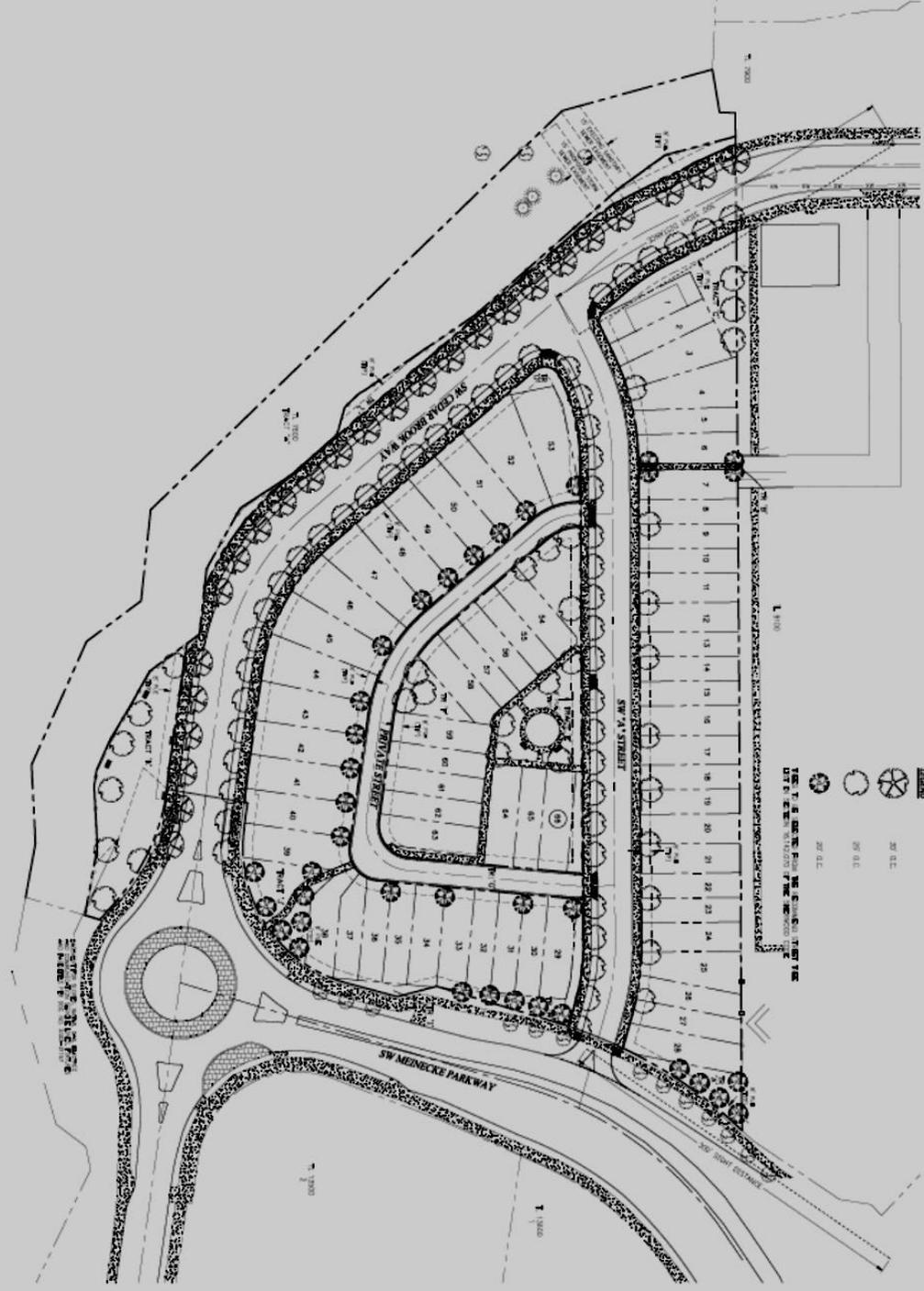
**Notice to mortgagee, lien holder, vendor or seller:** The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

**NOTE: For comments to be addressed in the staff report please, submit comments no later than May 29, 2014 to Michelle Miller, Senior Planner, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140.**

# Project Proposal Information



Cedar Brook Planned Unit Development  
Site Plan



- LEGEND**
- Symbol: Tree with a circle around it. Label: 20' O.C.
  - Symbol: Tree with a circle around it. Label: 30' O.C.
  - Symbol: Tree with a circle around it. Label: 40' O.C.
- NOTES:**
- 1. ALL TREES TO BE PLANTED BY THE HOMEOWNER.
  - 2. ALL TREES TO BE PLANTED BY THE HOMEOWNER.

