



NOTICE OF PUBLIC HEARING

SP 16-04

Sherwood Plaza Apartments

JUNE 28, 2016 at 7PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, June 28, 2016 at 7:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

Proposal: The applicant proposes a six- building, 82-unit apartment complex located behind and east of the Sherwood Plaza commercial development and south of Langer Drive. The property is zoned Retail-Commercial (RC). Residential uses are allowed in the RC zone so long as they are clearly secondary to the commercial use (Sherwood Plaza) on the site. Residential uses are subject to the dimensional and density standards of the High Density Residential zone. The applicant proposes to use existing access onto SW Langer Drive and provide 139 parking spaces for a mix of studio, one, two and three bedroom units.

Case File No.: SP 16-04

Tax Map/Lot: 2S129CB00400

Owner/Applicant: Portland Fixture LLP
15350 SW Sequoia Pkwy.
Tigard, OR 97224

Address: 16380 SW Langer Drive

Applicant's Contact: Brian Shahum 503-925-1850

Staff Contact: Michelle Miller, AICP Senior Planner 503-625-4242, millerm@sherwoodoregon.gov

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

<http://www.sherwoodoregon.gov/planning/project/sherwood-plaza-apartments>

Hearing Process: This is a quasi-judicial land use action; therefore, the decision will be made by the Planning Commission after a public hearing. Any appeal would be heard by the City Council.

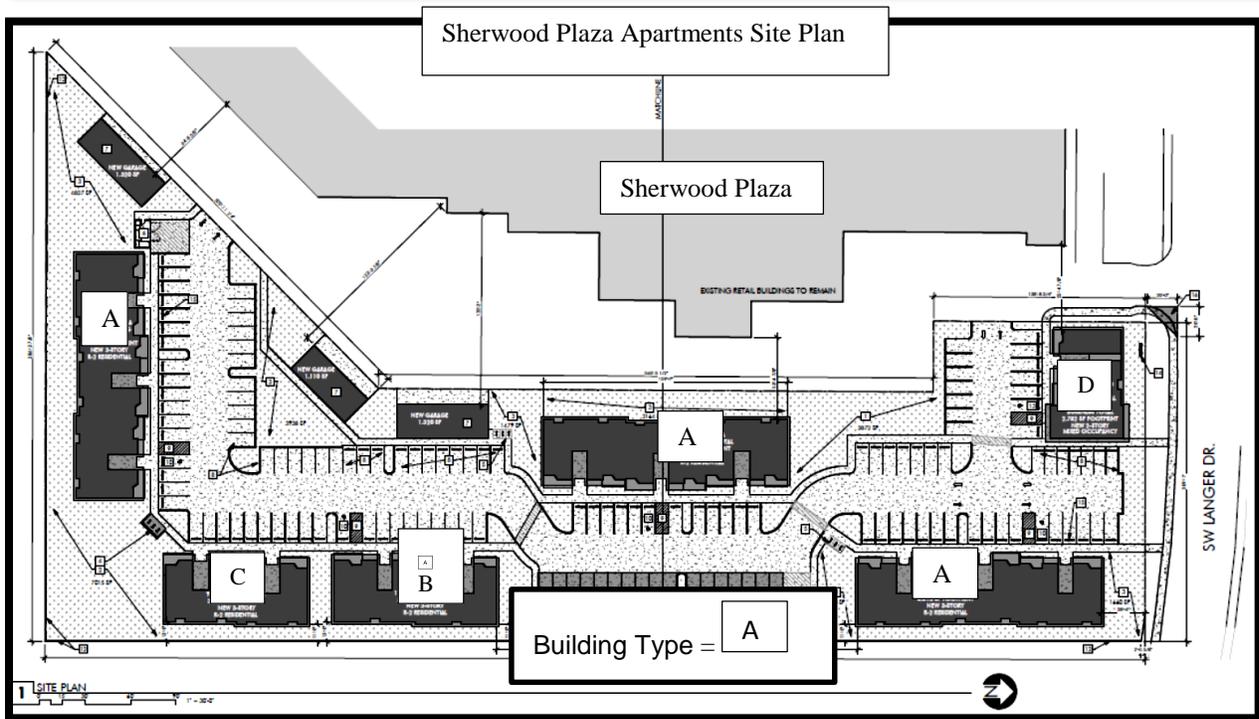
The following chapters of the Sherwood Zoning and Community Development Code, the regional state and local plans and regulations and the corresponding approval criteria are applicable to this proposal: 16.12 (Residential Land Use Districts), 16.22 (Commercial Land Use Districts), 16.58 (Clear Vision and Fence Standards), 16.72 (Procedures for Processing Development Permits), 16.90 (Site Planning), 16.92 (Landscaping), 16.94 (Off Street Parking and Loading), 16.96 (On-Site Circulation), 16.98 (On-Site Storage), Division V.I Public Infrastructure- 16.106 (Transportation Facilities), 16.110 (Sanitary Sewers), 16.112 (Water), 16.114 (Storm), 16.116 (Fire Protection), 16.118 (Public and Private Utilities), Division VIII. Environmental Resources, 16.142 (Parks, Trees, and Open Spaces), 16.154 (Heat and Glare).

Provide your comments in writing or at the hearing: Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

The staff report is available for review seven days before the public hearing. 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 comments or appear in person before the Hearing Authority 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).

NOTE: For comments to be addressed in the staff report, please submit comments no later than **June 20, 2016** to **Michelle Miller, Senior Planner**, Planning Department, City Hall, 22560 SW Pine Street, Sherwood OR 97140.



Please see the project web page for the building elevations.