

Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to construct 75-unit, two-bedroom apartment development on a 5.49-acre site in an R-2 zoning district located immediately east of the recently-approved Meadow Creek Apartments, "Phase 1," a 45-apartment development on a 3.18-acre site at 1306 N. Springbrook Road. The City approved the latter development on October 29, 2018, file number DR218-0003. The current proposal bears the designation "Phase 2." For more details about giving comments, please see the back of this sheet.

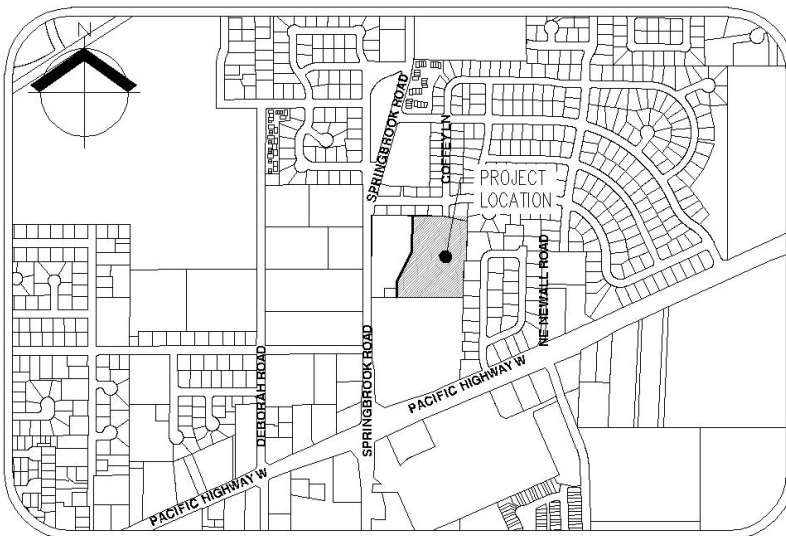
The development will include 75-units in 4 separate buildings. The site will contain 115 parking spaces, treated stormwater, a new cul-de-sac, and 32,845 square feet of landscaping. None of the existing trees or shrubs in the drainage way coursing through the site will be removed.

APPLICANT: ***Gabe Duus***
TELEPHONE: ***(360) 694-2552***

PROPERTY OWNER: ***Meadow Brook Villas, LLC***

LOCATION: ***1306 N. Springbrook Rd., Newberg, OR 97132***

TAX LOT NUMBER: ***Yamhill County Tax Map and Lot Number: 3216CB TL 100***



VICINITY MAP

NOT TO SCALE

Working Together For A Better Community-Serious About Service"

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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 for or against the proposal within 14 days from the date this notice is mailed.

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

Written Comments: File No.XX **(City staff will give you the file number for your project at the time of application)**
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **enter date two weeks from date you mailed notice**. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***