

March 16, 2021

**APPLICANT'S STATEMENT**

**APPLICANT/OWNER:** Chris Morris  
6800 SW 105<sup>th</sup> Avenue  
Beaverton, OR 97008

**APPLICANT'S  
REPRESENTATIVE:** Danelle Isenhardt, AICP  
Emerio Design  
6445 SW Fallbrook Pl., Suite 100  
Beaverton, Oregon 97008

**REQUEST:** Conditional Use Application for proposed Medical  
Office Use in existing building

**SITE LEGAL  
DESCRIPTION:** Tax Lot 02300; Tax Map 1S1 22AD  
Washington County, Oregon

**SIZE:** 33,959 sq. ft.

**LOCATION:** 6800 SW 105<sup>th</sup> Avenue

**LAND- USE DISTRICT:** CS

**I. APPLICABLE REGULATIONS**

- A. City of Beaverton Comprehensive Plan
- B. City of Beaverton Development Code:
  - Section 20.10 Commercial Land Use Districts
  - Section 40.03 Facilities Review Committee
  - Section 40.15 Conditional Use
  - Section 50.20 Pre-Application Conference
  - Section 50.30 Neighborhood Review Meeting
  - Section 60.30 Off-Street Parking

**II. AFFECTED JURISDICTIONS**

- Domestic Water: City of Beaverton
- Drainage: City of Beaverton and Clean Water Services
- Erosion Control: Clean Water Services
- Fire Protection: Tualatin Valley Fire and Rescue
- Parks: Tualatin Hills Park & Recreation District
- Police Protection: Beaverton Police Department
- Schools: Beaverton School District
- Sewer: Clean Water Services
- Streets: City of Beaverton
- Water Quality/Quantity: Clean Water Services

**III. BACKGROUND:**

The applicant is requesting a conditional use application for a medical clinic/office use in the existing building in the CS zone. The existing building is currently used as general office space (allowed use). The subject property is identified by the Washington County assessor as Tax Lot 2300 of Tax Map 1S1—22AD, and is further defined as 6800 SW 105<sup>th</sup> Avenue. The existing building and site improvements (i.e., parking lot) are proposed to remain. No exterior building updates are proposed.

All necessary utilities (i.e., power, sanitary sewer, water, etc.) are presently available to the site, as illustrated on the preliminary site/utility plan (Exhibit 4). No new utilities are proposed to the existing building as all services are existing.

County maps, in addition to other sources—e.g., Clean Water Services’ pre-screen analysis (Exhibit 7)—show that no portion of the site is impacted by wetlands or 100-year flood plain.

#### **IV. FINDINGS**

##### **A. BEAVERTON COMPREHENSIVE FRAMEWORK PLAN**

###### **COMMENT:**

Except where required by the Beaverton Development Code, this application is not required to address the county's goals and policies related to the development of land, since the Beaverton Comprehensive Plan is implemented by the code.

###### **Goal 3.7.1 Enhanced Commercial Centers and Corridors**

- b) Emphasize commercial and employment uses and limit ground floor residential uses to preserve land to meet the city's employment needs.**

###### **COMMENT:**

The proposed medical clinic/office use will provide commercial and employment uses. No residential use is proposed on the site. This goal is satisfied.

###### **Goal 3.7.3 Community Commercial: Provide for commercial services that serve the surrounding community, with limited auto-oriented uses.**

- a) Allow commercial uses at a range of scales, including large-format retail to address community needs.**
- d) Use development standards and/or conditional use review to address potential issues related to compatibility of commercial uses with adjacent housing, including noise, access, and parking.**

###### **COMMENT:**

The proposed medical office use is within an existing commercial building currently used as general office space. The proposed medical office use will provide access to medical clinics to the surrounding community. The first medical office use that will be proposed after the CU is approved is a medical clinic for geriatrics. Smaller medical office clinics near neighborhoods helps to address community needs and provide services closer to home. The existing building is currently used for general office space. There is adequate access and parking to the site for the proposed medical office use. The existing building/site is adjacent to a mobile home park to the east. The proposed medical office use will not create additional noise impacts than the existing general office use. Primarily noise from the site will be automobiles coming and going from the parking lot. This goal is satisfied.

###### **Goal 3.9.1 Successful Employment Lands**

- a) Emphasize and prioritize employment and industrial uses – ensure that other uses allowed within these plan designations support and do not detract from the desirability of these areas for employment and industrial uses.**

###### **COMMENT:**

The proposed medical clinic/office use will provide employment opportunities at the site. General office space is in abundance in Beaverton, and will likely grow in vacancies due to

covid-19. The proposed medical clinic/office use for the building will provide a different option for the owner to lease to. The owner/applicant proposes to have his practice (geriatric medicine) on a portion of the 1<sup>st</sup> floor of the building. This proposed use supports the desirability of the commercial area along SW 105<sup>th</sup> Avenue. Some of this is by simply providing an active use in an area that currently has many vacancies. The location is ideal as it is near Providence St. Vincent hospital and clinics that are accessible from the site by Highway 217. There are no industrial uses or zoned land in this area. This goal is satisfied.

- b) Encourage design features and other measures that increase the availability and desirability of non-auto transportation options for employees and visitors.**

**COMMENT:**

No changes are proposed to the existing building exterior. Bicycle parking will be added to the site to bring the site into current code conformance for bicycle parking. There is an existing sidewalk along the site's frontage of SW 105<sup>th</sup> Avenue. The addition of bicycle parking will increase the availability and desirability of non-auto transportation options for employees and visitors. This goal is satisfied.

**Goal 3.9.2 Employment Areas: Provide desirable locations for mix of office and flexible employment space and complementary uses**

- a) Provide for a mix of office, industrial and other employment space and complementary uses such as retail, restaurants, hotels, and services to meet the needs of businesses and employees.**

**COMMENT:**

The proposal is for a medical clinic/office use in and existing commercial (office) building on the site. No new buildings are proposed. The proposed new use on the site would all for a need for medical office space in the area with access to the highway and other nearby medical facilities (i.e., St. Vincent's). This goal is satisfied.

- b) Limit new and expanded commercial retail uses to those appropriate in type and size to serve the needs of businesses and employees of the Employment Areas.**

**COMMENT:**

There is no proposed new or expanded commercial retail use on the site. This goal is not applicable.

- c) Require new development and significant redevelopment projects to support walking and biking through measures such as:**
  - i. Providing covered and/or indoor bicycle parking available to employees and visitors**
  - ii. Providing safe and direct pedestrian connections to any nearby streets, transit stops or stations, multi-use or pedestrian trails and retail areas**
  - iii. Providing preferential parking for carpools and vanpools**

**COMMENT:**

The proposed conditional use does not include new development or a significant redevelopment of the site. This goal is not applicable.

**d) Encourage other measures to reduce driving alone by employees, such as:**

- i. Providing shuttle service to nearby light rail stations**
- ii. Providing lockers and shower facilities on-site**
- iii. Providing secure bike storage for employees**
- iv. Offering employees incentives not to drive to work**

**COMMENT:**

Bicycle parking will be provided if the conditional use application is approved. There is no existing bicycle parking on the site. Short term bicycle parking will be provided outside the main entry with bicycle racks. Long term bicycle parking will be provided inside the building with either bike hooks or some other type of bike storage for employees. This goal is satisfied.

**Goal 8.4.1 Create and protect a healthy acoustical environment within the City.**

**a) Noise impacts shall be considered during development review process.**

**COMMENT:**

The proposed medical office use will not create additional noise impacts than the existing general office use. Primarily noise from the site will be automobiles coming and going from the parking lot. This goal is satisfied.

**B. BEAVERTON DEVELOPMENT CODE**

**SECTION 20.10: COMMERCIAL LAND USE DISTRICTS**

**20.10.10 Purpose**

**2. Community Service (CS)**

**The CS District is intended to provide for a variety of business types compatible with and of similar scale to commercial activities found principally along the City's major streets.**

**COMMENT:**

This request for a conditional use application for medical clinic/ office use. This proposed use is compatible with the existing office uses in the area. The existing building/site is off SW 105<sup>th</sup> and Highway 217.

**20.10.15 Site Development Standards**

**COMMENT:**

The minimum required parcel area for a non-residential use in the CS zone is 7,000 sf. The existing parcel is 33,959 sf. The minimum lot dimensions in the CS zone are 70 feet in width and 100 feet in depth. The existing parcel has a width of 172 feet and a depth of at least 180.36 feet. The existing building is proposed to remain and meets the required setbacks. No new structures are proposed. The existing building is 2-stories in height and therefore, is less than the maximum allowed height of 60 feet. These standards are satisfied.

**20.10.20                      Land Uses**

**COMMENT:**

Per the table in this section medical clinics/office use is a Conditional Use. This application is a Conditional Use application (Type 3).

**SECTION 40.03:    FACILITIES REVIEW COMMITTEE**

**Consistent with Section 10.95.3. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following Type 2 and Type 3 land use applications: all Conditional Use, Design Review Two, Design Review Three, Public Transportation Facility Reviews, Street Vacations, and applicable Land Divisions. Applicable land division applications are Replats, Partitions, Subdivisions, Fee Ownership Partitions, and Fee Ownership Subdivisions. In making a recommendation on an application to the decision making authority, the Facilities Review Committee shall base its recommendation on a determination of whether the application satisfies all the following technical criteria. The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B., and all the following criteria have been met, as applicable: [ORD 4265; October 2003][ORD 4404; October 2006] [ORD 4487; August 2008]**

- 1. All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:**
  - A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

**COMMENT:**

The existing building is proposed to remain on the site and no exterior additions or changes to the building are proposed. The site is currently served by all critical facilities and services and will continue to be served with the proposed new use. This criterion is satisfied.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.**

**COMMENT:**

The existing building is proposed to remain on the site and no exterior additions or changes to the building are proposed. The site is currently served by all essential facilities and services and will continue to be served with the proposed new use. This criterion is satisfied.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).**

**COMMENT:**

The existing site and building are consistent with all of the applicable provisions of Chapter 20, as addressed above. This criterion is satisfied.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.**

**COMMENT:**

The proposal is consistent with the applicable provisions of Chapter 60. Off-street parking and bicycle parking are addressed below. The site has adequate vehicular parking in the existing parking lot. Bicycle parking will be added to the site upon approval of the conditional use. This criterion is satisfied.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.**

**COMMENT:**

The owner/applicant maintains the existing building and site facilities (i.e., landscaping, parking lot, etc.). This criterion is satisfied.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.**

**COMMENT:**

The proposed conditional use for medical clinic/office is on a site that is already developed with an office building with a U-shaped parking lot and sidewalks to the entries. There is also an existing sidewalk along the site's frontage of SW 105<sup>th</sup> Avenue. The existing vehicular and pedestrian circulation pattern are proposed to remain and are safe and efficient for the use of the site. This criterion is satisfied.

**G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.**

**COMMENT:**

The existing U-shaped parking lot has 2 driveways that connect to SW 105<sup>th</sup> Avenue at right angles. These intersections provide connection and circulation in a safe, efficient and direct manner. This criterion is satisfied.

**H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.**

**COMMENT:**

No new structures or public facilities are proposed. The existing building and site improvements are proposed to remain. The existing parking lot and access from SW 105<sup>th</sup> Avenue provides adequate fire protection access to the site. There is a fire hydrant at the southwest corner of the site. This criterion is satisfied.

**I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.**

**COMMENT:**

No new structures or public facilities are proposed. The existing building and site improvements are proposed to remain. The site has lighting that provides protection from crime and accidents. There are no existing hazardous conditions on the site due to inadequate, substandard or ill-designed development. This criterion is satisfied.

**J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.**

**COMMENT:**

The existing building and site improvements are proposed to remain. There is no grading or contouring proposed. Therefore, this criterion is not applicable.



- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.**

**COMMENT:**

The existing building and site improvements are proposed to remain. There are 8 existing ADA parking spaces in the parking lot. Access from the parking lot to the building is through the drive isle to the entryways on the north and south side of the building. This criterion is satisfied.

- L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code. [ORD 4265; October 2003]**

**COMMENT:**

The required application materials have been submitted as part of the Conditional Use application to the City. This criterion is satisfied.

**SECTION 40.15: CONDITIONAL USE**

**40.15.10 Applicability**

**The uses listed in Chapter 20 (Land Uses) for each zoning district as a Conditional Use shall be subject to the provisions of this section.**

**COMMENT:**

Medical clinic/ office use is listed as a conditional use in the CS zone in Chapter 20. Therefore, a conditional use application is required and this section is applicable.

**40.15.15 Application**

**There are seven (7) Conditional Use applications which are as follows: Interim Washington County Use Type I, Minor Modification of a Conditional Use, Interim Washington County Use Type II, Major Modification of a Conditional Use, New Conditional Use, Planned Unit Development, and Modification of a Nonconforming Use. [ORD 4782; April 2020]**

**COMMENT:**

The proposal is for a new conditional use.

**5. New Conditional Use.**

- A. Threshold. An application for a New Conditional Use shall be required when the following threshold applies:**

- 1. The proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect. [ORD 4332; January 2005] [ORD 4473; March 2008]**

**COMMENT:**

The proposal is for a new conditional use. The medical clinic/office use is a conditionally permitted use in the CS zone and there is not a prior conditional use approval on the site for this proposed use.

**B. Procedure Type. The Type 3 procedure, as described in Section 50.45. of this Code, shall apply to an application for a New Conditional Use. The decision making authority is the Planning Commission.**

**COMMENT:**

The proposal is for a new conditional use. The application will be processed as a Type 3 procedure.

**C. Approval Criteria. In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:**

**1. The proposal satisfies the threshold requirements for a Conditional Use application.**

**COMMENT:**

As noted above, this proposed conditional use for medical clinic/office use satisfies the threshold requirements for a new conditional use. This criterion is satisfied.

**2. All City application fees related to the application under consideration by the decision making authority have been submitted.**

**COMMENT:**

The application fees for the conditional use application have been submitted/paid. This criterion is satisfied.

**3. The proposal will comply with the applicable policies of the Comprehensive Plan.**

**COMMENT:**

The proposed conditional use for medical clinic/office use complies with all applicable Comprehensive Plan goals, as addressed earlier in this narrative. This criterion is satisfied.

**4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.**

**COMMENT:**

The site is developed with an existing office building and parking lot. No changes are

proposed to the site configuration or development. There are no natural features on the site.

- 5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site. [ORD 4473; March 2008]**

**COMMENT:**

The medical clinic/office use is a compatible use with the existing general office uses of this building and neighboring buildings along SW 105<sup>th</sup> Avenue. The proposed use will be within the existing building on the site. The proposed use will have a minimal impact on livability of properties in the surrounding area. This criterion is satisfied.

- 6. The proposed residential use located in the floodway fringe meets the requirements in Section 60.10.25. [ORD 4782; April 2020]**

**COMMENT:**

The proposal does not include a residential use. This criterion is not applicable.

- 7. For parcel(s) designated Interim Washington County, the proposed use, identified in the land use designation previously held for the subject parcel(s), meets the use requirements identified in Washington County's Development Code. [ORD 4782; April 2020]**

**COMMENT:**

The site is not designated in Interim Washington County. Therefore, this criterion is not applicable.

- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

**COMMENT:**

All applications and documents related to the conditional use request will be or have been submitted to the City. Any documents will be submitted to the City in the proper sequence. This criterion is satisfied.

**SECTION 50.20: PRE-APPLICATION CONFERENCE**

- 1. With the exception of City initiated or Wireless Facility applications, a pre-application conference shall be required for all proposals which require Type 2, Type 3, or Type 4 applications. An applicant may choose to forgo the required pre-application conference for a Type 2 application upon completion of a form for that purpose provided by the Director. A pre-application conference is optional for an applicant for proposals which require only Type 1 applications. [ORD 4702; January 2017]**

**COMMENT:**

A pre-application conference was held for the proposed conditional use on October 7, 2020 (See Exhibit 6). This standard is satisfied.

**SECTION 50.30: NEIGHBORHOOD REVIEW MEETING**

- 1. The purpose of the Neighborhood Review Meeting is to allow neighbors, representatives from the Neighborhood Association Committee (hereinafter referred to as NAC), and interested persons an opportunity to become familiar with the proposal and to identify any associated issues. The Neighborhood Review Meeting is intended to assist in producing applications that are responsive to neighborhood concerns, and to reduce the likelihood of delays and appeals. The City expects an applicant to take into consideration the reasonable concerns and recommendations of the neighborhood when preparing an application. The City expects the neighbors and NAC to work with the applicant to provide reasonable concerns and recommendations.**
- 2. Prior to submittal of an application subject to a Type 3 procedure, the applicant shall provide an opportunity to meet with neighboring property owners, residents and businesses (hereinafter collectively referred to as "neighbors") as well as representatives from the NAC within whose boundaries the site is located or within the notice radius to review the proposal. The applicant shall not be required to hold more than one Neighborhood Review Meeting provided such meeting is held within six months prior to submitting an application for one specific site. This requirement does not apply to applications required by Design Review Three threshold number 7 (Section 40.20.15.3.A.7.) or applications for Quasi-Judicial Zoning Map Amendment (Section 40.97.15.1.), Discretionary Annexation Related Zoning Map Amendment (Section 40.97.15.4.). [ORD 4332; January 2005] [ORD 4483; June 2008] [ORD 4584; June 2012]**

**COMMENT:**

A neighborhood meeting was held on December 10, 2020 for this proposed conditional use. The meeting was part of the NAC meeting on this date. All procedures for setting up the meeting and providing meeting minutes were followed. Documentation for the neighborhood meeting is provided as Exhibit 3. This standard is satisfied.

**SECTION 60.30: OFF-STREET PARKING**

**60.30.05 Off-Street Parking Requirements**

**Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered, or maintained in accordance with the requirements of Sections 60.30.05. to 60.30.20.**

- 1. Availability. Required parking spaces shall be available for parking operable passenger automobiles and bicycles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for parking of trucks used in conducting the business or use.**

2. **Vehicle Parking.** Vehicle parking shall be required for all development proposed for approval after November 6, 1996 unless otherwise exempted by this ordinance. The number of required vehicle parking spaces shall be provided according to Section 60.30.10.5.
3. **Bicycle Parking.** [ORD 3965; November 1996] Bicycle parking shall be required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and the Engineering Design Manual. [ORD 4397; August 2006]

**COMMENT:**

The owner/applicant will continue to maintain the existing parking lot. Bicycle parking will be added to the site upon approval of the conditional use and will be maintained by the owner of the site. Adequate vehicular and bicycle parking will be provided on the site.

**60.30.10                    Number of Required Parking Spaces**

**Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:**

1. **Parking Calculation.** Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted.
2. **Parking Categories.**
  - A. **Vehicle Categories.** Contained in the table at Section 60.30.10.5. are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use, except for those uses which are located in the Regional Center which are governed by Section 60.30.10.6. These requirements reflect the parking requirements of Title 4 of Metro's Regional Transportation Functional Plan. [ORD 4471; February 2008] [ORD 4584; June 2012] [ORD 4686; July 2016]
    1. **Minimum number of required parking spaces.** For each listed land use, the City shall not require more than the minimum number of parking spaces calculated for each use.
    2. **Parking Zone A.** Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter mile walking distance of bus transit stops that have 20-minute peak hour transit service or one-half mile walking distance of light rail station platforms that have 20-minute peak hour transit service.
    3. **Parking Zone B.** Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B

**areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.**

**COMMENT:**

Per Table 60.30.10.5.A, 3.9 vehicle parking spaces per 1,000 square feet of building is required in the CS zone for medical/dental clinics. The maximum allowed vehicle parking is 5.9 spaces per 1,000 square feet as the site is in Zone B. The required number of vehicle spaces for the existing 10,882 sq. ft. building is 43 spaces. The allowed maximum number of vehicle parking spaces is 65 spaces. The existing parking lot has 52 spaces (44 standard and 8 ADA spaces). Therefore, adequate parking exists on the site.

**B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.**

- 1. Short-Term parking. Short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority.**
- 2. Long-Term parking. Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover longterm bicycle parking.**
- 3. Bicycle parking shall be designed, covered, located, and lighted to the standards of the Engineering Design Manual and Standard Drawings. [ORD 4302, June 2004]**

**COMMENT:**

Per Table 60.30.10.5.B, 2 short term bicycle parking spaces and 2 long term bicycle parking spaces are required for medical/dental clinics for the existing 10,882 sq. ft. building. Two short term bicycle spaces are proposed outside of the south entry doors. Two long term spaces can be provided inside the building with a bike hook or other type of space as allowed by the City. These parking spaces would be provided during tenant improvements for the first medical clinic/ office use once the conditional use application is approved.

**60.30.15                      Off-Street Parking Lot Design**

**All off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawings and tables:**

**COMMENT:**

The existing parking lot is to remain in its current configuration. The parking lot has a combination of 60 degree and 90 degree parking spaces. The existing drive isle is U-shaped and provides circulation through the site.

**V. SUMMARY AND CONCLUSIONS**

Based upon the findings of this report and the submitted supplemental graphics material, the applicant has demonstrated compliance with the requirements of the relevant sections of the Beaverton Development Code and the Comprehensive Plan for the requested conditional use for medical clinic /office in the CS zone. Therefore, the request should be approved.