



NOTICE OF CITY COUNCIL HEARING

PA 12-04

VERY LOW DENSITY RESIDENTIAL TEXT AMENDMENT

The City received an application to change some of the requirements for properties zoned very low density residential if developed as a planned unit development, **File No: PA 12-04, Very Low Density Residential (VLDR) Text Amendment**. You are receiving this notice because you own property with this zoning designation or provided testimony at one of the public hearings held on January 8, February 26 and May 21, 2013. At the end of the May 21 hearing, the City Council closed the public record and began its deliberations. The Council decided to continue the hearing in order to review the information presented at the hearing. The Council has scheduled another public meeting on the proposed VLDR Text Amendment for **September 3, 2013**, at which time it **may or may not** reopen the record to take additional/new testimony.

The proposed changes to the VLDR zone will revise the Sherwood Zoning and Development Code § 16.12 Residential Land Uses. (See attachment).

The Planning Commission held hearings on January 8, February 26, and April 9, 2013, after which it recommended modified language to the City Council. The proposed language allows for densities of four units per acre and a 10,000 square-foot minimum lot size for single family homes provided that the applicant comply with certain conditions and develops the property as a planned unit residential development.

Anyone wishing to provide written testimony may submit comments to Michelle Miller, at the address below or submit them at the hearing. If the City Council reopens the record, the comments will be placed in the record and you may be allowed to testify at the hearing on **September 3**. At the hearing, the City Council may decide to adopt, amend or deny the text amendment as recommended by the Planning Commission.

The next hearing is scheduled for:

<p>City Council Hearing: September 3, 2013 at 7:00 pm Where: Community Room, City Hall, 22560 SW Pine Street, Sherwood OR 97140</p>

Staff Contact: Michelle Miller, AICP Senior Planner, 503-625-4242
millerm@sherwoodoregon.gov

Find out about the project: In most cases, the application materials are available on the web site at www.sherwoodoregon.gov. Application materials are also available for review at the city offices or can be copied for a

reasonable cost at City Hall located at, 22560 SW Pine Street. **Submit Comments to Planning Department, City Hall
22560 SW Pine Street, Sherwood OR 97140**