



NOTICE OF PUBLIC HEARING

Parkway Court Zone Change

PA 15-05

December 8, 2015 at 7PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, December 8, 2015 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 Comprehensive Plan Map Amendment and Zone Change for four vacant tax lots totaling approximately 1.25 acres in size. The applicant proposes to change the zoning from General Commercial (GC) to Medium Density Residential Low (MDRL). The property is located near the southwestern intersection of SW Meinecke and Highway 99W on SW Parkway Ct.

Case File No.: PA 15-05

Tax Map/Lots: 2S131AB 8000, 8100, 8200;
2S131BA8200

Owner/

Applicant: Joe Broadhurst
28440 SW Ladd Hill Road
Sherwood OR 97140

General Location: SW Parkway Ct. near 99W/SW Meinecke

Staff Contact: Michelle Miller, AICP Senior Planner 503-625-4242, millerm@sherwoodoregon.gov

Find out about the project on the City's website: <http://www.sherwoodoregon.gov/projects>

Hearing Process: This is a legislative land use action; therefore, the decision will be made by the City Council after a public hearing and recommendation from the Planning Commission. This Planning Commission hearing is your first opportunity to provide official comments on the proposed plan and amendments.

The following chapters of the Sherwood Zoning and Community Development Code, the regional state and local plans and regulations and the corresponding approval criteria are applicable to this proposal: SZCDC §16.72 (Procedures for Processing Development Permits) and §16.80 (Plan Amendments); Comprehensive Plan Criteria: Chapter 2-Planning Process, Chapter 3-Growth Management, Chapter 4- Land Use, Chapter 6-Transportation, and Chapter 8-Urban Growth Boundary Additions; Metro Urban Growth Management Functional Plan: Title 1. Housing Capacity; Metro 2035 Regional Transportation Plan Oregon Transportation Planning Rule: (OAR 660-012-0060); Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning, Goal 9-Economic Development, Goal 10-Housing, and Goal 12-Transportation

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.

The staff report is available for review seven days before the public hearing. 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 **November 25, 2015** to **Michelle Miller, Senior Planner**, Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

