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PA 12-04 – VLDR PUD Text Amendment

On page 27, *Section 16.12.010 A.2 – minor land partitions shall be exempt from minimum density requirement.* What is the purpose of this? What impact would this have? Would partitions be subject to minimum lot sizes?

As someone who participated in the 2006 SE Sherwood Master Plan process, I am a proponent of updating the code; however, I am concerned that just increasing the density will have a negative impact on the area. So, I am here to ask the commission to pursue implementing the master plan or incorporating the intent of it within the PUD section. The applicant relies on the Master Plan in proposing the changes for the text amendment; it seems reasonable to add language in the text that requires consistency with its principals and goals.

As mentioned in your packet, the SE Sherwood Master Plan was the result of a study by the consulting firm Otak, multiple public meetings, work sessions, and public hearings. Many factors were considered and integrated into this comprehensive plan. The final preferred alternative B/C provided for an 82-lot design with significant open space amenities including a neighborhood park and pedestrian paths. Consideration was made for preserving the natural environment of the site. The plan also incorporated a buffer to existing neighborhoods. Larger lots were planned for the southwest area and smaller lots located to the north.

As you know, the proposed text amendment will keep VLDR as one (1) unit per acre but allow a PUD four (4) dwelling units per net buildable acre. This is twice the density without any of the safeguards provided in the master plan.

Staff report page 22 (Page 2 of 6)				Applicant submittal page 32 (Page 3 of 8)			
	VLDR	old PUD	new PUD		VLDR	old PUD	new PUD
55 acres	55	110	220	39 acres	39	78	156
<b>Add'l units</b>	<b>165</b>			<b>Add'l units</b>	<b>117</b>		

The final 05/09/2006 Planning Commission Resolution 2006-001 (Pages 116-117) was for **72 new lots** with a Gross Density of 2.2 units per acre, not including 11 existing 1-acre lots, with an approximate net density of 4.4 units per acre after removing existing lots, streets, **and 12.5 acres of open space.**

Again, I encourage the Planning Commission to move the actual master plan document forward to the council or, at a minimum, reference the purpose and intent of the plan into the PUD text language as suggested in the staff report at the top of Page 24 (Page 4 of 6).

Exhibit H