



NOTICE OF LAND USE APPLICATION

LU 2022-016 SP Sherwood Commerce Center Phase II Site Plan Review for Site Grading

Public Notice is hereby given that the **City of Sherwood** Planning Director's decision on Sherwood Commerce Center Phase II – Site Grading (LU 2022-016 SP) shall be made after consideration of public comments, but without a public hearing. The decision will be made no earlier than **June 29, 2022** to allow adequate time for the submittal of public comments.

Proposal: The applicant is requesting land use approval for site grading and tree removal on six tax lots comprised of approximately 30-acres in the Employment Industrial zone. The project is identified as Sherwood Commerce Center Phase II and the grading and tree removal activities will support future development of the site for uses compatible with the Employment Industrial zone. A separate Site Plan approval is required for the permanent site improvements (buildings, parking, landscaping, etc.) All existing improvements within the grading area will be removed. The applicant has received land use approval for Sherwood Commerce Center Phase I on Tax Lot 2S128C000600. The grading plans in the submittal include the approved Phase I and proposed Phase II for a total of approximately 54-acres.

Case File No: LU 2022-016 SP

Tax Map/Lots: 2S128C000600; 2S1330000200,
201, 300, 401, 403

Applicant: VLMK Engineering & Design
3933 S Kelly Ave.
Portland, OR 97239

Site Address: Multiple addresses

Owner: Sherwood Commerce Center, LLC
1121 SW Salmon St., Suite 500
Portland, OR 97205

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

Find out about the project: The application materials are available on the web site at <https://www.sherwoodoregon.gov/planning/project/lu-2022-016-sp-sherwood-commerce-center-phase-ii>

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall located at 22560 SW Pine Street.

The applicable code criteria include: Sherwood Zoning and Community Development Code (SZCDC) Chapter 16.31 - Industrial Land Use Districts; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.90 Site Planning; Chapter 16.142 Parks, Trees, and Open Space

Provide your comments in writing by June 29, 2022 by 5:00 pm. Written statements may be submitted to the [Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140](#) or [emailed to the staff contact listed above.](#) 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 Planning Commission.

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.



