



NOTICE OF PUBLIC HEARING

SP 17-01 / SUB 17-03

Parkway Village South

NEW DATE

November 28, 2017 at 7:00 PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, November 28, 2017 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 a Site Plan Review and a five lot subdivision, with lots ranging from ± 0.50 acres to ± 8.24 acres in the Light Industrial Planned Unit Development (LI-PUD) zone. Lot 1 is reserved for future use and is not included in the concurrent Site Plan Review application. The remaining four lots will consist of the following: $\pm 92,899$ square feet indoor entertainment and recreation fun center; $\pm 32,408$ square feet of retail space across four buildings; and ± 392 square feet drive-through coffee kiosk.

Case File No.:	SP 17-01 / SUB 17-03	Tax Map/Lot:	2S129DC000100 Parcel 2 of Partition Plat 2017-019
Owner/Applicant:	Langer Family, LLC 15555 SW Tualatin Sherwood Rd Sherwood OR 97140	General Location:	Southeast corner of SW Langer Farms Parkway and SW Century Drive

Staff Contact: Joy Chang, Associate Planner 503-625-4214, changji@sherwoodoregon.org

Find out about the project:

The application materials are available on the City's website at:

<https://www.sherwoodoregon.gov/planning/project/parkway-village-south>.

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 Joy Chang at (503) 625-4214.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) and the corresponding approval criteria are applicable to this proposal: SZCDC §16.31 (Industrial Land Use Districts), §16.40 (Planned Unit Development), §16.70 (General Provisions), §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), §16.120 (Subdivision), §16.128 (Land Division Design Standards), §16.142 (Parks, Trees, and Open Space), §16.146 (Noise), §16.48 (Vibrations),

§16.150 (Air Quality), §16.52 (Odors), §16.154 (Heat and Glare), and §16.156 (Energy Conservation).

Provide your comments in writing or at the hearing:

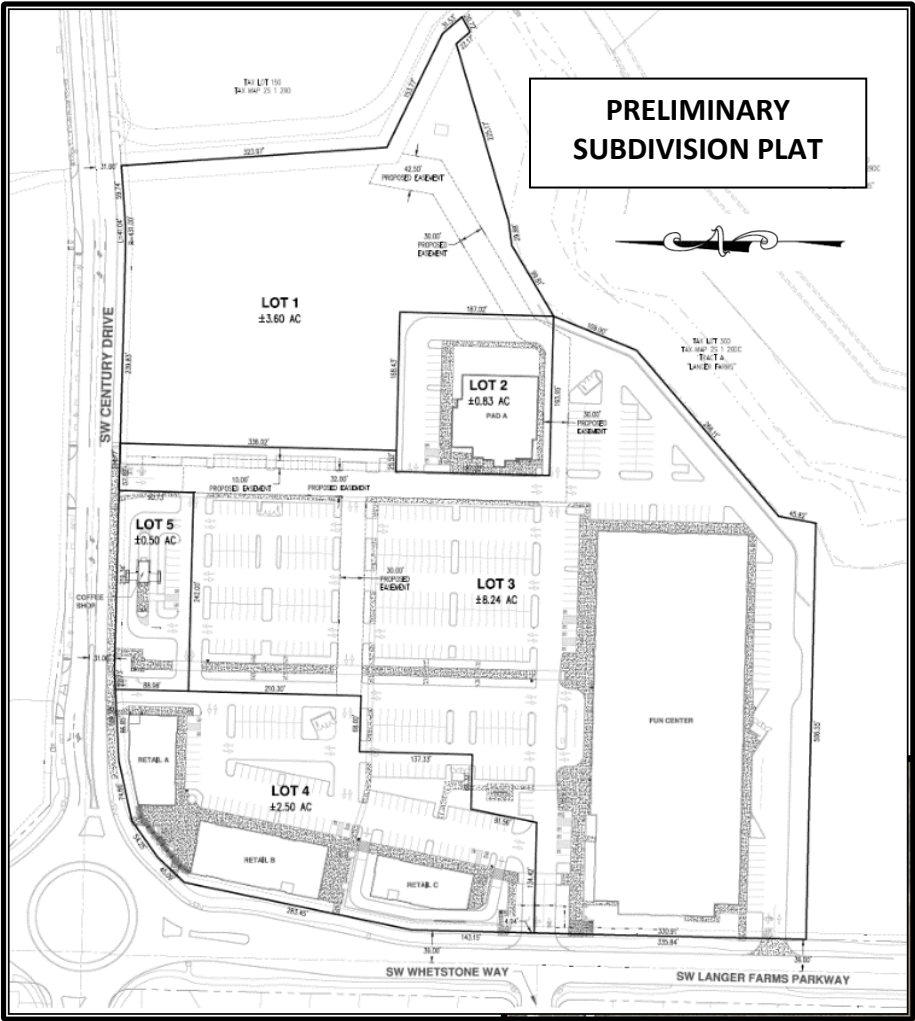
Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

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. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** 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).

NOTE: For comments to be addressed in the staff report please, submit comments no later than September 26, 2017 to **Joy Chang, Associate Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140 or changj@sherwoodoregon.gov.



VICINITY MAP
NTS



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.