City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

Memorandum

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June 10, 2014

TO: Planning Commission

FROM: Michelle Miller AICP, Senior Planner

RE: Cedar Brook Planned Unit Development **(PUD 14-01) Addendum to Staff Report**

Since the staff report was submitted to the Planning Commission in anticipation of tonight's hearing, several issues and comments have been raised that warrant further clarification in the staff report. Staff offers the following amendments to the staff report dated June 3, 2014. The pages numbers are referring to the Planning Commission Packet page numbers dated June 3, 2014.

On page 17, under **§ 16.128.030 B. Access-All lots in a subdivision shall abut a public street, except as allowed for infill development under Chapter 16.68**.

- Add after the sentence, "*The applicant proposed that some of the townhomes do not abut a public street .....*" The developer requested private street access for lots 54-65, with lots 29-66 all using the private street to access the garages. Lots 29-53 abut SW Cedar Brook Way, and Lot 66 abuts Street A, both public streets. The deviation from this standard is proposed in order to achieve the minimum density requirements, improve internal circulation, as well as achieve limited driveways on SW Cedar Brook Way with narrower, rear-loaded townhomes. The specific street modifications have been reviewed for safety and approved by the Engineering Department. The exact specifications and requirements approved by the Engineering Department are discussed under the "Street Modification" Section on page 29-30 of this report.

On page 18, the staff report identifies in the table that lots 38-39 will deviate from the standard for porches to be setback 7 feet instead of 10 feet. The discussion only includes lot 39 as having a requested setback of 7 feet. After review of the applicant's narrative, it is unclear if they are requesting both 38 and 39 to have the 7-foot porch setback or only 39. Staff will request clarification from the applicant on this issue and request an amendment accordingly.

On page 22, replace the first Finding in its entirety with, "FINDING: Based on the above discussion, it is feasible for the development to meet this standard. Given that the applicant is expected to be the owner of the project until homes are sold, it is customary for the applicant to meet this criterion through the review of the building permit process. The requirement is implied by imposing conditions A(1), A(3) and A(4)." DELETE Recommended Condition in its entirety.

On page 23, at the top of the page, add, at the beginning of the second paragraph. "The townhomes are proposed to be 20 feet wide, and the garage openings 8 feet which will result in a garage width that is 40% of the building width."

On page 23, under 4b. add the following discussion to the beginning of the paragraph, "The applicant proposes that the style of roof be moderately or steeply pitched, gabled or hipped and articulated with intersecting roofs, dormers and sheds. Additionally, the applicant describes that the roofs will be typical to those found in the Northwest, with the primary roofs either gabled or hipped. The slope of the roof will be a minimum of 7/12 with secondary roofs a minimum of 4/12. The offsets or breaks in roof elevation will be at least two or more feet in height. Both the gabled and hipped roofs will provide overhang eaves on all sides that extend a minimum of 8 inches beyond the building wall. "

On page 32, on the first paragraph**, delete** "which is the maximum of 1800 feet as identified above." And **delete** in the following FINDING, from the last sentence, "As this is a PUD, the standard can be modified....."

On page 35, after the first "RECOMMENDED CONDITION" at the end of the condition add, (Exhibit B). And **Delete** after the last RECOMMENDED CONDITION (EXHIBIT B) and Add, (Exhibit A, applicant's materials, Exhibit 10."

Please reflect any changes in the final recommended conditions at the end of the report correspond to the recommended changes as identified above.