



Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	LU22024-00465 Center Street Commons Subdivision
Case File No.:	PS22024-00463 / SDM12024-00464 / ADJ22024-00742
Summary of Application:	The applicant, BOZMA, LLC, requests Preliminary Subdivision approval to subdivide the site into five lots and one tract (PS22024-00463). Sidewalk Design Modification approval is also requested to eliminate the standard sidewalk corridor along the western and northern property lines of proposed Lot 5 (SDM12024-00464). The Minor Adjustment application requests approval of a reduced rear setback of approximately 14 feet on proposed Lot 5 for the existing dwelling where 15 feet is required in the underlying RMB zoning district (ADJ22024-00742).
Project Location:	The site is located at 11035 SW Center Street, specifically identified as Tax Lots 2400 and 2401 on Washington County Assessor's Map 1S110DC.
Zoning & NAC:	Residential Mixed B (RMB) / Central Beaverton NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.10.15.1 <i>Minor Adjustment</i> , Section 40.45.15.5 <i>Preliminary Subdivision</i> , and Section 40.58.15.1 <i>Sidewalk Design Modification</i>
Due Date for Written Comments	No later than 5:00 p.m., October 2, 2024
Staff Contact:	Brittany Gada, Associate Planner bgada@beavertonoregon.gov / (971) 724-0517

NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Staff strongly encourages you to submit any testimony comments or questions via email to the Project Planner. Written comments on the above development proposal may also be mailed to the Current Planning Division, at PO Box 4755, Beaverton, OR 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on October 2, 2024. Please reference the Case File Number and Project Name in your written comments and include your mailing address if you wish to receive a copy of the decision. Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

The Facilities Review Committee Meeting with the applicant will be held October 2, 2024. The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03.1 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

Public Comment Period Ends: October 2, 2024

The Director is the decision-making authority for the above application and shall issue a written decision on the above development proposal on or around October 16, 2024, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <https://apps2.beavertonoregon.gov/DevelopmentProjects> and via the Beaverton Electronic Permitting System (BEPS) Public Portal project link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/2432>. The decision may also be provided by the Project Planner upon request.

For more information and to access plans and additional information on the application you can visit the project specific page on the BEPS Public Portal at the following link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/2432>. For additional information or questions, you may contact the Project Planner, Brittany Gada, at bgada@BeavertonOregon.gov or (971) 724-0517.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Brittany Gada by calling 711 (971) 724-0517 or email bgada@beavertonoregon.gov.*

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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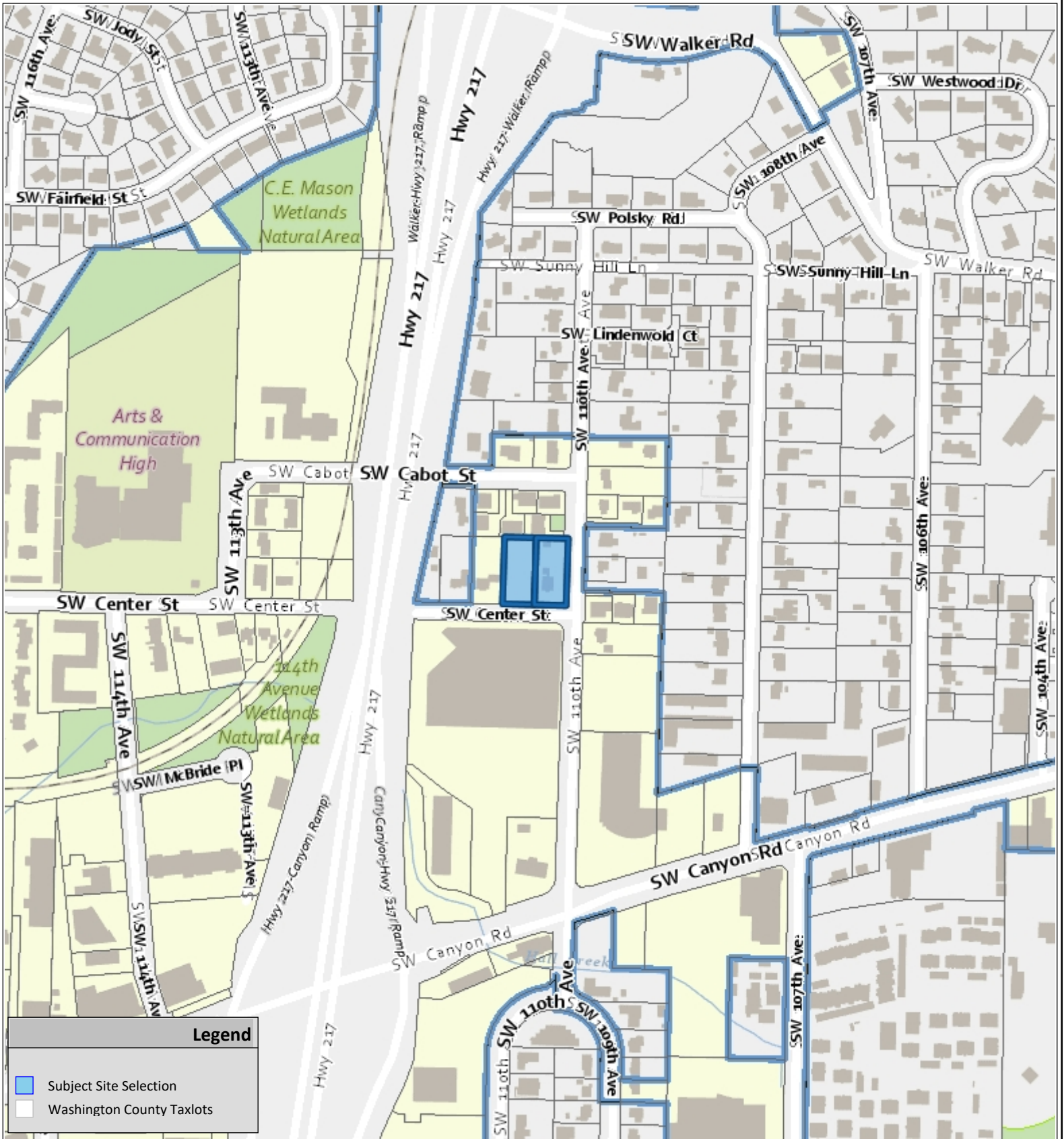
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Этот документ доступен на других языках и форматах по запросу

VICINITY MAP



LU2024-00465 Center Street Commons Subdivision (PS22024-00463 /
SDM12024-00464 / ADJ22024-00742)

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

09/04/2024
Taxlot No:
1S110DC02401
1S110DC02400

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Application #
See Notice