



Notice of Administrative Review

Zenport Industrial Building SP 16-02

Site Plan

Public Notice is hereby given that the **City of Sherwood** Planning Director's decision in SP 16-02 Zenport Industrial Building, a Type II Fast Track Site Plan Review, shall be made after consideration of public comments, but without a public hearing. The decision will be made no earlier than **April 28, 2016** to allow adequate time for the submittal of public comments.

Proposal: The applicant proposes to build a warehouse of approximately 9,800 square feet with an attached office of 2,200 square feet on the ground floor with 2,200 square feet of storage above. The proposal also includes 14 parking spaces and substantial landscaping including landscaping along the entire SW Oregon Street frontage. The frontage will also be improved with a portion of the Cedar Creek Trail. The property is zoned Light Industrial (LI)

Case File No: SP 16-02

Tax Map/Lot: 2S129DC00800

Applicant: Walter T Moon, Architect, LLC
24 Juarez Street
Lake Oswego, OR 97035

General Location: 15104 SW Oregon Street

Owners: Randy Killion
11825 SW Katherine St.
Tigard, OR 97227

Staff Contact: David Bantz, Associate Planner 503-625-4208, bantzd@sherwoodoregon.gov

Find out about the project on the City's web site:

www.sherwoodoregon.gov/planning/project/zenport-industrial-building

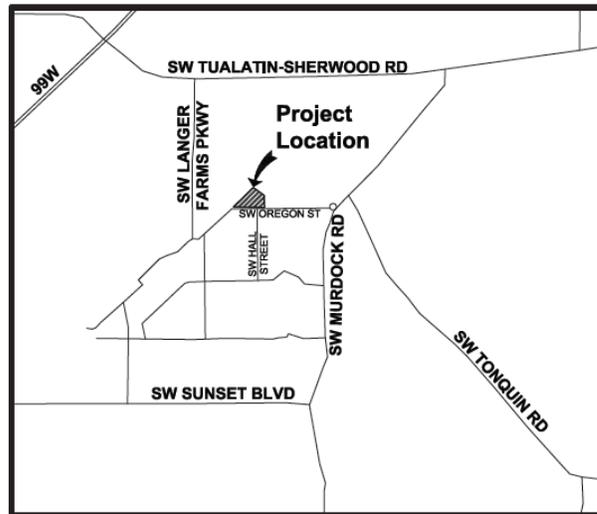
Application materials are also available for review at the city offices or copied for a reasonable cost at City Hall, 22560 SW Pine Street. If you have questions please contact **David Bantz (503) 625-4208**.

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: §16.31 (Industrial Land Use District); §16.58 (Clear Vision and Fence Standards); §16.90 (Site Planning); §16.92 (Landscaping); §16.94 (Off-Street Parking and Loading); §16.96 (Circulation); §16.100 (Permanent Sign); §16.114 (Storm Water); §16.110 (Storm Water); §16.112 (Water Supply); §16.118 (Public and Private Utilities); §16.146 (Noise); §16.152 (Odors); and §16.154 (Heat and Glare).

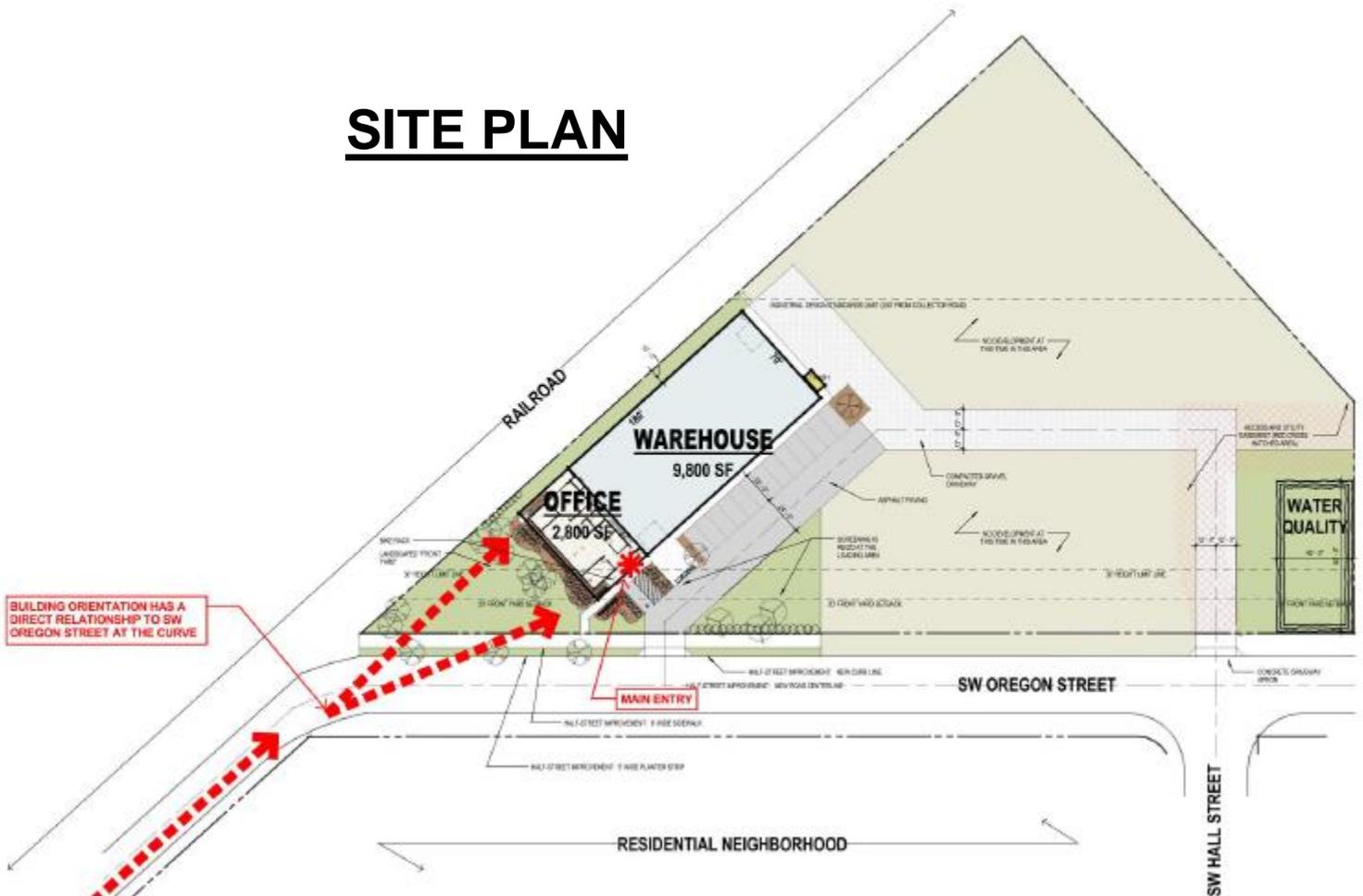
Provide your comments in writing by 5:00 pm, April 28, 2016. Written statements may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Public testimony should be limited to the applicable code criteria or other applicable City or State land use standards. Only 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 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



SITE PLAN



NOTE: For comments to be addressed in the staff report please submit comments no later than April 28, 2016 to **David Bantz, Associate Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140