



# NOTICE OF PUBLIC HEARING

SP12-04

## The Residences at Cannery Square

**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, August 14, 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 construct 101 residential apartment units. The project was preliminarily considered as a residential phase of the Sherwood Cannery Square PUD (PUD 09-01). The properties are zoned High Density Residential within a Planned Unit Development overlay (PUD-HDR).

<b>Case File No.:</b>	SP 12-04	<b>Tax Map/Lot:</b>	2S132BD tax lots 8500 and 8600
<b>Applicant:</b>	Capstone Partners LLC Attn: Jeff Sackett 1015 NW 11th Ave. #243 Portland, OR 97209	<b>General Location:</b>	Between Willamette and Columbia Streets, just west of the City of Sherwood Public Works Yard. The site is bisected by Highland Dr.

**Staff Contact:** Brad Kilby, AICP Senior Planner, 503-625-4206 [kilbyb@sherwoodoregon.gov](mailto:kilbyb@sherwoodoregon.gov)

### **Find out about the project:**

The application materials are available on the City's web site at <http://www.sherwoodoregon.gov/residences-cannery-square>. 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, 16.12 (Residential Land Use Districts – HDR); 16.40 (Planned Unit Development); 16.58.010 (Clear Vision), 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:**

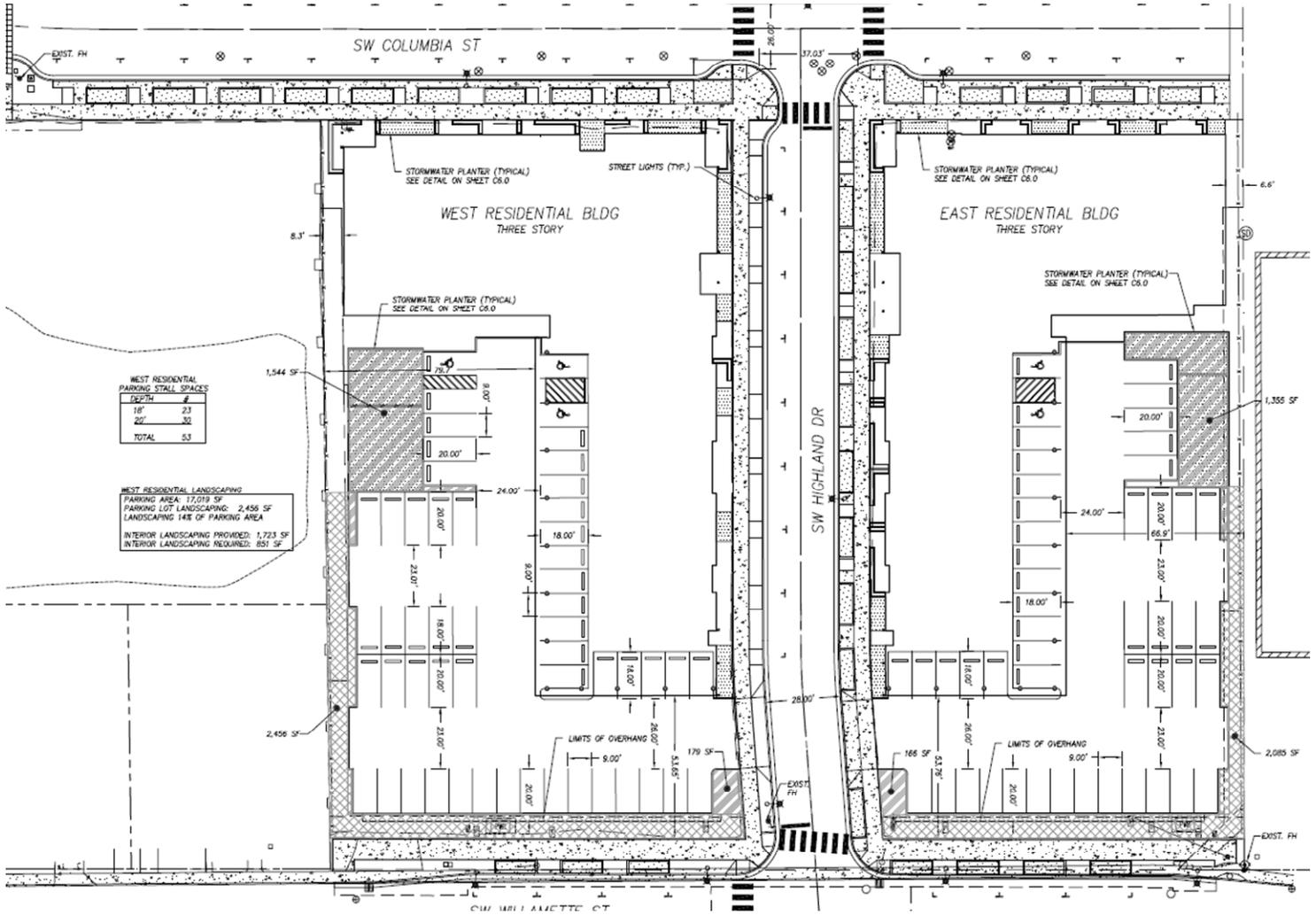
- **Provide your comments in writing or at the hearing:**

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. 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.

## Project Proposal Information



**NOTE:** For comments to be addressed in the Planning Commission packet please submit comments no later than August 6, 2012 to **Brad Kilby, Senior Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140