

**DATE OF THIS NOTICE: November 9, 2020**

## **NOTICE OF UPDATED DEVELOPMENT PROPOSAL**

The City has sent several letters notifying affected property owners of Bull Run Terrace, a proposed subdivision development south of Highway 26 and east of Meadow Avenue. This notice is to inform you of a proposed City Council meeting date and updated application information.

The applicant, Roll Tide Properties Corp., requests a Type IV Zone Map Amendment, Comprehensive Plan Map Amendment, and development of a 7 lot subdivision for two parcels totaling approximately 15.91 acres. Four lots are proposed as R-1 (low-density residential) zoning and will each contain a single family dwelling. One lot is proposed to have the R-3 (high-density residential) zoning designation. The exact number of multifamily units will be determined with a subsequent design review application for this lot, but according to the submitted traffic impact study the site has the potential to have 130 apartment units. One lot is proposed to have the R-2 (medium-density residential) zoning designation. The maximum number of dwelling units for this lot is 17, but the actual number of units will be determined in a future design review application. Finally, one lot is proposed to have the C-3 (village commercial) zoning designation. This lot will likely contain a mix of commercial and residential development.

The applicant also proposes to dedicate 1.95 acres for the eventual construction of Deer Pointe Park and will adopt the Parks and Open Space zoning designation. This proposal also includes extension of Dubarko Road to intersect with Highway 26 at the existing intersection of Vista Loop Drive with Highway 26.

The current zone classification of the subject properties is Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3). The subject property is designated as Village on the Sandy Comprehensive Plan Map so the request will also require a Comprehensive Map due to the change in underlying zoning district housing 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 64 trees.

Please see the included site plan and vicinity map for additional information. You can also watch an informational video about this development: <https://bit.ly/35bVt6w>

You are invited to take part in the City's review of this project by sending in your written comments and attending a public hearing before the **City Council on Monday, November 30, 2020 at 6:00 PM**. This meeting will be held virtually on Zoom. Please consult the City's website at <https://www.ci.sandy.or.us/SandyElectronicMeetingInformation> for more information about how to participate remotely at the hearing.

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**PROPERTY LOCATION:** South of Highway 26, east of Meadow Avenue

**FILE NO.:** 19-050 CPA/ZC/SUB Bull Run Terrace Subdivision (TYPE IV)

**NOTICE IS MAILED TO:** Property Owners within 500 feet of the site, Interested Citizens and Agencies

**PROPERTY OWNER/APPLICANT:** Roll Tide Properties Corp.

**PHYSICAL ADDRESS:** 10808 and 41010 Highway 26

**TAX MAP/LOTS:** T2 R5E Section 18 CD, Tax Lots 900 and 1000

**COMPREHENSIVE PLAN DESIGNATION:** Village

**ZONING DISTRICT DESIGNATION:** Low-Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3), and Village Commercial (C-3)

**DECISION PROCESS:** In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed on the comment sheet. The Planning Commission already made a recommendation to City Council on this proposal; City Council will now make a decision on this proposal. Council will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

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**SUBMITTING COMMENTS:** We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards. Please include the file number (**19-050 CPA/ZC/SUB**) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:

City of Sandy  
Planning Division  
39250 Pioneer Boulevard  
Sandy, OR 97055

You can also email your comments to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) or the staff contact listed below.

**APPLICABLE MATERIALS:** All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. Due to concerns with COVID-19, City Hall is currently closed. You should email [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) to receive a copy of the materials or a link to the Municipal Code.

**APPEAL STANDING:** Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved, or fail to provide statements or evidence to allow the City Council to respond to the issue, you will not be able to appeal the decision to the Land Use Board of Appeals based on that particular issue.

**DECISION:** A notice of the final decision, summarizing the decision will be mailed to persons who submitted written testimony. The notice of decision will also include information regarding your right to appeal the decision.

**STAFF CONTACT:** Shelley Denison  
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