

January 12, 2023



**RE: NEIGHBORHOOD MEETING NOTICE**  
**City of Sherwood Land Use Application for a Zone Map Amendment**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding an in-person neighborhood meeting regarding the potential submittal of a zone map amendment application. The property is located within the City of Sherwood, south of Highway 99W, along SW Langer Drive (Tax Lot 400 of Washington County Assessor's Map 2S 1 29CB). The ±13.2-acre site is zoned Retail Commercial (RC) and is improved with the Sherwood Plaza shopping mall and commercial entities. The ±3.3-acre east side of the property is currently vacant and envisioned for a zone change to High Density Residential (HDR) to site multi-family homes.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/neighbors to review the preliminary plans and to provide feedback so that it may be considered before a land use application is submitted to the City of Sherwood. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Sherwood Zoning and Community Development Code.

You are invited to attend the meeting on:

**January 26, 2023 at 6:00 PM**  
**Marjorie Stewart Community Center**  
**21907 SW Sherwood Boulevard, Sherwood, OR 97140**

Please note this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City of Sherwood. I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at 503-563-6151.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink, appearing to read 'MH' or 'Marie Holladay'.

**Marie Holladay**

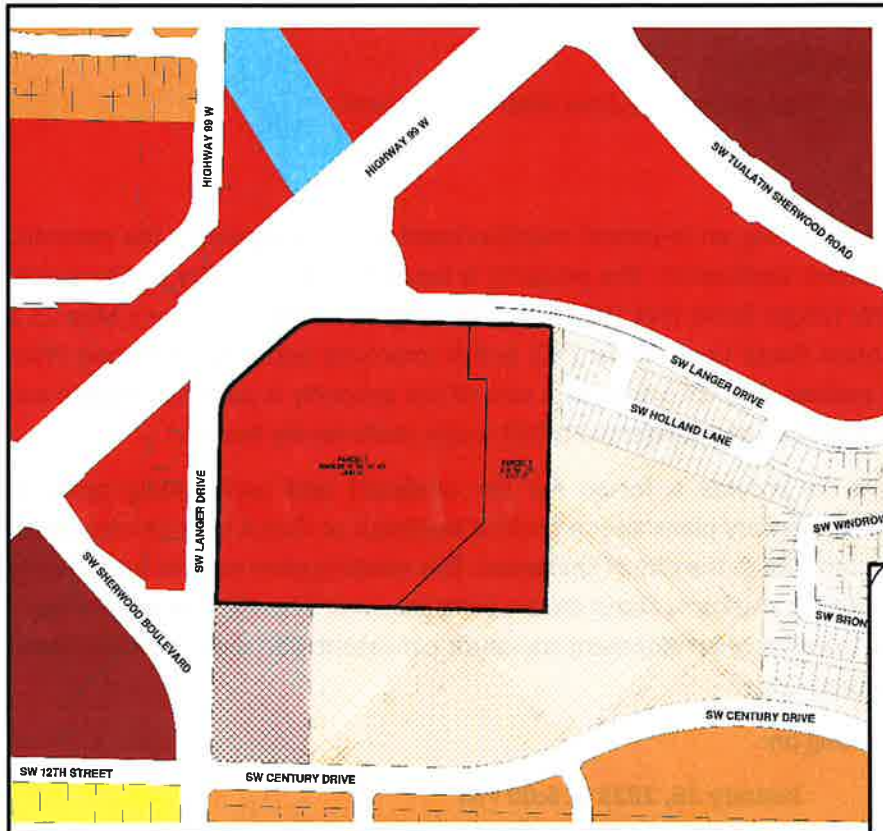
**AKS ENGINEERING & FORESTRY, LLC**

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P: 503.563.6151 | [www.aks-eng.com](http://www.aks-eng.com) | [HolladayM@aks-eng.com](mailto:HolladayM@aks-eng.com)

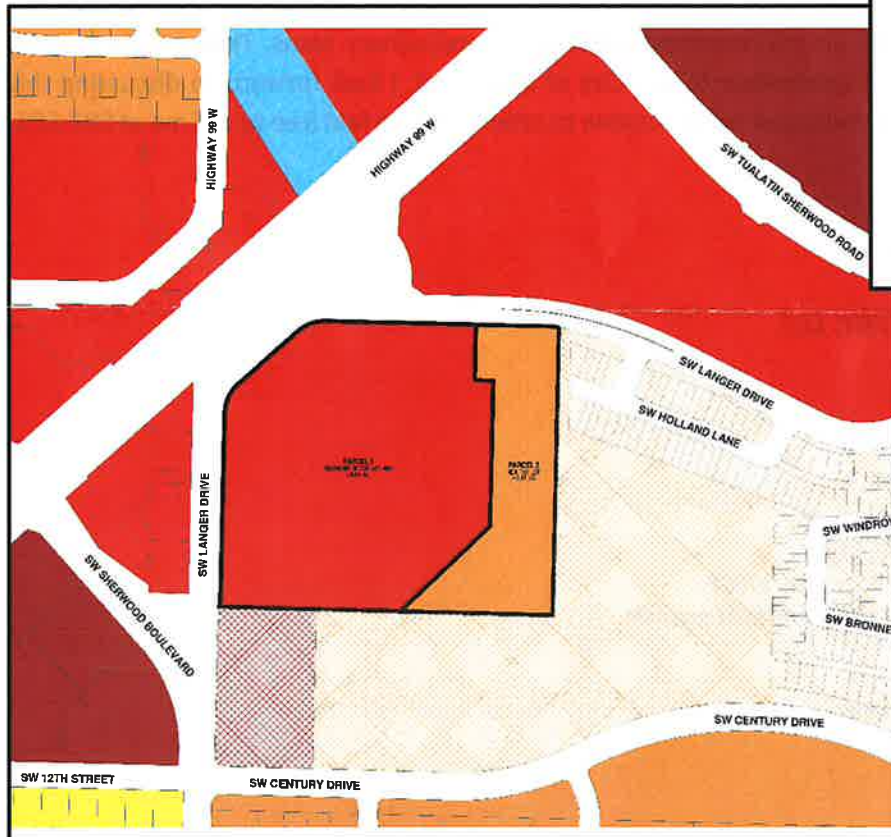
**Attached:**

Existing and Updated Site Zoning Maps

**EXISTING ZONING – RETAIL COMMERCIAL**



**UPDATED ZONING – HIGH DENSITY RESIDENTIAL**



<b>LEGEND</b>	
GENERAL COMMERCIAL	
RETAIL COMMERCIAL	
RETAIL COMMERCIAL PUD	
HIGH DENSITY RESIDENTIAL	
HI DENSITY RESIDENTIAL PUD	
MEDIUM DENSITY RESIDENTIAL HIGH	
INSTITUTIONAL PUBLIC	
SUBJECT PROPERTY	