



Home of the Tualatin River National Wildlife Refuge

## MEMORANDUM

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**City Manager**  
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**Assistant City Manager**  
Tom Pessemier, P.E.

**To:** Planning Commission

**From:** Michelle Miller, AICP Associate Planner

**RE:** Very Low Density Planned Unit Development Text Amendment (PA 12-04)

**Date:** February 19, 2013

At the hearing on January 8 2013, the Planning Commission heard a proposal for a text amendment amending the Very Low Density Residential (VLDR) zone. The amended language would allow higher densities for properties that are developed as planned unit developments. The Planning Commission heard from staff, the applicant, and the public. The applicant, a property owner within the VLDR area proposed to reduce the minimum lot size from 10,000 to 8,000 square feet and increase density from two units to a maximum four units per net buildable acre when developed under planned unit development standards.

The Planning Commission held a hearing on January 8, 2013 and heard from the applicant, staff and citizens. The Commission then closed the record and began deliberating. During deliberations, the Planning Commission wished to continue the hearing to February 12, 2013 in order to modify the proposed language and incorporate more elements of the SE Sherwood Master Plan into the proposed VLDR Text Amendment. Staff has attached the proposed new Code language to this memo along with an additional citizen comment received to date.

The applicant was unable to participate at the scheduled hearing on February 12, 2013 and requested a continuance. At the Planning Commission hearing on February 12, 2013, the Planning Commission granted the continuance and left the record open until the hearing on February 26, 2013.

To highlight the changes, a third alternative density calculation is added, the "Southeast Sherwood Master Planned Unit Development" which allows for a maximum housing density of four units per acre. Applications will be reviewed in the same manner as typical Planned Unit Developments, so applications will include a review by the Planning Commission and City Council. Once approved by the City Council, Final Development Plans are approved by the Planning Commission.



2009 Top Ten Selection



2007 18<sup>th</sup> Best Place to Live

Sherwood

2006

All-America City Finalist

Along with achieving the density envisioned in that planning effort, the applicant must follow the density pattern identified in the SE Sherwood Master Plan and include the following elements:

- Varying lot size no smaller than 8,500 sq. ft. so long as there is buffering with existing development
- PUD requirements of open space (15%) that follow the Master Plan
- Pedestrian friendly connections
- Consideration of the environmental opportunities and constraints
- Consideration of the view corridors during final development approval
- Consideration of the housing design type based on compatibility with existing development during final development approval

**Attachments:**

Exhibit K, John and Judith Carter comments

Exhibit L, Proposed VLDR Text Amendment-SE Sherwood Master Planned Unit Development