

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL)	ORDER NO. 2928
OF A SHARED PARKING APPLICATION, FLOOR &)	PD2022-0006 ORDER APPROVING FLOOR &
DÉCOR OUTLETS OF AMERICA, INC.,)	DÉCOR, SHARED PARKING APPLICATION.
APPLICANT.)	

The matter came before the Planning Commission on February 1, 2023, on a Shared Parking Application request to share required off-street parking between the Phase 1 and Phase 2 sites, located at 10700 SW Allen Boulevard, specifically identified as Tax Lots 100, 200, 400, and 500 on Washington County Tax Assessor's Map 1S122AA.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

Public Testimony. Public testimony raised concerns that the project's on-site pedestrian walkways were not designed to provide safe, efficient, and direct routes, thereby creating issues related to pedestrian circulation, pedestrian safety, and accessibility. Public testimony stated the proposal does not comply with Section 40.55.15.2.C.10 (Shared Parking Application).

Commission Findings. Based on the evidence in the record, including the testimony received at the hearing, the Commission finds that the applicant has met Section 40.55.15.2.C.10 (Shared Parking Application). Although the pedestrian circulation may not provide the most direct route in all cases, the

applicant has shown that the pedestrian walkways are safe, efficient, and reasonably direct considering topography and on-site vehicular movement.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated February 1, 2023, and the Supplemental Memoranda dated February 6, 2023, and February 8, 2023, and the findings contained therein, as applicable to the approval criteria contained in Section 40.55.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **PD2022-0006** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated February 1, 2023, and the Supplemental Memoranda dated February 6, 2023, and February 8, 2023, and the findings contained therein and in this order, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure the associated Design Review Three application (DR2022-0078) has been approved and is consistent with the submitted plans. (Planning / LS)
2. The locations of the Phase 1 and Phase 2 sites referenced in the conditions of approval are identified on Sheet C1.1 of the applicant's approved civil drawings. (Planning / LS)

B. Prior to issuance of temporary occupancy, the applicant shall:

3. If not yet constructed as part of the Phase 1 redevelopment, Phase 2 shall construct the 40 parking spaces on the Phase 1 site that are identified on Sheet C3.2. A direct, paved pedestrian walkway shall

be provided from these 40 parking spaces to the Phase 2 site. (BDC 40.55.15.2.A, 40.03.1.F and 60.30.15 and 20) (Transportation / KM)

- 4. If the 40 parking spaces identified on Sheet C3.2 have not yet been constructed as part of the Phase 1 redevelopment, Phase 2 shall submit a photometric plan demonstrating the 40 parking spaces comply with the applicable lighting standards in BDC Table 60.05-1 and BDC 60.55.25.10.B.7. (Transportation / KM)

Motion **CARRIED**, by the following vote:

- AYES:** Lawler, Glenewinkel, Akkal, Ellis, Winter.
- NAYS:** Nye.
- ABSTAIN:** None.
- ABSENT:** McCann.

Dated this 14 day of February, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2928 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 24, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

LINA SMITH
Associate Planner

JENNIFER NYE
Chair

STEVE REGNER
Senior Planner