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City of Sandy

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
Monday, August 24, 2020
7:00 P.M.
CITY COUNCIL
Monday, October 19, 2020
7:00 P.M.**

The Planning Commission for the City of Sandy will hold a public hearing on **Monday, August 24, 2020** at 7:00 p.m. and the City Council will hold a hearing on **Monday, October 19, 2020** at 7:00 p.m. to review the following item. To maintain social distancing and to maintain a capacity of less than 25 people the public is not allowed to attend the meetings in Council Chambers but may participate remotely. Please consult the following website for more information about how to participate remotely at the hearing:

<https://www.ci.sandy.or.us/SandyElectronicMeetingInformation>



FILE NO.: 19-050 Bull Run Terrace CPA/ZC/SUB

APPLICANT: Roll Tide Properties Corp.

EXPLANATION OF THE PROPOSAL & DECISION PROCESS: The applicant, Roll Tide Properties Corp., requests a Type IV Zone Map Amendment, Comprehensive Plan Map Amendment, Specific Area Plan Overlay, and development of a 7 lot subdivision for two parcels totaling approximately 15.91 acres. The requested seven-lot subdivision includes four lots to be platted with R-1 zoning (Lots 1 - 4) totaling 0.59 acres, intended to be developed with single-family detached dwellings, two lots (Lots 5 and 6) to be zoned R-3 totaling 7.91 acres, proposed to be developed with multi-family units, and one lot (Lot 7) zoned C-3. The revised proposal will increase the amount of acreage zoned Village Commercial (C-3) on the subject property from 2.13 net acres to 3.61 net acres. The use proposed for Lot 7 has not been determined at this time. Development on Lots 5 - 7 will be reviewed with a subsequent design review application or applications following approval of this request.

The subject property is designated as Village on the Sandy Comprehensive Plan Map so the request will also require a Comprehensive Map change to include Parks and Open Space and to accommodate an increase in residential density by more than 20 percent the existing residential density. The applicant is also requesting tree removal. While the majority of the trees on the property will be removed for development, the applicant is proposing retaining 59 trees.

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.24 Comprehensive Plan Amendment Procedures; 17.26 Zoning District Amendments; 17.28 Appeals; 17.30 Zoning District Amendments; 17.32 Parks and Open Space

(POS); 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.40 High Density Residential (R-3); 17.46 Village Commercial (C-3); 17.54 Specific Area Plan Overlay; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

GENERAL INFORMATION:

Any person who would like to comment on this development may present oral testimony at the hearing or submit a letter prior to the hearing to the Development Services Department for distribution to the Planning Commission or City Council. All concerns and issues need to be raised at the hearing with sufficient detail to allow the Commission or Council to respond.

Two public hearings will be held, with opportunity for public testimony by persons in favor and opposed to the development.

A copy of the report prepared by City staff on this proposal will be available 7 days prior to the hearing for review at City Hall. Copies of the proposal may be reviewed at City Hall or on the city's website at www.cityofsandy.com. Additional copies are available at a reasonable cost.

All written comments should be mailed to: City of Sandy, 39250 Pioneer Blvd., Sandy, OR 97055. For more information, please contact Shelley Denison, Associate Planner, phone: (503) 783-2587 or email: sdenison@ci.sandy.or.us.

PUBLISH ONE TIME ONLY

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