

DATE OF THIS NOTICE: July 23, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

You should have received several mailings informing you of a proposed new development at 40808 and 41010 Highway 26. 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.

In addition to platting seven lots, the applicant proposes dedicating all public streets and conveying 1.43 acres (62,095 square feet) of parkland (Tract A) and a 0.16 acre (7,062 square feet) storm water tract (Tract B) to the City. As shown on submitted plans, the proposed parkland dedication is located directly east of 1.4 acres of undeveloped parkland conveyed to the City as part of the Deer Pointe 2 Subdivision in 2007.

Please see the included site plan and vicinity map for more information.

You are invited to take part in the City's review of this project by sending in your written comments and attending virtual public hearings before the **City of Sandy Planning Commission on Monday, August 24, 2020 at 7:00 PM with the projected date of a City Council hearing scheduled for Monday, October 19, 2020 at 7:00 PM.** Due to the current mandate from Governor Brown regarding limiting group gatherings, please consult the City's website at <https://www.ci.sandy.or.us/SandyElectronicMeetingInformation> for more information about how to participate remotely at the hearings.

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

FILE NO.: 19-050 CPA/ZC/SAP/SUB/TREE 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 (existing): Village

COMPREHENSIVE PLAN DESIGNATIONS (proposed): Village and Parks and Open Space

ZONING DISTRICT DESIGNATIONS (existing): Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3)

ZONING DISTRICT DESIGNATIONS (proposed): Low-Density Residential (R-1), High-Density Residential (R-3), Village Commercial (C-3), and Parks and Open Space (POS)

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 will make a recommendation to City Council on this proposal; City Council will then 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.

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/SAP/SUB/TREE**) 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 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 or sdenison@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 standards and facts that justified 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
Phone: 503-783-2587
Email: sdenison@ci.sandy.or.us

AREA TOTALS

TOTAL SITE AREA	= 693,088 SF
	= 15,910 ACRES
TRACT A (PARK)	= 62,098 SF
	= 1,426 ACRES
TRACT B (POND)	= 1,062 SF
	= 0.162 ACRES
R-1 SINGLE FAMILY	= 25,599 SF
	= 0.581 ACRES
R-3 MULTIFAMILY	= 344,143 SF
	= 7.94 ACRES
C-3 COMMERCIAL	= 151,229 SF
	= 3.4610 ACRES
PUBLIC ROW	= 96,310 SF
	= 2,217 ACRES

DENSITY CALCULATIONS

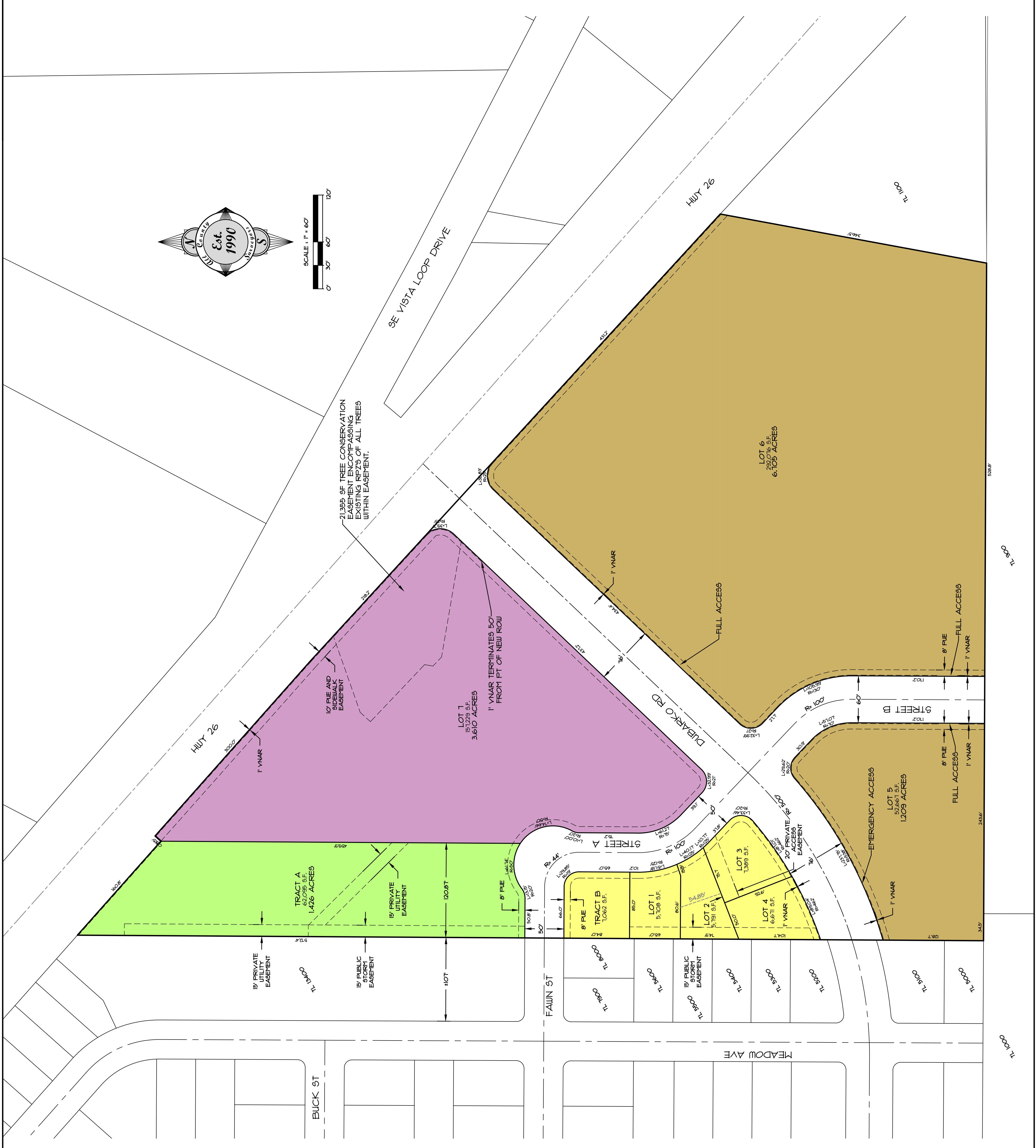
R-1 SINGLE FAMILY MIN DENSITY	0.59 UNITS/AC = 2 UNITS
R-1 SINGLE FAMILY MAX DENSITY	0.59 UNITS/AC = 5 UNITS
R-1 SINGLE FAMILY PROPOSED DENSITY	4 UNITS
R-3 MULTIFAMILY MIN DENSITY	191 UNITS/AC = 79 UNITS
R-3 MULTIFAMILY MAX DENSITY	191 UNITS/AC = 158 UNITS

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.

LEGEND

	PARKS AND OPEN SPACE ZONE
	R-3 ZONE
	R-1 ZONE
	C-3 ZONE



Bull Run Terrace

Subject site outlined in red.

