



# NOTICE OF PUBLIC HEARING

**LU 2022-006 SP / VAR  
SITE PLAN REVIEW / CLASS A VARIANCE  
SHERWOOD BLVD. MULTIFAMILY  
JUNE 14, 2022 AT 7PM**

**Public Notice** is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday June 14, 2022 at 7:00 PM** on the proposal described below. Public testimony can be provided in-person, in writing, or by telephone. The hearing will be held at Sherwood City Hall (Community Room, 1<sup>st</sup> Floor), 22560 SW Pine St., Sherwood, OR and broadcast live on the City's YouTube channel at <https://www.youtube.com/user/CityofSherwood>

**Proposal:** The applicant is proposing a new 9-unit multifamily building to be located at 21742 SW Sherwood Blvd. The 0.48-acre site is zoned High Density Residential (HDR) and is currently vacant. The applicant is proposing two Class A Variances for a reduction to the minimum front yard setback and a reduction to the visual corridor width abutting an arterial street. The development will include 18 parking stalls and will be accessed via the existing driveway serving the Stewart Terrace Apartments. Vehicle egress will be provided via a new driveway across from SW 10<sup>th</sup> St.

**Case File No.:** LU 2022-006 SP / VAR

**Tax Map/Lot:** 2S129CC06500

**Location:** East side of SW Sherwood Blvd between SW 10<sup>th</sup> St. and SW Gleneagle Dr.

**Address:** 21742 SW Sherwood Blvd., Sherwood OR 97140

**Applicant**

West Coast Home Solutions  
CBTWO Architects  
500 Liberty St. SE, Suite 100  
Salem, OR 97301

**Owner**

West Coast Home Solutions LLC  
25030 SW Parkway Ave, Suite 110  
Wilsonville, OR 97070

**Staff Contact:** Eric Rutledge, Associate Planner [rutledgee@sherwoodoregon.gov](mailto:rutledgee@sherwoodoregon.gov) 503-625-4242

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

<https://www.sherwoodoregon.gov/planning/project/lu-2022-006-sp-var-sherwood-blvd-multifamily>

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 16.50 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 16.84 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 16.142 Parks, Trees, and Open Spaces; Chapter 16.144 Wetland, Habitat, and Natural Areas; Chapter 16.156 Energy Conservation

Anyone may testify at any public hearing in person, in writing, or by telephone. To provide testimony in-person, all hearings will be held in the Community Room of Sherwood City Hall located at 22560 SW Pine Street.

Written statements can be submitted prior to or during the hearing, but are encouraged at least 24 hours in advance of the scheduled hearing start time. Email to [planning@sherwoodoregon.gov](mailto:planning@sherwoodoregon.gov) or mail to Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

To provide testimony by phone during the live hearing, email [Planning@Sherwoodoregon.gov](mailto:Planning@Sherwoodoregon.gov) or call 503-925-2308 at least 24 hours in advance of the meeting start time in order to receive dial-in instructions.



All testimony must clearly state that it is intended as testimony for a public hearing and the specific public hearing topic for which it is intended. 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 State Land Use Board of Appeals (LUBA).

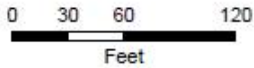
**Notice to mortgagee, lien holder, vendor or seller:** The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

LU 2022-006 SP / VAR  
Sherwood Blvd. Multifamily



**Legend**

-  Subject Site
-  Tax Lots Feb 22



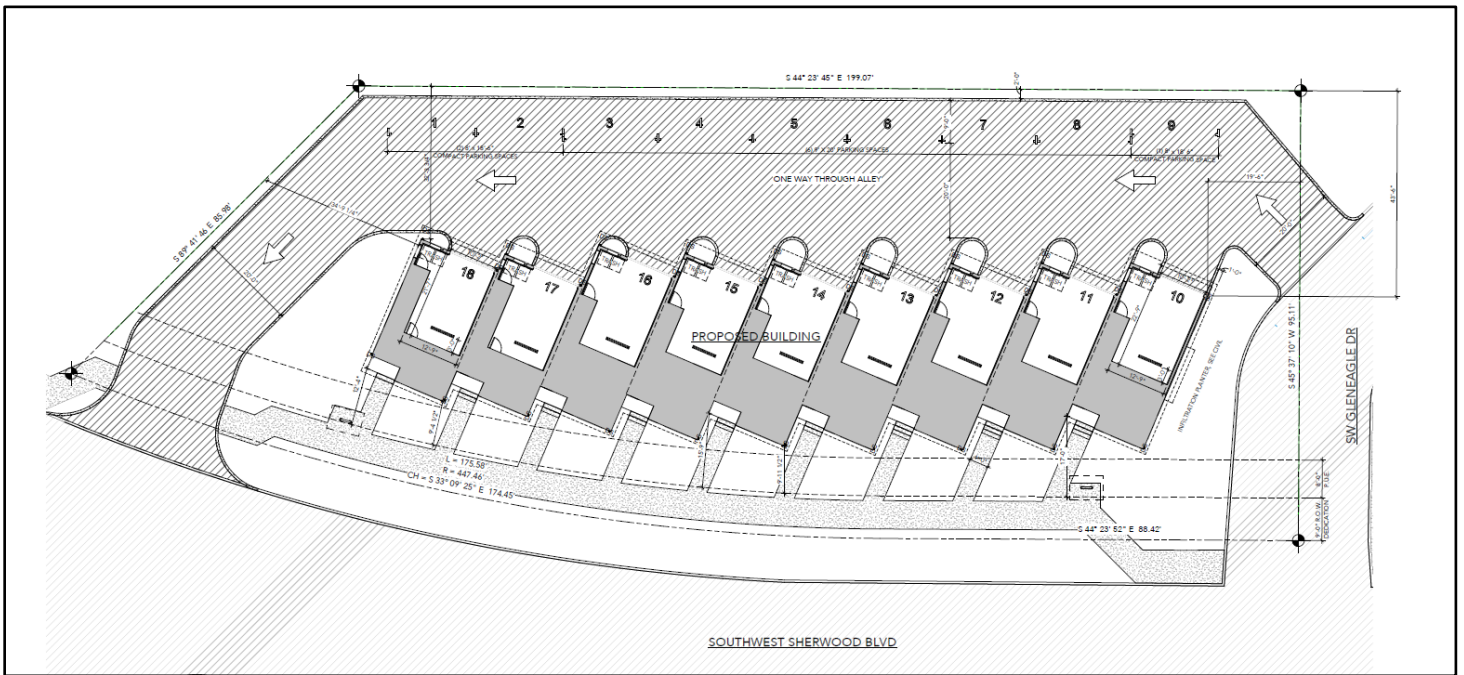
Date: 5/13/2022 Created by: Eric Rutledge

Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not guaranteed.

**SITE LOCATION**



**ARCHITECTURAL RENDERING**



**SITE PLAN**