



NOTICE OF PUBLIC HEARING

**LU 2020-001 SP, CUP, SUB, VAR
T-S Corporate Park
May 26, 2020 at 7:00 PM**

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a virtual public hearing on **Tuesday, May 26, 2020 at 7:00 PM**, on the following land use matter:

Proposal: The applicant proposes to construct five industrial buildings, approximately 535,000 square feet, for future warehousing and industrial uses. The property will be subdivided into five lots and five tracts and includes the construction of SW Cipole Place. The site is zoned Employment Industrial (EI) and the EI has restrictions which limit the size of standalone warehousing and distribution uses to 150,000 square feet unless a Conditional Use Permit is obtained, this application requests a Conditional Use Permit to authorize Building C to have an area of 183,292 square feet. The project also requests a variance to the Sherwood Zoning and Community Development Code Section 16.106.040.E.1 to allow a cul-de-sac over 200 feet long.

Case File No.: LU 2020-001 SP, CUP, SUB, VAR

Tax Map/Lot: 2S128D001100

Location: Southwest corner of Tualatin-Sherwood Road and 124th Avenue

Address: 12822 SW Tualatin-Sherwood Road, Sherwood OR

Applicant:

Trammell Crow Company, Attn: Kirk Olsen
1300 SW 5th Avenue, Suite 3050
Portland, OR 97201
KOlsen@trammellcrow.com

Applicant's Representative:

Mackenzie, Attn: Brian Varricchione
1515 SE Water Avenue, Suite 100
Portland, OR 97214
(503) 224-9560
bvarricchione@mcknze.com

Owner:

Willamette Water Supply System Commission
Attn: David Kraska
1500 NW Bethany Boulevard, Suite 305
Beaverton, OR 97006
david.kraska@tvwd.org

Staff Contact: Joy Chang, Senior Planner, 503-625-4214, changj@sherwoodoregon.gov

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

<https://www.sherwoodoregon.gov/planning/project/t-s-corporate-park>

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 are applicable to this proposal: Chapter 16.31 - Industrial Land Use Districts; Chapter 16.58 - Clear Vision and Fence Standard; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.82 – Conditional Uses; Chapter 16.84 – Variances; 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 16.120 – Subdivisions; Chapter 16.128 – Land Division Design Standards; Chapter 16.142 - Parks, Trees and Open Spaces; Chapter 16.144 - Wetland, Habitat and Natural Areas; Chapter 16.146 - Noise; Chapter 16.148 - Vibrations; Chapter 16.150 - Air Quality; Chapter 16.152 - Odors; Chapter 16.154 - Heat and Glare; and Chapter 16.156 - Energy Conservation.

As part of the City’s response to COVID-19, we are asking that all community members and customers conduct business electronically as much as possible. To maintain compliance with public meeting laws pursuant to Executive Order 20-16 no public space will be provided for the hearing. City officials strongly encourage all citizens to utilize YouTube to view the Planning Commission meeting instead of attending in person.

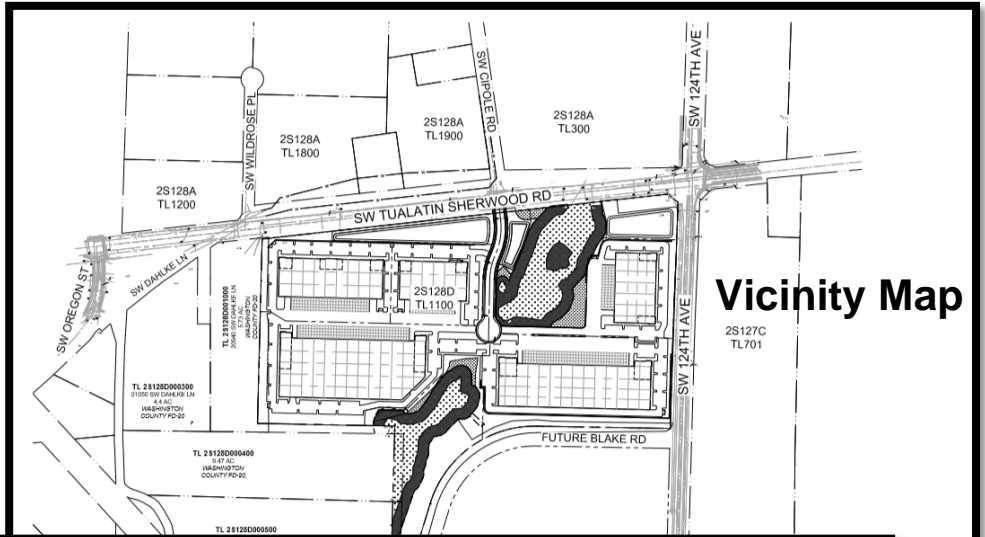
The Public Hearing will be televised through City of Sherwood YouTube channel at this path <https://www.youtube.com/user/CityofSherwood>

Provide your comments in writing. Pursuant to Executive Order 20-16, testimony for public hearings must be submitted in writing to changj@Sherwoodoregon.gov. To be included in the record for the public hearing, the email must clearly state that it is intended as testimony, must reference the specific agenda item for which it is intended, and must be received at least 24 hours in advance of the scheduled meeting time.

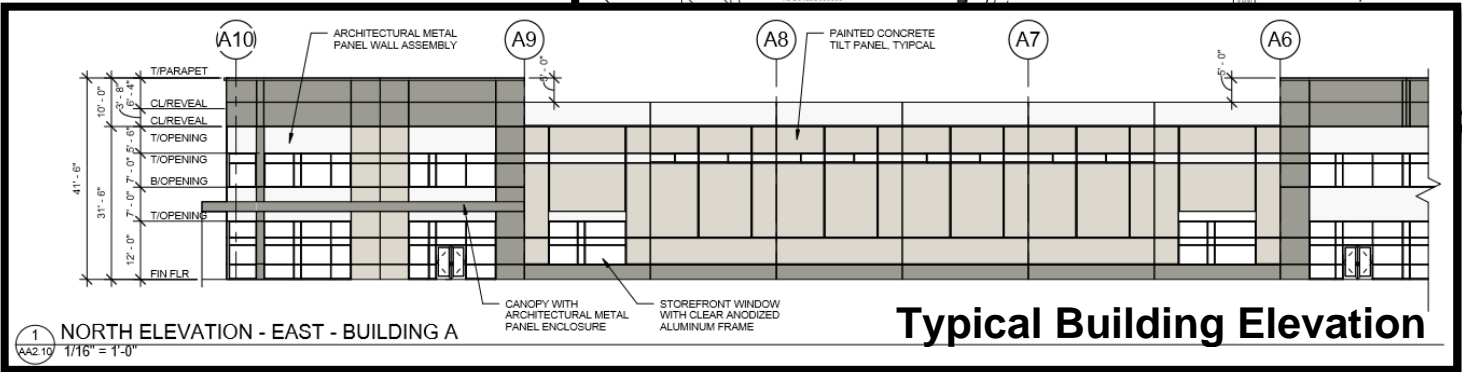
Written statements are highly encouraged and may be **mailed** to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. **Electronic comments can be sent to changj@sherwoodoregon.gov until May 25th. For comments to be addressed in the staff report, please submit comments no later than May 18, 2020.**

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 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).

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.

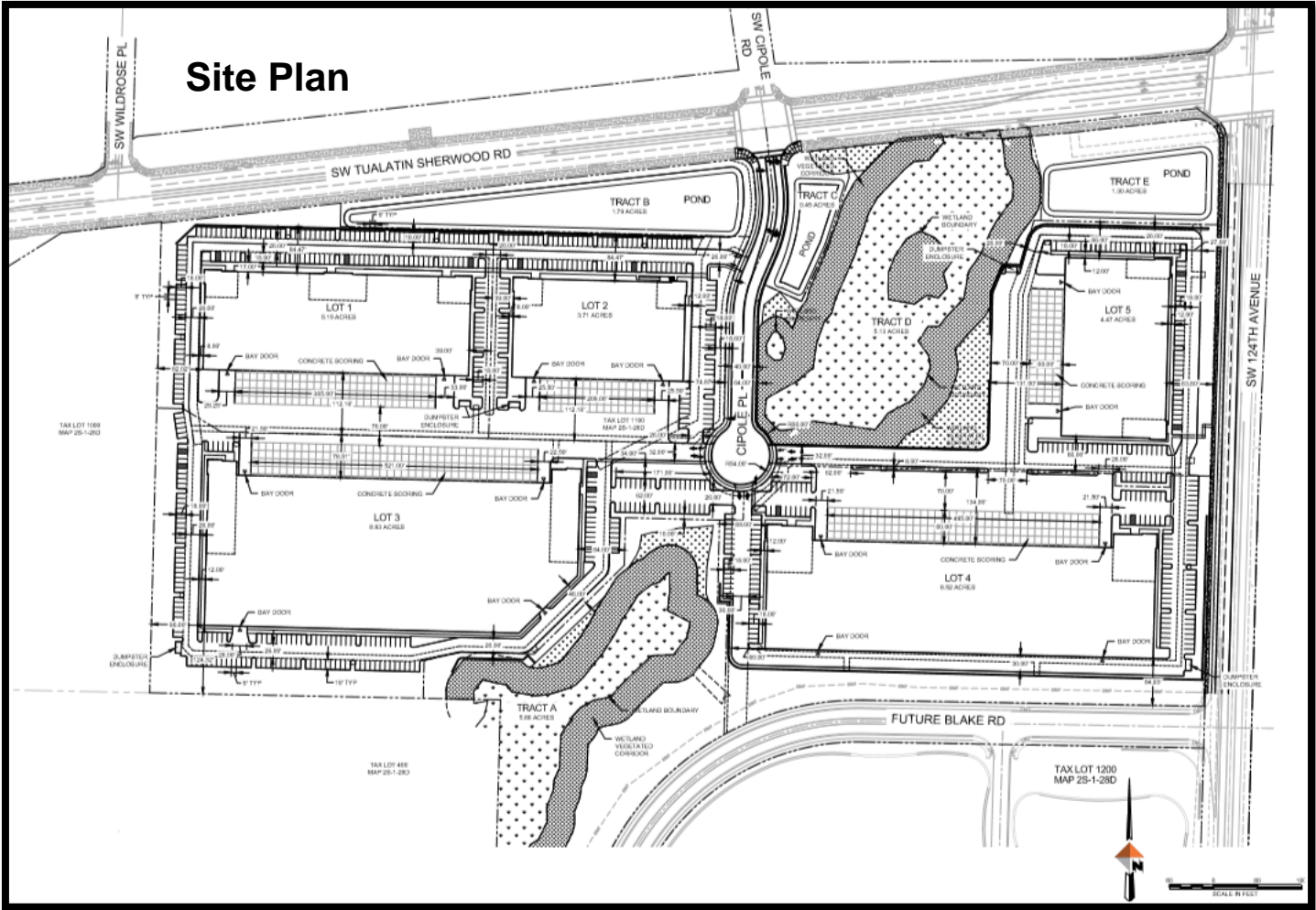


Vicinity Map



Typical Building Elevation

1 NORTH ELEVATION - EAST - BUILDING A
 1/16" = 1'-0"



Site Plan