



NOTICE OF VIRTUAL PUBLIC HEARING

LU 2021-009 MM
MAJOR MODIFICATION TO APPROVED SITE PLAN
CEDAR CREEK PLAZA MULTIFAMILY
JANURY 25, 2022 AT 7PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a virtual public hearing on **Tuesday January 25, 2022 at 7:00 PM**, on the following land use matter:

Proposal: The applicant is proposing a Major Modification to an Approved Site Plan for a new 3-story, 84-unit multi-family building located in the Cedar Creek Plaza Shopping Center. The building will be located on an existing vacant lot within the commercial center, identified Tax Lot 2S130DA02200. In order to meet the minimum lot area requirements for the 84-unit multifamily building, the applicant is proposing to utilize the residential lot area entitlements from Tax Lots 2S130DA02300 and 2700 within the commercial center. The units will be for rent and include 10 studio, 63 one-bedroom, and 11 two-bedroom units. Amenities including an outdoor pet area, central courtyard, covered patio, and bike storage are proposed. A total of 90 new vehicle parking stalls are proposed for a total of 605 stalls within the Cedar Creek Plaza center. Access to the site is proposed from the existing driveways along SW Edy Rd. and Hwy 99W. The original Site Plan approval for the Cedar Creek Plaza Shopping Center was issued under Land Use Case File SP 16-10 / CUP 16-06 / VAR 17-01.

Case File No.: LU 2021-009 MM

Tax Map/Lot: 2S130DA02200, 2300, and 2700

Location: Cedar Creek Plaza Shopping Center

Address: 16840, 16784, and 16864 SW Edy Rd.

Applicant

Deacon Development, LLC
901 NE Glisan St., Suite 100
Portland, OR 97232

Owner (TL 2200)

DD Sherwood Two, LLC
901 NE Glisan St., Suite 100
Portland, OR 97232

Owner (TL 2300 & 2700)

DD Sherwood One, LLC
901 NE Glisan St., Suite 100
Portland, OR 97232

Staff Contact: Eric Rutledge, Associate Planner rutledge@sherwoodoregon.gov 503-625-424

Find out about the project on the City's website:

<https://www.sherwoodoregon.gov/planning/project/cedar-creek-multifamily-development>

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 Eric Rutledge at (503) 625-4242.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal: SZCDC Chapter 16.12 Residential Land Use Districts; Chapter 16.22 Commercial Land Use Districts; Chapter 16.31 Industrial Land Use Districts; Chapter 16.50 Accessory Structures, Architectural Features and Decks; Chapter 16.58 Clear Vision and Fence Standards; Chapter 16.60 Yard Requirements; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.90 Site Planning; Chapter 16.92 Landscaping; Chapter 16.94 Off-Street Parking and Loading; Chapter 16.96 On-Site Circulation; Chapter 16.98 On-Site Storage; Chapter 16.106 Transportation Facilities; Chapter 16.108 Improvement Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Water Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.142 Parks, Trees, and Open Spaces; Chapter 16.146 Noise; Chapter 16.148 Vibrations; Chapter 16.150 Air Quality; Chapter 16.152 Odors; Chapter 15.154 Heat and Glare; Chapter 16.156 Energy Conservation

Oregon Law typically requires the City to permit any person to appear in person to ask questions or comment on public hearing matters. However, due to COVID-19 restrictions, persons interested in participating may provide written comments at least 24 hours in advance of a hearing by emailing rutledgee@Sherwoodoregon.gov at least 24 hours in advance of the hearing.

An email submitted must clearly state that it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended and must be received at least 24 hours in advance of the scheduled meeting time.

In addition, the Planning Commission will set aside time to permit the public to add comments during the hearing via Microsoft Teams. During the live Planning Commission meeting, community comments on non-hearing items and public hearing testimony can be given by phone. **To participate via phone, please call or email Eric Rutledge at 503-625-4242 or rutledgee@sherwoodoregon.gov by 5:00 PM on Monday, January 24, 2022 to receive the phone dial-in instructions.**

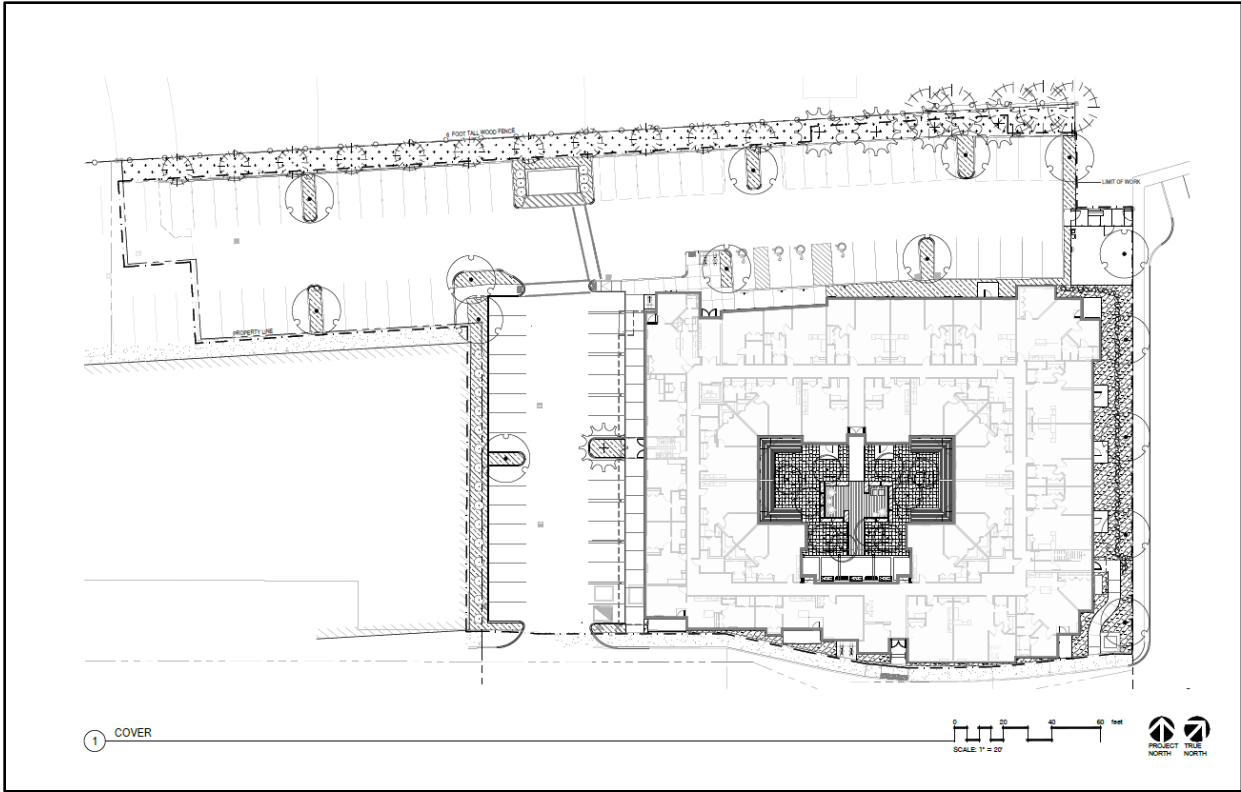
Public testimony should be limited to the findings of fact in the Staff Report, the above criteria, or other City or State applicable land use standards. **Only those persons who provide testimony may appeal the decision.** Failure to raise an issue accompanied by statements or evidence sufficient to 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).



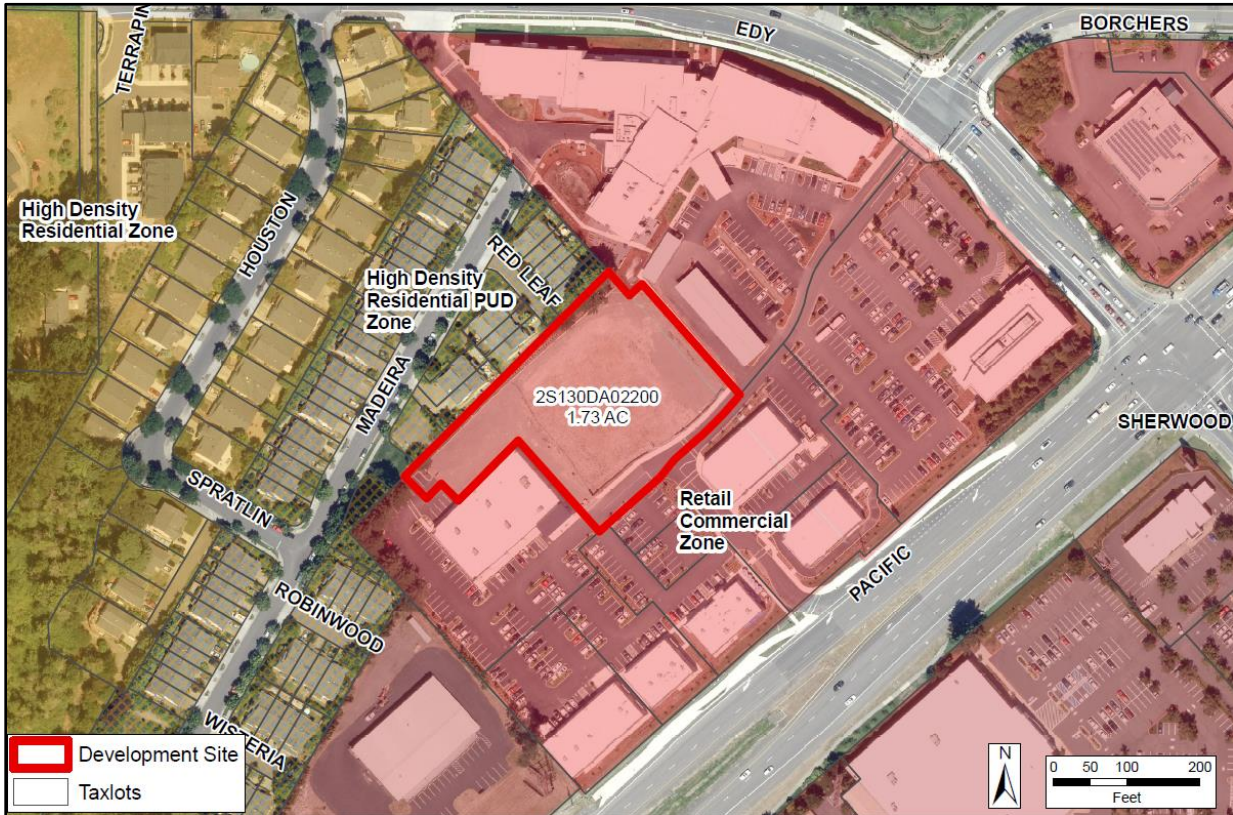
Architectural Rendering – View of south and east facing elevations



Architectural Rendering – View of north and east facing elevations



Landscape Plan



Zoning Map of Project Area