

January 8, 2016

Connie Randall
Associate Planner
City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

**RE: Response to Incompleteness Letter dated November 19, 2015
Mandel Farms Subdivision Application (SUB 15-01)**

Dear Ms. Randall,

On October 20, 2015, we submitted an application to the City on behalf of Venture Properties, Inc., for a 78-lot subdivision spanning three tax lots near the intersection of SW Elwert Road and SW Edy Road in Sherwood, Oregon. On November 19, 2015, we received a letter from the City requesting additional items as necessary for the City to deem our application complete. Our responses to these incompleteness items are included below.

Additionally, we have revised the application to reflect the City's recent decision to change the zoning on a portion of the site, fronting SW Elwert Road, from Neighborhood Commercial (NC) to Medium-density Residential Low (MRDL). As such, the application now seeks approval for 86, rather than the former 76 residential lots.

Responses to Incompleteness Items from November 19, 2015 Letter

1. Provide a Clean Water Services service provider letter. The SPL is included as Exhibit G to the Application narrative.
 2. Identify the amount of land zoned MDRL, MDRH, and NC and show the limits of these zones on the map. The project narrative should address how the proposal meets the density requirement for each zoning category. Exhibit A, Sheet P03 identifies the extent and total area of the MDRL and MDRH Districts on the Applicant's site. Following the City's recent zone change, NC zoning is no longer present on this site. Additionally, page 5 of the Applicant's narrative explains that the proposed density of 6.7 dwelling units per acre is within the allowable density of the MDRL and MDRH Districts.
 3. It appears that a portion of lots 75 and 76 fall within the NC District. The City recently approved a zone change for the NC zoned portion of this site to MDRL. All proposed lots currently reside within a residential land use district.
 4. The preliminary stormwater report needs to be revised for the following:
 - a. Show asphalt trails as untreated or show how they will be routed to a water quality facility. Updated treatment maps have been provided in the Preliminary Stormwater Report showing status of pedestrian trail treatment.
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- b. Please check water quality swale sizing within Tract G. Proposed stormwater quality swale has been revised to show a 2-foot wide vegetated water quality swale.
- c. More flow during the 25-year storm event is being directed to the water quality swale in Tract G. Route more of the higher flows to the bypass pipe. Provided flow splitter calculations are preliminary in nature. Addition of orifice to reduce flows to water quality swale will be provided during final engineering.
- d. Provide new water quality treatment calculations for the existing water quality swale based upon the current existing conditions with the new development area for this project and for full build out. Additional calculations have been provided to evaluate the existing regional stormwater facility under flow conditions after the full build-out of the proposed Mandel Farms subdivision.
- e. Provide new calculations for the culvert crossing beneath the intersection of SW Elwert Road and SW Edy Road. Additional downstream calculations for the culvert crossing beneath this intersection for post project build-out have been provided as requested.
- f. Revise the longitudinal gutter slopes in ODOT gutter slope calculations. Gutter slope calculations have been removed from the preliminary stormwater report due to the fact that these are typically provided during final engineering. Curb inlet spacing and locations will be provided and refined during final engineering and based on Washington County requirements.
- g. Show how the low point in SW Elwert Road at Sta. 11+27 will be drained. Additional curb inlet added due to low point.

Responses to non-completeness Items

- 5. Lots 44, 63, 68-70, and 76 do not appear to meet the required minimum lot width at the front property line. The revised site layout corrects this error. Exhibit A, Sheet P04 illustrates 86 lots that satisfy all dimensional requirements in the MDRL and MDRH Districts.
- 6. Although a landscape plan is not required, there are provisions in Chapter 16.92, particularly 16.92.0[3]0.D, Visual Corridors that are applicable to residential development. The Applicant's plans (Exhibit A, Sheet P11, P12, and P20) illustrate a landscaped vegetated corridor consistent with this section.
- 7. If the application is submitted prior to the resolution of the Comprehensive Plan and Zoning Map amendment for the NC-zoned portion of the site, compliance with Chapter 16.92 will be required. The City approved a zone change on the NC-zoned portion of this site on January 5, 2015. This no longer applies.
- 8. Lot size averaging exceeds the allowable limits. The Applicant has revised the proposed lot layout to no longer utilize the lot averaging provisions. All 86 lots exceed the 5,000 square foot minimum in the MDRL and MDRH Districts.
- 9. Section 16.144.030.B.1 allows reduced lots sizes when an equal amount of land is protected elsewhere. The Applicant has revised the proposed lot layout to no longer utilize this provision.
- 10. Section 16.144.030.B.2 allows reduced setbacks when an equal amount of land is protected elsewhere. The Applicant is utilizing this provision to reduce the rear yard setback for seven lots abutting the vegetated corridor. Consequently, the Applicant is proposing Tract B as 2,155 square feet of mitigation area for the reduced setbacks.

11. Please include a development time schedule for the proposed phased development of this subdivision. The Applicant's narrative (p. 40) includes an anticipated time schedule for the phased development of the subdivision.
12. Staff is concerned with the location and access to lot 45. The site layout has been revised to provide at least 25-feet of frontage on all public streets. Lot 45 (now lot 44) is no longer a flag lot.
13. Staff is concerned that the majority of open space tracts are oriented toward the periphery of the site. The subject site is broken up by an existing stormwater facility and a large natural resource area which makes it difficult to provide centrally located open space facilities on this site. Nonetheless, the site layout has been revised to increase the size and more centrally locate Tract F, to create a pedestrian accessway between SW Yorkshire Way and the open space in Tract A, and to eliminate a small open space tract formerly located east of SW Yorkshire Way at the south end of the site.
14. Staff recommends including a discussion in the narrative regarding the City Engineer's decision to not provide a vehicular connection between SW Elwert Road and SW Copper Terrace. The narrative has been revised to include a discussion regarding the City's decision to not provide this connection. An October 28, 2015, memo from the City Engineer regarding this topic has been added to the application as Exhibit L.
15. Correct a typographical error on p. 20. This error has been corrected.

We are confident that with this new information, the City will find sufficient grounds for deeming the application complete. As always, please do not hesitate to contact me with any questions or clarifications regarding this submittal.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



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