

City of Sherwood Land Use Notices

Below is a list of projects under review that require public hearing which will be held in November or later. This information is current as of December 31, 2013. Contact the City or review the web site for the most current list of projects and status as this is subject to change (go to the "Land Use" tab on the front page of the web site):

Project Name/ Location	Description of Project and Applicable Code Criteria	Status / Staff Contact
<p>Pacific Family Dental Appeal Hearing before the Planning Commission</p> <p>PA – 13-03</p>	<p>The owner of the Pacific Family Dental office building owns two lots adjacent to each other. The office building is on one lot, and there is currently a single-family home and several outbuildings on the second lot. This is an appeal of a Hearings Officer decision to approve additional parking for his office building on a portion of a lot that contains a single-family residence. Both properties are zoned General Commercial (GC), and public or commercial parking is an outright permitted use.</p> <p><i>Decision maker: Planning Commission</i></p>	<ul style="list-style-type: none"> • Submitted December 6, 2013, 2013 • Public Hearing scheduled for January 14, 2014 at 7PM. – Planning Commission <p>Brad Kilby, AICP (503) 625-4206</p>
<p>Code Criteria: 16.22 (Commercial Land Use Districts); 16.58.010 (Clear Vision), 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 VI. Public Infrastructure; 16.142 (Parks, Trees and Open Spaces); 16.144 Wetland, Habitat and Natural Areas; 16.146 (Noise), 16.148 (Vibrations), 16.150 (Air Quality), 16.52 (Odors), 16.154 (Heat and Glare).</p>		
<p>Front Yard Setbacks Text Amendment</p> <p>PA – 13-05</p>	<p>Proposal to amend the Sherwood Zoning and Community Development Code, specifically, Section 16.12.030 as it relates to front yard setbacks within the Medium Density Residential Low, Medium Density Residential High, and High Density Residential zones.</p> <p><i>Decision maker: City Council after consideration and recommendation from the Planning Commission</i></p>	<ul style="list-style-type: none"> • Submitted November 21, 2013 • Public Hearing scheduled for January 28, 2014 at 7PM. – Planning Commission • Public Hearing tentatively scheduled for February 18, 2014 at 7PM. – City Council <p>Brad Kilby, AICP (503) 625-4206</p>
<p>Code Criteria: Sherwood Zoning and Community Development Code Sections §16.70 General Provisions (Division III, Administrative Procedures), § 16.80 Plan Amendments, Sherwood Comprehensive Plan: Chapters 2, (Planning Process), 4(Land Use), Statewide Planning Goals: Goal 2 Land Use Planning.</p>		
<p>Sherwood Industrial Park, Phase II</p> <p>SP 13-03</p> <p>14816 SW Century Drive</p>	<p>The applicant proposes to construct two tilt up buildings: 72,000 sf and 35,000 sf in the light industrial zone for warehousing/light industrial use on a 9.45-acre site adjacent to SW Century Drive and SW Tualatin Sherwood Rd., with 172 parking spaces proposed.</p> <p><i>Decision maker: Planning Commission</i></p>	<ul style="list-style-type: none"> • Application Complete: October 8, 2013 • Public Hearing continued to January 14, 2013 at 7PM. <p>Michelle Miller, AICP (503) 625-4242</p>
<p>Code Criteria: § 16.31 (Industrial Use District); 16.58 (Clear Vision), 16.90 (Site Plan). 16.92 Landscaping 16.94 (Off-Street Parking), 16.96 (On-Site Circulation), 16.98 On-Site Storage, Division VI - 16.104-16.118 (Public Improvements), 16.142 Parks, Trees and Open Space, 16.146 Noise, Vibrations, Air Quality, and</p>		

Odors, 16.154 Heat and Glare, 16.156 Energy Conservation

**Brownstone
Comprehensive
Plan Map
Amendment-
Text
Amendment
and Zone
Change**

The applicant is proposing a zone change to Tax Lot 2S130CD13400 (located north of Meinecke Parkway near the roundabout at Cedar Brook Way and Meinecke Parkway) from General Commercial to High Density Residential.

Decision maker: City Council

- Submitted September 13, 2013
- Public Hearing scheduled for February 4, 2014 at 7PM. – City Council

PA 13-02

Michelle Miller, AICP
(503) 625-4242

Code Criteria: Sherwood Zoning and Community Development Code Sections §16.70 General Provisions (Division III, Administrative Procedures), § 16.80 Plan Amendments, Sherwood Comprehensive Plan: Chapters 2, (Planning Process), 3 (Growth Management), 4(Land Use), 5 (Environmental Resources), 6 (Transportation), 7 (Community Facilities and Services), Statewide Planning Goals: Goal 2 Land Use Planning, Goal 9 Economic Development, Goal 10 Housing, Goal 12 Transportation

Anyone may testify at the hearing verbally or in writing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. 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). All hearings will be held in the Community Room of the Civic Building at 22560 SW Pine Street.

Application materials are available for review or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. All application materials are available on the web site at www.sherwoodoregon.gov/current-land-use-projects. The City Planning Staff reports on these matters will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call the Planning Department at (503) 925-2308.