



NOTICE OF PUBLIC HEARING

SP12-01, CUP12-01, VAR 12-01, and VAR12-02

Sherwood Community Center

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, March 27, 2012 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 remodel the existing 13,050 square foot industrial building into the Sherwood Community Center with commercial tenant space. The project was preliminarily considered as a component of the Sherwood Cannery Square PUD (PUD 09-01). This proposal also includes a request to improve two parking areas with pavement, lighting and landscaping to provide parking for the proposed community center. The properties are zoned PUD-RC and Medium Density Residential High.

Case File No.: SP 12-01, CUP 12-01,
VAR 12-01, & VAR 12-02

Tax Map/Lot: 2S132BD tax lots 151, 800, and
900

Applicant: Capstone Partners LLC
Attn: Jeff Sackett
1015 NW 11th Ave. #243
Portland, OR 97209

General Location: North side of SW Washington
Street west of SW Pine Street

Staff Contact: Brad Kilby, AICP Senior Planner, 503-625-4206 kilbyb@sherwoodoregon.gov

Find out about the project:

The application materials are available on the City's web site at <http://www.sherwoodoregon.gov/Sherwood-Community-Center-SP-12-01>. 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 Brad Kilby at (503)625-4206.

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: Sherwood Zoning and Community Development Code, 16.06 (Planning Commission); 16.12 (Residential Land Use Districts – MDRH); 16.28 (Retail Commercial – RC); 16.40 (Planned Unit Development); 16.58.010 (Clear Vision), 16.82 (Conditional Uses), 16.84 (Variances); 16.90 (Site Planning), 16.92 (Landscaping), 16.94 (Off-Street Parking and Loading), 16.96 (On-Site Circulation); 16.98 (On-site Storage), All of Division VI - 16.104-16.118 (Public Improvements), 16.146 (Noise), 16.48 (Vibrations), 16.150 (Air Quality), 16.52 (Odors), 16.154 (Heat and Glare); 16.156 (Energy Conservation); 16.162 (Old Town Overlay District), and where applicable 16.168 (Landmark Alteration).

How to provide comments/concerns:

- **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.

