



Notice of Administrative Review

Main Street Subdivision SUB 14-02 Subdivision

Public Notice is hereby given that the **City of Sherwood** Planning Director's decision in SUB 14-02 Main Street Subdivision shall be made after consideration of public comments, but without a public hearing. The decision will be made no earlier than **August 26, 2014** to allow adequate time for the submittal of public comments.

Proposal: The applicant proposes an eight-lot subdivision on a site comprise of 1.1 acres in three legal lots of record in the Medium Density Residential High (MDRH) zone. The applicant proposes to utilize the Infill Development Standards to provide single-family detached homes on eight lots ranging in size from 4,644 – 5,527 sq. ft., with an average lot size of 5,036 sq. ft. The minimum lot size in the MDRH zone is 5,000 sq. ft.

Case File No:	SUB 14-02	Tax Map/Lot:	2S132BD – 4600, 4700, 47001
Applicant/Owner:	JT Smith Companies John Wyland 5285 Meadows Rd, #171 Lake Oswego OR 97035	General Location:	22810, 22824, 22894 SW Main St.

Staff Contact: Connie Randall, Associate Planner 503-625-4208, randallc@sherwoodoregon.gov

Find out about the project on the City's web site:

<https://www.sherwoodoregon.gov/planning/project/main-street-subdivision>

Application materials are also available for review at the city offices or copied for a reasonable cost at City Hall, 22560 SW Pine Street. If you have questions please contact **Connie Randall (503) 625-4208**.

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: §16.12 (Residential Land Use); §16.58 (Clear Vision); §16.68 (Infill Development); §16.72 (Procedures for Processing Development Permits); §16.92 (Landscaping); §16.94 (Off Street Parking); §16.110 (Sanitary Sewer); §16.112 (Water); §16.114 (Storm Water); §16.116 (Fire Protection); §16.118 (Public and Private Utilities); §16.120 (Subdivisions); § 16.128 (Land Division Design Standards); § 16.142 (Parks, Trees, and Open Space); §16.156 (Energy Conservation)

Provide your comments in writing by August 26, 2014 by 5:00 pm. Written statements may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Public testimony should be limited to the applicable code criteria or other applicable City or State land use standards. Only those persons who submit written comments 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).

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.

