



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #:
FILE NAME:
TYPE: RECEIVED BY:
FEE PAID: CHECK/CASH:
SUBMITTED: LWI DESIG:
LAND USE DESIG: NAC:

CONDITIONAL USE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:

- TYPE 2 MINOR MODIFICATION OF A CONDITIONAL USE
TYPE 3 PLANNED UNIT DEVELOPMENT
INTERIM WASHINGTON COUNTY USE TYPE 1
INTERIM WASHINGTON COUNTY USE TYPE 2
TYPE 3 MAJOR MODIFICATION OF A CONDITIONAL USE
TYPE 3 NEW CONDITIONAL USE
NONCONFORMING USE

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: TNHC Oregon LLC

ADDRESS: 15455 NW Greenbrier Parkway, Suite 240

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503.313.7795 FAX: E-MAIL: pverdadero@nwhm.com

SIGNATURE: DocuSigned by: Pam Verdadero
884F8FD240AF401...

CONTACT: Pam Verdadero, Vice President

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Standridge, Inc.

ADDRESS: 703 Broadway Street, Suite 610

(CITY, STATE, ZIP) Vancouver, WA 98660

PHONE: 360.907.4529 FAX: E-MAIL: ingrid.friedberg@standridgeinc.com

SIGNATURE: DocuSigned by: Ingrid Friedberg
88BA45F0377D464...

CONTACT: Ingrid Friedberg, Land Use Planner

PROPERTY OWNERS: Attach separate sheet if needed. Check box if Primary Contact

COMPANY: GKP Investments LLC and Panzer Investment Properites. LLC

ADDRESS: 2840 SW 121st Avenue

(CITY, STATE, ZIP) Aloha, OR 97006

PHONE: 503.515.3809 FAX: E-MAIL: natalie.panzer@outlook.com

SIGNATURE: DocuSigned by: Natalie Panzer
2A03BD50419248C...

CONTACT: Natalie K. Panzer, Managing Member

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: No address is associated with the site.

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S106BC0 3600</u>	<u>13.19 acres</u>	<u>SC-HDR & SC-MU</u>
<u>1S106BC0 3700</u>	<u>13.41 acres</u>	<u>SC-HDR & SC-MU</u>

PRE-APPLICATION DATE: August 31, 2022

AREA TO BE DEVELOPED (s.f.): 1,158,836

EXISTING USE OF SITE: Plant Nursery & Single-Family Residential Home

PROPOSED DEVELOPMENT ACTION:
Residential and Mixed Use Residential and Commercial.

When opening links (highlighted in blue), right click on the link and open in a new window. You may lose your work if you click directly on the link.

CONDITIONAL USE SUBMITTAL CHECKLIST

Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies. [Please click here for instructions on how to submit electronically.](#)

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- C. WRITTEN STATEMENT.** Submit **one (1) copy** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:
 - Address all applicable provisions of [Chapter 20](#) (Land Uses)
 - Address all applicable provisions of [Chapter 60](#) (Special Regulations)
 - Address all Facilities Review Technical Criteria from Section [40.03](#) of the City's *Development Code* (ORD 2050).
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
 - Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

NOTE: Future users of the commercial space will be determined at a later date, however, hours of operation will be required to conform to City requirements for the underlying zoning and site use.
- D. FEES,** as established by the City Council. **Fees are payable via Visa, Mastercard, or Check.** Please make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**

<ul style="list-style-type: none"> ■ Proposed parking modification: <u> N/A </u> sq. ft. Proposed number of parking spaces: <u> 1,228 </u> Proposed use: <u> Mixed-use commercial residential. </u> Parking requirement: <u> See written statement. </u> ■ Existing landscaped area: <u> ±29,276 </u> sq. ft. Percentage of site: <u> 2.5 </u> % Proposed landscape modification: <u> +231,852 </u> sq. ft. Percentage of site: <u> ±23 </u> % 	<ul style="list-style-type: none"> ■ Existing parking area: <u> ±29,618 </u> sq. ft. Existing number of parking spaces: <u> 35 </u> ■ Existing building height: <u> ±20 </u> ft. Proposed building height: <u> (maximum) 53.25 </u> ft. ■ Existing building area: <u> ±39,570 </u> sq. ft. Proposed building modification: <u> N/A </u> sq. ft.
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F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section [50.25.1. F](#) of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact, Lindsey Obermiller, Environmental Plan Reviewer at (503) 681-3653 or ObermillerL@CleanWaterServices.org

G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1. E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)
Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time, and location, as well as oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees. **N/A - Online meeting.**
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. TRAFFIC GENERATION. Provide documentation showing any projected or actual increase in vehicle trips per day to and from the site. Either the Institute of Transportation Engineers (ITE) Trip Generation manual or an evaluation by a traffic engineer or civil engineer licensed by the State of Oregon may be used for this determination. **Note: a traffic study may be required as part of the application submittal when deemed necessary by the Planning Director. The determination is made at the time of a Pre-Application Conference.**

NOTE: See Appendix B for the Traffic Report and Memo.

J. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

K. PLANNED UNIT DEVELOPMENT DESCRIPTION. (REQUIRED FOR PLANNED UNIT DEVELOPMENT APPLICATIONS ONLY)
Submit a detailed description of the proposed planned unit development.
Provide the following information:

- 1. The intent of the project.
- 2. The factors which make the project desirable to the general public and to surrounding areas.
- 3. The features and details of the project development.
- 4. The schedule of timing and phasing (if applicable) of the development program.
- 5. Any other material which the applicant believes to be relative to the use

N/A
No
other requirements

PLANS & GRAPHIC REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

A. EXISTING CONDITIONS PLAN:

- 1. North arrow, scale, and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- N/A 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- N/A 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- N/A 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- N/A 14. Existing trees 6" in dbh (diameter at breast height) or larger. Indicate genus, species, and size. Dbh is measured at 54" above grade.

B. DIMENSIONED SITE PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 8. Location of storm water quality/detention facilities.
- 9. Boundaries of development phases, if applicable.
- N/A 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- N/A 11. Sensitive areas, as defined by CWS standards.
- N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- #### **C. ARCHITECTURAL ELEVATIONS:** Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences, and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

PLANS & GRAPHIC REQUIREMENTS-The following plans, D through H, may be required to be part of the application submittal when deemed necessary by the Planning Director. If a Pre-Application Conference has been completed, the determination is made at that time.

Submit a total of one (1) set of plans

- D. PLANNED UNIT DEVELOPMENT PLAN:**
- 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned.
 - 3. Specific location of proposed circulation for pedestrians and vehicles, including points of access, interior streets, driveways, loading areas, transit lines, bicycle facilities and parking areas.
 - 4. Specific location of proposed buildings and other structures, indicating design character and density.
 - 5. Specific location of proposed right-of-way, dedications, and improvements.
 - 6. Boundaries of development phases, if applicable.
 - N/A 7. Proposed vegetative character of site including the location of Natural Resource Areas, Significant Trees, and Historic Trees as established by the City of Beaverton's inventories.
 - N/A 8. Location of Sensitive areas, as defined by the Unified Sewerage Agency standards, including streams, riparian areas, and wetlands.
 - N/A 9. Location of rock out-croppings and upland wooded areas.
 - 10. Specific location of proposed storm water quality facilities, detention facilities, or both.
 - 11. Specific location of proposed public uses, including schools, parks, playgrounds, and other public open spaces.
 - 12. Specific location of proposed common open spaces, schematic massing of buffering, screening, and landscape featuring.
- E. GRADING PLAN:**
- 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed rights-of-way, dedications, and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
 - N/A 8. Location of 100-year flood plain.
 - 9. Location of storm water quality/detention facilities.
 - 10. Boundaries of development phases, if applicable.
 - N/A 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - N/A 12. Sensitive areas, as defined by the CWS standards.
 - N/A 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - N/A 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.
- F. LIGHTING PLAN:**
- 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards, and the ground.
 - 2. Type, style, height, and the number of fixtures per light.
 - 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
 - 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
 - 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted ½ foot candlepower measurement.

- G. UTILITY PLAN:**
- 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications, and improvements.
 - 6. Proposed topographical information, showing 2 ft. contours.
 - N/A 7. Location of 100-year flood plain.
 - 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
 - 9. Boundaries of development phases, if applicable.
 - N/A 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - N/A 11. Sensitive areas, as defined by the CWS standards.
 - N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- H. LANDSCAPE PLAN:**
- 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications, and improvements.
 - 6. Boundaries of development phases, if applicable.
 - N/A 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - N/A 8. Sensitive areas, as defined by the CWS standards.
 - N/A 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - N/A 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.
 - 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
 - 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
 - 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - 14. Proposed location of light poles, bollards, and other exterior illumination.
 - 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Ingrid Friedberg, Land Use Planner on behalf of Standridge Inc.

Print Name



Signature

360.907.4529

Telephone Number

April 5, 2023

Date



NEW CONDITIONAL USE APPROVAL CRITERIA

PURSUANT TO SECTION [50.25.1.B](#) OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Conditional Use shall address compliance with all of the following Approval Criteria as specified in 40.15.15.5.C.1-8 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Conditional Use application.
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The proposal will comply with the applicable policies of the Comprehensive Plan.
- 4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
- 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.
- 6. The proposed residential use located in the floodway fringe meets the requirements in Section [60.10.25](#).
- 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.
- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA

PURSUANT TO SECTION [50.25.1.B](#) OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Preliminary Planned Unit Development shall address compliance with all of the following Approval Criteria as specified in 40.15.15.6.C.1-12 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a PUD application.
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section [60.35.10.3](#).
- 4. The proposal complies with the applicable policies of the Comprehensive Plan.
- 5. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
- 6. 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 development of properties in the surrounding area of the subject site.
- 7. The width of proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.
- 8. The lessening the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural features and the surrounding neighborhood as outlined in Section [60.35.15](#).
- 9. The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section [60.35.15](#):
 - a. The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest and complement the overall site design.

- b. The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.
- c. The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.

N/A -
This proposal is not
located in SC-S
zoning district.

- 10. For proposals within the SC-S (Station Community - Sunset) zoning district, the requirements identified in Sections [20.20.40.2](#). and [20.20.40.3](#). are satisfied.
- 11. If the application proposes to develop the PUD over multiple phases, the decision-making authority may approve a time schedule of not more than five (5) years for the multiple development phases. If a phased PUD has been approved, development of the future phases of the PUD shall be filed within five (5) years or the PUD has received an extension of approval pursuant to Section [50.93](#) of this Code. However, all PUD phases must commence construction within five (5) years of the date of the decision of the PUD. Refer to Section [50.90.A](#).
- 12. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #: _____
FILE NAME: _____
TYPE: _____ **RECEIVED BY:** _____
FEE PAID: _____ **CHECK/CASH:** _____
SUBMITTED: _____ **LWI DESIG:** _____
COMP. PLAN: _____ **NAC:** _____

DESIGN REVIEW THREE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF DESIGN REVIEW FROM THE FOLLOWING LIST:

DESIGN REVIEW TWO

DESIGN REVIEW THREE

APPLICANT: Use mailing address for meeting notification.

Check box if Primary Contact

COMPANY: TNHC Oregon LLC

ADDRESS: 15455 NW Greenbrier Parkway, Suite 240

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503.313.7795

FAX: _____

E-MAIL: pverdadero@nwhm.com

SIGNATURE: _____

DocuSigned by:

884F8FD240AF401...

CONTACT: Pam Verdadero, Vice President

APPLICANT'S REPRESENTATIVE:

Check box if Primary Contact

COMPANY: Standridge, Inc.

ADDRESS: 703 Broadway Street, Suite 610

(CITY, STATE, ZIP) Vancouver, WA 98660

PHONE: 360.907.4529

FAX: _____

E-MAIL: ingrid.friedberg@standridgeinc.com

SIGNATURE: _____

DocuSigned by:

88BA45F0377D464...

CONTACT: Ingrid Friedberg, Land Use Planner

PROPERTY OWNERS: *Attach separate sheet if needed.*

Check box if Primary Contact

COMPANY: GKP Investments LLC and Panzer Investment Properites, LLC

ADDRESS: 2840 SW 121st Avenue

(CITY, STATE, ZIP) Aloha, OR 97006

PHONE: 503.515.3809

FAX: _____

E-MAIL: natalie.panzer@outlook.com

SIGNATURE: _____

DocuSigned by:

2A03BD50F18249F...

CONTACT: Natalie Panzer, Managing Member

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: No address is associated with the site.

AREA TO BE DEVELOPED (s.f.): _____

ASSESSOR'S MAP & TAX LOT # **LOT SIZE** **ZONING DISTRICT**

EXISTING USE OF SITE: Plant nursery and single-family residential home.

See attached sheet.

PROPOSED DEVELOPMENT ACTION: Mixed-use

commercial and residential development.

PROPERTY INFORMATION

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
1S106BC0 3600	13.19 acres	SC-HDR & SC-MU
1S106BC0 3700	4.01 acres	SC-HDR & SC-MU
1S106BC0 3800	3.48 acres	SC-HDR & SC-MU
1S106BC0 3900	1.03 acres	SC-HDR & SC-MU
1S106BC0 4000	0.94 acres	SC-HDR & SC-MU
1S106BC0 4100	3.19 acres	SC-HDR & SC-MU
1S106BC0 4200	0.76 acres	SC-HDR & SC-MU



DESIGN REVIEW TWO AND THREE SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

A. APPLICATION FORM. Provide **one (1) completed** application form with original signature(s).
 ■ *Have you submitted for a permit from another division?*

B. CHECKLIST. Provide **one (1) completed** copy of this five (5) page checklist.

C. WRITTEN STATEMENT. Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.

In the written statement, please include the following:

- Address all applicable provisions of Chapter 20 (Land Uses)
- Address all applicable provisions of Chapter 60 (Special Regulations)
- Address all Facilities Review Technical Criteria from Section 40.03 of the City's *Development Code* (ORD 2050).
- Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
- Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

D. FEES, as established by the City Council. Make checks payable to the City of Beaverton.

E. SITE ANALYSIS INFORMATION.

- | | |
|---|--|
| ■ Proposed parking modification: <u>N/A</u> sq. ft. | Existing building height: <u>±20</u> ft. |
| Proposed number of parking spaces: <u>1,228</u> | Proposed building height: <u>(maximum) 53.25</u> ft. |
| Proposed use: <u>Mixed Use Commercial & Residential</u> | Existing building area: <u>±39,570</u> sq. ft. |
| Parking requirement: <u>See written statement.</u> | Proposed building modification: <u>N/A</u> sq. ft. |
| ■ Existing parking area: <u>±29,618</u> sq. ft. | ■ Existing landscaped area: <u>±29,276</u> sq. ft. |
| Existing number of parking spaces: <u>35</u> | Percentage of site: <u>2.5</u> % |
| | Proposed landscape modification: <u>+231,852</u> sq. ft. |
| | Percentage of site: <u>23</u> % |

F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey

G. PRE-APPLICATION CONFERENCE NOTES. Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)

Provide the following information as required by the City's *Development Code Section 50.30* the Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received
- N/A 7. Meeting sign-in sheet that includes names and address of attendees. **N/A - Online meeting.**
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

J. SCOPE OF REVIEW If filing the Design Review 3 application, please check one of the following:

I, as applicant or the applicant's representative, submit this application for Design Review 3 for the following reason:

- The proposal meets one or more Thresholds identified in Section 40.20.15.3.A (1 through 6) for **Design Review 3**. Therefore, materials submitted with this application respond to all applicable Design Guidelines (Sections 60.05.35 through 60.05.50 of the Development Code)
- The proposal meets one or more Thresholds for **Design Review 2** but does not meet an applicable Design Standard. Therefore, materials submitted with this application respond to all applicable Design Standards except for the standard(s) not met where I have instead provided a response to the corresponding Design Guideline(s).
- The proposal meets one or more Thresholds for **Design Review 2**, however, for the reasons identified in my attached narrative, I elect to file this application for Design Review 3 and have provided a response to all applicable Design Guidelines.

N/A - This proposal meets Thresholds 2 & 4 for Design Review 2 and meets all applicable Design Standards.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. EXISTING CONDITIONS PLAN:**
- 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Points of existing access, interior streets, driveways, and parking areas.
 - 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 - 6. Existing right-of-way and improvements.
 - 7. Dimension from centerline to edge of existing right-of-way.
 - 8. Existing topographical information, showing 2 ft. contours.
 - 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
 - 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - N/A 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - N/A 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
 - N/A 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 14. Existing trees. Indicate genus, species and size. Dbh is measured at 54" above grade.
- B. DIMENSIONED SITE PLAN:**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 8. Location of storm water quality/detention facilities.
 - 9. Boundaries of development phases, if applicable.
 - N/A 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - N/A 11. Sensitive areas, as defined by CWS standards.
 - N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

C. GRADING PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed rights-of-way, dedications and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 8. Location of 100 year flood plain.
- 9. Location of storm water quality/detention facilities.
- 10. Boundaries of development phases, if applicable.
- N/A 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- N/A 12. Sensitive areas, as defined by the CWS standards.
- N/A 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- N/A 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.

D. UTILITY PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Proposed topographical information, showing 2 ft. contours.
- 7. Location of 100 year flood plain.
- 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
- N/A 9. Boundaries of development phases, if applicable.
- N/A 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- N/A 11. Sensitive areas, as defined by the CWS standards.
- N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

E. LANDSCAPE PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Boundaries of development phases, if applicable.
- N/A 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- N/A 8. Sensitive areas, as defined by the CWS standards.

- E. LANDSCAPING PLAN (CONTINUED):**
- N/A 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - N/A 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.
 - 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
 - 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
 - 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - 14. Proposed location of light poles, bollards and other exterior illumination.
 - 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

- F. LIGHTING PLAN:**
- 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards and the ground.
 - 2. Type, style, height, and the number of fixtures per light.
 - 3. Wattage per fixture and lamp type, such as sodium mercury and halide fixtures.
 - 4. 8 1/2" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
 - 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted 1/2 foot candlepower measurement.

G. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.


H. MATERIALS BOARD: Provide **one (1) 8 1/2"x11"** or **one (1) 8 1/2"x14"** Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*

I. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide one completed copy of the Materials and Finishes Form with the application submittal.

Note: *Complete sets of plans reduced to 8 1/2"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.*

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Ingrid Friedberg, Land Use Planner on behalf of Standridge, Inc.

Print Name


Signature

360.907.4529

Telephone Number

 April 5, 2023

Date



CITY OF BEAVERTON
 Community Development
 Department
 Planning Division
 12725 SW Millikan Way
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 Beaverton, OR. 97076
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 Fax: (503) 526-2550
BeavertonOregon.gov

Project Name:	_____
DR #:	_____
Date Received:	_____
Date Approved:	_____
Approved By:	_____

DESCRIPTION OF MATERIALS AND FINISHES LIST

*The following information is required on this form at the time of submission for Design Review approval
 Information provided should be specific.*

BUILDINGS – List individual structure variations, if any.

**OFFICE USE ONLY
 APPROVED REVISIONS**

EXTERIOR SIDING

Materials (species, grade, type, and pattern) _____
 Fiber cement panel smooth and textured, lap, and board & batt
 per elevation style _____

Paint or Stain colors (i.e. Olympic, Brown Stain #17) _____
 Sherwin Williams colors see Schemes _____

EXTERIOR TRIM

Materials _____ Wood trim _____

Paint or Stain colors _____ Sherwin Williams colors see Schemes _____

ROOF

Materials _____ IKO "Cambridge" for primary roof - color per Scheme _____
 Metal roof per elevation - Taylor Metal Products color per Scheme _____
 Multifamily - TPO white, with IKO accent roofs per color scheme _____

DOORS

Materials _____ Paint grade fiberglass _____

Paint or Stain colors _____ Sherwin Williams colors see Schemes _____

WINDOWS

Frame type and color _____ vinyl frame in white _____

FLASHING & DOWNSPOUTS

_____ Metal painted _____



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Date Received:	_____
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Approved By:	_____

**OFFICE USE ONLY
 APPROVED REVISIONS**

EXTERIOR STAIRS / BALCONIES / RAILINGS

Materials Metal

Paint or Stain colors Black

GARAGES / CARPORTS

Materials Metal panel

Paint or Stain colors Sherwin Williams colors see Schemes

OTHER

TRASH ENCLOSURES

Materials N/A

Paint or Stain colors _____

Location _____

FENCING

Materials Good neighbor wood fence where applicable

Paint or Stain colors Cedar stain

Location Rear yard for front loaded rowhomes

LIGHTING FIXTURES Fixture type, # lamps, wattage, height, color, etc - Wall Mount Lantern per Scheme all with

- 14-15" H, 6-7" W
- Black Finish, Clear or Frosted Glass
- One Med Base A19 Lamp, 9W LED, 800 Lumens



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Project Name:	_____
DR #:	_____
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Date Approved:	_____
Approved By:	_____

MAILBOXES

Materials, colors, location metal beige, location to be coordinated with
Post office

*OFFICE USE ONLY
 APPROVED REVISIONS*

PEDESTRIAN PATHWAYS

Materials, colors, location part of master community planning approval

RECREATIONAL AMENITIES

(i.e. benches, barbeques pit, tot lots, sport courts, etc)

Description of item(s) including materials and colors part of master community planning approval

SITE ANALYSIS DATA

<u>Item</u>	<u>Lot Coverage in Square Feet (sf)</u>	<u>Lot Coverage in %</u>
BUILDING AREA	sf	%
PARKING AND DRIVING	sf	%
LANDSCAPING / OPEN SPACE	sf	%
TOTAL SITE AREA	sf	%

Panzer Exterior Color Matrix

Scheme	Body	Body 2 (rear)	Accent	Trim 1	Trim 2	Slim Brick	Composit Roof	Window	Building
A	Herbal Wash SW7739		Fairfax Brown SW2856	Muslin SW6133		Forest Blend	Mission Brown	white	
A.2	Natural Linen SW9109		Folkstone SW6005	Urbane Bronze SW7048		Covington	Mission Brown	white	
B	Foothills SW7514			Accessible Beige SW7036	Plantation Brown SW7520	Covington	N/A	white	
B.2	Plantation Brown SW7520			Anew Gray SW7030	Brevity Brown SW6068	Vintage	N/A	white	
C	Versatile Gray SW6072		Manor House SW7505	Zeus SW7744		Mauna Loa	Mission Brown	white	
C.2	Zeus SW7744		Rookwood Dark Brown SW2808	Agreeable Gray SW7029		Burgundy	Mission Brown	white	
D	Anonymous SW7046	Rookwood Dark Brown SW2808	Urbane Bronze SW7048	Sealskin SW7675		Burgundy	Mission Brown	white	
D.2	Hammered Silver SW2840	Pier SW7545	Sealskin SW7675	Polished Mahogany SW2838		Classic Used	Mission Brown	white	

	Body	Body 2	Accent	Accent 2	Accent 3	Trim	Composit Roof	Window	Building
E	Elephant Ear SW9168	Accessible Beige SW7036	Elephant Ear SW9168	Urbane Bronze SW7048	Caviar SW6990	Accessible Beige SW7036	N/A	White	
SW	Urbane Bronze SW7048	Accessible Beige SW7036*	Caviar SW6990***			Elephant Ear SW9168	Mission Brown	White	

* Panel Siding

** Accent for doors, beams, window

*** Accent below window

Paint Sherwin Williams
 Brick Mutual Materials
 Composit Roof GAF Mission Brown
 Membrane Roof White
 Window Cascade

 Capports Weathered Copper

Notes:

July 2021: Exterior paint using Super Paint Low Luster on:

Building 1 trim

Building 2 all exterior body, accent, trim

Contractor's Initials: _____

Subcontractor's Initials: _____



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Approved By:	_____

LANDSCAPE MATERIALS

On a separate sheet of paper list in chart form the proposed types of landscape materials (trees, shrubs, groundcover). Include in the chart genus, species, common name, quantity, size, spacing and method of planting for each type of plant.

<u>Landscape Chart Example</u>				
<u>Common Name</u> - genus, species	<u>Quantity</u>	<u>Size</u>	<u>Spacing</u>	<u>Method of Planting</u>
<u>Trees</u>				
Incense Cedar - Calocedrus decurrens	12	6ft	20ft oc	B&B, branches to ground
<u>Shrubs</u>				
Compact Oregon Grape - Mahonia a. 'Compacta'	24	2 gallon	3 ft oc	Full Plants
<u>Ground Cover</u>				
Coast Strawberry - Fragaria chiloensis	48	4" pots	18" oc	Full Plants

Designate method of irrigation

Designate street trees for each street abutting the property.

ACKNOWLEDGEMENT

I have provided all the items required by this four (4) page description of materials and finishes form. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Ingrid Friedberg on behalf of Standridge Inc.

Print Name _____



Signature _____

360.907.4529

Telephone Number _____

April 5, 2023

Date _____

DESIGN REVIEW THREE APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Design Review Three shall address compliance with all of the following Approval Criteria as specified in 40.20.15.3.C.1-9 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Design Review Three application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).
- N/A - 4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:
 - a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or
 - b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.

This proposal does not include additions or modifications to existing development.
- N/A - 5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.

This proposal does not include use of DRBCP.
- N/A - 6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).

This proposal meets Threshold numbers 6 and 9.
- N/A - 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

This proposal meets Threshold numbers 6 and 9.
- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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BeavertonOregon.gov

OFFICE USE ONLY

FILE #:
FILE NAME::
TYPE: RECEIVED BY:
FEE PAID: CHECK/CASH:
SUBMITTED:: LWI DESIG:
LAND USE DESIG: NAC:

LAND DIVISION APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:

- TYPE 1 FINAL LAND DIVISION
TYPE 2 PRELIMINARY PARTITION
TYPE 2 PRELIMINARY SUBDIVISION
REPLAT TYPE 2
TYPE 2 PRELIMINARY FEE OWNERSHIP PARTITION
TYPE 2 PRELIMINARY FEE OWNERSHIP SUBDIVISION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: TNHC Oregon LLC
ADDRESS: 15455 NW Greenbrier Parkway, Suite 240
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503.313.7795 FAX: E-MAIL: pverdadero@nwhm.com

SIGNATURE: DocuSigned by: Pam Verdadero
CONTACT: Pam Verdadero, Vice President

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Standridge Inc.
ADDRESS: 703 Broadway Street, Suite 610
(CITY, STATE, ZIP) Vancouver, WA 98660
PHONE: 360.907.4529 FAX: E-MAIL: ingrid.friedberg@standridgeinc.com

SIGNATURE: DocuSigned by: Ingrid Friedberg
CONTACT: Ingrid Friedberg, Land Use Planner

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: GKP Investments LLC and Panzer Investment Properties, LLC
ADDRESS: 2840 SW 121st Avenue
(CITY, STATE, ZIP) Aloha, OR 97006
PHONE: 503.515.3809 FAX: E-MAIL: natalie.panzer@outlook.com

SIGNATURE: DocuSigned by: Natalie K. Panzer
CONTACT: Natalie K. Panzer, Managing Member

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: No address is associated with the site.

ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT
See attached sheet.

AREA TO BE DEVELOPED (s.f.):

EXISTING USE OF SITE: Plant Nursery & Single-Family Residential Home

PROPOSED DEVELOPMENT ACTION: Residential and Mixed Use Residential and Commercial.

PRE-APPLICATION DATE: August 31, 2022

PROPERTY INFORMATION

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
1S106BC0 3600	13.19 acres	SC-HDR & SC-MU
1S106BC0 3700	4.01 acres	SC-HDR & SC-MU
1S106BC0 3800	3.48 acres	SC-HDR & SC-MU
1S106BC0 3900	1.03 acres	SC-HDR & SC-MU
1S106BC0 4000	0.94 acres	SC-HDR & SC-MU
1S106BC0 4100	3.19 acres	SC-HDR & SC-MU
1S106BC0 4200	0.76 acres	SC-HDR & SC-MU

LAND DIVISION SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- *REQUIRED FOR ALL LAND DIVISION APPLICATIONS*

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this four (4) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:
 - Address all applicable provisions of Chapter 20 (Land Uses) including but not limited to provisions for minimum land area, minimum lot dimensions, and minimum residential density, if applicable.
 - Address all applicable provisions of Section 60.15 (Land Division Standards).
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the criteria for the specific type of land division specified in either Section 40.45.15.2 (Preliminary Partition), Section 40.45.15.3 (Preliminary Subdivision), Section 40.45.15.4 (Preliminary Fee Ownership Partition), Section 40.45.15.5 (Preliminary Fee Ownership Partition), and Section 40.45.15.6 (Final Land Division), of the City's *Development Code* (ORD 2050), attached. Please note that an application for an expedited land division is subject to the provisions of Oregon Revised Statutes (ORS) 197.360 through 197.380.
 - Address all Facilities Review Technical Criteria from Section 40.03 of the City's *Development Code* (ORD 2050). **(REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**

<ul style="list-style-type: none"> ■ Existing site area: <u>1,158,836</u> sq. ft. ■ Minimum required density: <u>394 (residential-only)</u> lots ■ Proposed density: <u>187</u> lots ■ Environmentally constrained lands: <u>0</u> sq. ft. 	<ul style="list-style-type: none"> <input type="checkbox"/> Land set aside in separate tracts or dedicated to a public entity for schools, parks, or open space: _____ sq. ft. ■ Proposed street dedication or private streets or common driveways: <u>424,659</u> sq. ft.
--	--
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller Environmental Plan Reviewer, at (503) 681-3653 or ObermillerL@CleanWaterServices.org

G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)

Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL LAND DIVISION APPLICATIONS

All plans, except architectural elevations, shall be presented at a minimum of **1" = 20'** engineering scale and on a **maximum** sheet size of **24" x 36"**. A total of **three (3) copies of each plan** shall be submitted, unless otherwise noted. **All plans shall be folded** to fit a legal size file jacket.

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

A. EXISTING CONDITIONS PLAN (Required for all land division applications except Final Land Division):

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. All existing lot sizes, lot lines, and dimensions. (NOTE: it is strongly recommended that a professional land surveyor produce a survey of the subject site)
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Dimensions of all existing improvements, including setbacks.
- 9. Existing topographical information, showing 2 ft. contours.
- 10. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 11. Location of existing public and private utilities, easements, and 100-year floodplain.
- N/A 12. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
- N/A 13. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- N/A 14. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

B. PROPOSED PRELIMINARY PLAT (Required for all land division applications except Final Land Division):

- 1. North arrow, scale and date of plan.
- 2. Total gross acreage of the plat.
- 3. Total net acreage of the plat.
- 4. Identification of all lots proposed to be created including lot dimensions, lot sizes (sq. ft.), and lot numbers.
- 5. Location, widths, and names of all existing or proposed streets, public ways, or private streets within or adjacent to the plat.

- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Location of storm water quality/detention facilities.
- 8. Boundaries of development phases, if applicable.
- N/A 9. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- N/A 10. Sensitive areas, as defined by CWS standards.
- N/A 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

NOTE: Do not add physical improvements to the Proposed Preliminary Plat. Proposed physical improvements should be included on the Grading Plan and Utility Plan.

C. GRADING PLAN (Required for all land division applications except Final Land Division):

- 1. North arrow, scale and date of plan.
- 2. Identification of all lots proposed to be created including lot dimensions, lot sizes (sq. ft.), and lot numbers.
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Proposed rights-of-way, dedications and improvements.
- 5. Dimension from centerline to edge of proposed right-of-way.
- 6. Topographical information, (maximum 2 ft. contour lines) of existing and proposed grades for every proposed lot of the land division showing that each lot can feasibly accommodate the proposed use.
- 7. Appropriate spot elevations for existing and proposed features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 8. Topographical information, (maximum 2 ft. contour lines) of existing grades within the abutting 25 feet of the entire boundary of the subject site.
- N/A 9. Location of 100 year flood plain.
- 10. Location of storm water quality/detention facilities.
- 11. Boundaries of development phases, if applicable.
- N/A 12. Sensitive areas, as defined by the CWS standards.
- N/A 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

TREE INFORMATION (The following information is only required to be shown on the Grading Plan for all land division applications WITHOUT an associated Tree Plan application):

- 14. Location (on site and within the abutting 25 feet of the entire boundary of the subject site), quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract.
- 15. Root zone area of each tree to be protected on site and within the abutting 25 feet of the entire boundary of the subject site. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 16. Construction disturbance areas and methods proposed to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.

- D. GRADING CROSS SECTIONS (Required for all land division applications except Final Land Division):**
- 1. Typical cross-sections of all graded areas, existing and proposed widths and maximum cuts and fills at intervals not exceeding 500 feet.
- E. UTILITY PLAN (Required for all land division applications except Final Land Division):**
- 1. North arrow, scale and date of plan.
 - 2. Identification of all lots proposed to be created including lot dimensions, lot sizes (sq. ft.), and lot numbers.
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Proposed right-of-way, dedications and improvements.
 - 5. Proposed topographical information, showing 2 ft. contours.
 - N/A 6. Location of 100 year flood plain.
 - 7. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
 - 8. Boundaries of development phases, if applicable.
 - N/A 9. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - N/A 10. Sensitive areas, as defined by the CWS standards.
 - N/A 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 12. Plans and profiles of proposed sanitary and storm sewers, showing that gravity service is feasible for all lots.
 - 13. Cross-section of all street, common access drives and bike path improvements.
- F. LOT INFORMATION (Required for all land division applications except Final Land Division):**
- 1. North arrow, scale and date of plan.
 - 2. Identification of all lots proposed to be created including lot dimensions, lot sizes (sq. ft.), and lot numbers.
 - 3. Identification of each lot's dimensions, setbacks, and building envelope.
 - 4. Label the front, rear and side yards of each proposed lot and each abutting lot.
 - 5. Location of all existing buildings and structures proposed to remain on the subject site and on all abutting properties.
- G. LANDSCAPE PLAN (Required for all land division applications except Final Land Division):**
- 1. Submit proposed landscaping of water quality, water quantity, wetland mitigation, common space and other non-buildable tracts. Plantings of water quality or quantity facilities shall be designed in accord with Clean Water Services (CWS) standard plant list.

N/A - This submittal includes a Preliminary Subdivision application.

H. **FINAL LAND DIVISION: Prior to submittal of a Final Land Division application, a Site Development Permit shall be issued.**

Submit six [6] copies of a plat showing the following:


- 1. The date, scale, north point (generally point up), legend and controlling cadastral topography such as creeks, highways, railroads, and FEMA-designated flood zones (include base flood elevation and date of flood study).
- 2. Legal descriptions of the plat boundary.
- 3. Name and address of the owner, partitioner, and engineer or surveyor.
- 4. Reference points of existing surveys identified, related to the plat by distances and bearing, and referenced to a Field book or map as follows:
 - A. All stakes, monuments, or other evidence found on the ground and used to determine the boundaries of the plat.
 - B. Township, section, and donation land claim lines within or adjacent to the plat.
 - C. Adjoining corners of all adjacent lots.
 - D. Whenever the City has established the centerline of a street adjacent to or within the proposed partition, the location of this line and monument found or reset.
 - E. All other monuments found or established in making the survey of the partition or required to be installed by provisions of this ordinance. Street intersections (both public and private) shall be monumented using City standard monument boxes. All other street centerline monumentation shall be with metallic caps.
- 5. Tract and lot lines, right-of-way lines, and centerline of streets, lot and block lines with dimensions, bearing and deflection angles and radii, arcs, points of curvature, and tangent bearings. Boundaries and street bearings shall be shown to the nearest ten seconds with basis of bearings. All distances shall be shown to the nearest one hundredth of a foot. Error of closure shall be within the limit of one foot in 10,000 feet. No ditto marks shall be used. Lots containing one acre or more shall show total acreage to nearest one hundredth. Lots less than one acre shall indicate lot size to the nearest square foot.
- 6. The location of additional monuments, including benchmarks, which are to be set upon completion of improvements.
- 7. The width of the portion on street(s) being dedicated, the width of any existing right(s)-of-way and the width each side of the centerline. For street(s) with curvature, all curve data shall be based on the street centerline. In addition, centerline dimensions shall indicate the radius and central angle of each curve.
- 8. All easements shall be denoted by fine dotted lined, clearly identified and, if already of record, its recorded reference. If any easement location is not clearly identified in the record, a statement of such easement problem will be included. The widths of the easement and the lengths and bearings of the lines thereof and sufficient ties thereto to definitely locate the easement with respect to the partition must be shown. If the easement is being dedicated by the plat, it shall be properly referenced in the owner's declaration of dedication.
- 9. Lot numbers shall begin with the number "1" and continue consecutively without omission or duplication throughout the partition. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Block numbers in addition to a partition of the same name shall be a continuation of the numbering in the original partition.
- 10. Tracts of land to be created for any purpose, public or private, shall be distinguished from lots intended for sale.
- 11. Supplemental Information Required:
 - A. STREET TREE INFORMATION (required for Residential Land Divisions). The applicant shall provide total dimensions of the lineal street frontage within the plat. Street trees are required every 30 lineal feet. The Developer shall pay a fee for purchase, planting, and maintenance for one year. The fee shall be established from time to time by resolution of the City Council.
 - B. Submit one (1) copy of the following:
 - 1. A preliminary Title Report is issued by a title insurance company in the name of the property owner, showing all parties whose consent is necessary and their interest in the premises.

- 2. If applicable, a copy of any conditions, covenants and restrictions (C.C.& R.'s) applicable to the partition.
- 3. If applicable, copies of final plat related documents such as LID Waivers of Remonstrance, dedications and easements and all other certification now or hereafter required by law.
- 4. If applicable, a completed copy of the City's Land Division Agreement form including all conditions of approval of the Preliminary Plat.
- 5. An 8½ x 11 list of all lots conformance with Solar Access requirements in accordance with Chapter 60.45 of the Development Code. List those which conform to the basic standard of Chapter 60.45.10.3 and those lots approved as Exemptions, Chapter 60.45.10.4 and Adjustments, Chapter 60.45.10.5.
- 6. Deed Restrictions document (if proposed).
- 7. Letter of assurance that all lots are buildable without variance.

Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Ingrid Friedberg on behalf of Standridge Inc.

Print Name 

Signature
 Panzer Mixed Use Development

Land Division Name

360.907.4529

Telephone Number
 April 5, 2023

Date
 PA2022-0034

City File Number



LAND DIVISION AGREEMENT

WHEREAS, the undersigned TNHC Oregon LLC (herein called 'Subdivider'), heretofore filed with the Community Development Director of the City of Beaverton, Oregon, a final plat of a division of lands within the City of Beaverton, Washington County, Oregon, (hereinafter called 'City'), designated as _____, and located _____;
and

WHEREAS, detailed plans and specifications for the improvement of said Land Division by the construction of streets (including curbs and gutters), sidewalks, water mains and lines, sanitary sewers, storm sewers, drainage facilities and other public improvements have been approved by the City Engineer and are on file with the City's Development Services Division; and

WHEREAS, said plat of said Land Division has been given final approval by the City Community Development Director, subject to Subdivider complying with the conditions of the City's Development Code and such further conditions as may be specified herein;

NOW, THEREFORE, in consideration of the premises and in compliance with the City's Development Code and such other conditions of approval imposed by the Community Development Director, the Subdivider does hereby covenant with the City of Beaverton:

- A. Except as otherwise provided in Paragraph 1, Subdivider will, within 2 years from the date of execution of the agreement, or as the same may be extended with written approval from the City, construct or cause to be constructed, in and upon said Land Division improvements in accordance with the aforementioned plans and specifications on file in the City's Development Services Division.
- B. Subdivider will comply with all applicable ordinances of the City, including, but not limited to, the City's Development Code, The Beaverton Code (General Ordinances) and the City Engineer's Design Manual and Standard Drawings.
- C. Subdivider covenants to pay the City of Beaverton for a reasonable cost of inspection of said improvements by the Engineering Division a sum equal to that determined by City of Beaverton Resolution 3177.
- D. If the improvements herein provided for, or any part thereof, shall not be completed within the time specified, or as the same may be extended, the City may complete such work and Subdivider will pay the City its costs and expenses of completing the same.
- E. The time within which the above-mentioned improvements shall be completed shall be extended for such time as Subdivider or Subdivider's contract shall be prevented from prosecuting such work by reason of act of the City, strikes, unavailability of material, lack of labor, weather conditions, government prohibition or restriction, act of God, or other condition beyond the control of subdivider or contractor. Any other extension shall be given in the sole discretion of the City.

- F. If, during the time of construction of any of said improvements, such improvements of any part thereof shall be constructed pursuant to a local improvement assessment district and such improvement shall be at least the equivalent of the improvements herein agreed to be constructed by Subdivider, then this agreement shall, as the such improvements so made, be deemed terminated upon the completion of the proceedings under said local improvement assessment district, including the spreading of final assessments.
- G. The Engineering Division will provide adequate and timely progress inspection of said work and upon completion of said improvements in accordance herewith will issue to the under signed a final certificate of inspection and acceptance thereof. The improvements shall not be deemed accepted by the City until issuance of this certificate indicating acceptance in writing.
- H. Subdivider will file with the City Recorder of the City of Beaverton a faithful performance bond or other acceptable security for performance in the sum of \$_____ ; and this agreement shall not be effective or binding until such bond or security has been furnished and approved by the City Attorney of the City of Beaverton. Said bond shall also guarantee that the improvements, as made, shall be free from any defects that are discovered and apparent within one (1) year after completion of the improvements due to and caused by faulty workmanship or faulty materials or failure to construct the same according to City specifications.
- I. Subdivider will comply with the following additional conditions imposed through the approval process. (Subdivider: Attach all Conditions of Approval of the Project; and mark them Exhibit A)
- J. All statements of things to be done by Subdivider contained in this agreement shall constitute a covenant on the part of Subdivider to perform the same, and shall be binding on Subdivider's successors in interest and assigns.
- K. The approval of this agreement by the Community Development Director of the City of Beaverton shall constitute an agreement between Subdivider and the City of Beaverton in accordance with the terms and provisions hereof. The undersigned represents that he/she is the duly authorized representative of Subdivider and has authority to enter into this agreement and to bind Subdivider to the terms hereof.

EXECUTED this _____ day of _____, 20____.

CITY OF BEAVERTON, OREGON
By its Planning Division

By: _____
(signature)

By: _____
(Planning Manager)

(print name)

Date: _____

Title: _____

State of OREGON
(County of Washington)

Signed and sworn/affirmed before me this _____ day of _____, 20____.

Notary Public for the State of Oregon

NOTARY STAMP

My Commission Expires: _____.

PRELIMINARY SUBDIVISION APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Preliminary Subdivision shall address compliance with all of the following Approval Criteria as specified in 40.45.15.4.C.1-5 of the Development Code:

- 1. The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all the provisions of Section 40.47.C have been met.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.
- 4. Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of this Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential on oversized lots
- 5. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.
- 6. Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:
 - a) Preserve a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,
 - b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed, provides a standard street cross section with sidewalks.
- 7. Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustment or Variance for the Land Division.
- 8. The proposal does not create a parcel which will have more than one (1) zoning designation.
- 9. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

OWNERSHIP PARTITION / PRELIMINARY FEE APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Preliminary Fee Ownership Partition shall address compliance with all of the following Approval Criteria as specified in 40.45.15.5.C.1-4 of the Development Code:

- 1. The application satisfies the threshold requirements for a Preliminary Fee Ownership Partition application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all the provisions of Section 40.47.C. have been met.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the Preliminary Fee Ownership Partition process to comply with current Code standards and requirements.
- 4. The parent parcel shall meet the minimum setback requirements for the applicable zoning district unless the setback is subject to an Adjustment, Variance, or Zero Side Yard Setback for a proposed Non-Residential Land Division application which shall be considered concurrently with the subject proposal.
- 5. The proposal does not create a parcel which will have more than one (1) zoning designation.
- 6. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

PRELIMINARY FEE OWNERSHIP SUBDIVISION APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Preliminary Fee Ownership Subdivision shall address compliance with all of the following Approval Criteria as specified in 40.45.15.6.C.1-4 of the Development Code:

- 1. The application satisfies the threshold requirements for a Preliminary Fee Ownership Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all the provisions of Section 40.47.C. have been met.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The parent parcel shall meet the minimum setback requirements for the applicable zoning district unless the setback is subject to an Adjustment, Variance, Flexible Setback or Zero Side Yard Setback for a proposed Non-Residential Land Division application which shall be considered concurrently with the subject proposal.
- 4. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the Preliminary Fee Ownership Subdivision process to comply with current Code standards and requirements.
- 5. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provide for necessary public improvements for each phase as the project develops.
- 6. The proposal does not create a parcel which will have more than one (1) zoning designation.
- 7. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #:
FILE NAME:
TYPE: RECEIVED BY:
FEE PAID: CHECK/CASH:
SUBMITTED: LWI DESIG:
LAND USE DESIG: NAC:

TREE PLAN TWO APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF TREE PLAN FROM THE FOLLOWING LIST:

- TYPE 1 TREE PLAN ONE
TYPE 2 TREE PLAN TWO
TYPE 3 TREE PLAN THREE
TYPE 1 COMMERCIAL TIMBER HARVEST

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: TNHC Oregon LLC
ADDRESS: 15455 NW Greenbrier Pkwy, Suite 240
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503.313.7795 FAX: E-MAIL: pverdadero@nwhm.com
SIGNATURE: Pam Verdadero, Vice President

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Standridge Inc.
ADDRESS: 703 Broadway Street, Suite 610
(CITY, STATE, ZIP) Vancouver, WA 98660
PHONE: 360.597.9240 FAX: E-MAIL: ingrid.friedberg@standridgeinc.com
SIGNATURE: Ingrid Friedberg, Land Use Planner

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: GKP Investments LLC and Panzer Investment Properites, LLC
ADDRESS: 2840 SW 121st Avenue
(CITY, STATE, ZIP) Aloha, OR 97006
PHONE: 503.515.3809 FAX: E-MAIL: natalie.panzer@outlook.com
SIGNATURE: Natalie Panzer

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: No addresses is associated with the site.
AREA TO BE DEVELOPED (s.f.):
EXISTING USE OF SITE: Plant Nursery & Single-Family Residential Home
PROPOSED DEVELOPMENT ACTION: Residential and and Mixed Use Residential and Commercial.
PRE-APPLICATION DATE: August 31, 2022

PROPERTY INFORMATION

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
1S106BC0 3600	13.19 acres	SC-HDR & SC-MU
1S106BC0 3700	4.01 acres	SC-HDR & SC-MU
1S106BC0 3800	3.48 acres	SC-HDR & SC-MU
1S106BC0 3900	1.03 acres	SC-HDR & SC-MU
1S106BC0 4000	0.94 acres	SC-HDR & SC-MU
1S106BC0 4100	3.19 acres	SC-HDR & SC-MU
1S106BC0 4200	0.76 acres	SC-HDR & SC-MU

TREE PLAN APPLICATION

WRITTEN STATEMENT REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this four (4) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.
- Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.90 (Tree Plan) of the City's *Development Code* (ORD 2050) [attached] for the relevant type of tree plan application.
 - Address all applicable provisions of Section 60.60 (Trees & Vegetation) of the Development Code.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**
- | | |
|---|---|
| Proposed parking modification: <u>N/A</u> sq. ft. | ■ Existing building height: <u>±20</u> ft. |
| Proposed number of parking spaces: <u>1,228</u> | Proposed building height: <u>In conformance w/SC-MC</u> ft. |
| Proposed use: <u>Mixed-use commercial residential</u> | Existing building area: <u>±39,570</u> sq. ft. |
| Parking requirement: <u>See written statement.</u> | Proposed building modification: <u>N/A</u> sq. ft. |
| ■ Existing parking area: <u>29,618</u> sq. ft. | ■ Existing landscaped area: <u>±29,276</u> sq. ft. |
| Existing number of parking spaces: <u>35</u> | Percentage of site: <u>2.5</u> % |
| | Proposed landscape modification: <u>+231,852</u> sq. ft. |
| | Percentage of site: <u>+23</u> % |
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org
- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)

Provide the following information as required by the City's *Development Code Section 50.10.2*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received.
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

N/A

- I. **OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

All plans shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be stapled together then folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on separate sheets. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include the following information as indicated:

A. EXISTING CONDITIONS PLAN (Required for Tree Plan Two and Tree Plan Three only):

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Location, quantities, size (diameter breast height (dbh)), genus and species of all Protected Trees and Community Trees, as applicable, that are 10" dbh or greater shall be shown on the site plan. Protected Trees include Significant Individual Trees, Historic Trees, Trees within a Significant Natural Resource Area or Significant Grove, and Mitigation Trees that are not grown for the purpose of bearing edible fruits and nuts for human consumption.
- 12. Location of all western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*) that are 6" dbh or greater and are within a Significant Natural Resource Area or Significant Grove.
- 13. Identification of trees proposed for retention or removal.

N/A - The site does not contain these tree types.

- 14. Existing drip line canopy of individual trees or grove trees.
- 15. Existing root zone of each tree. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 16. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 17. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 18. Tree Mitigation Table demonstrating the DBH of the surveyed trees on site, separated into conifer and deciduous categories, the DBH proposed for removal, how the DBH meets or exceeds the removal threshold, identifying the Mitigation Threshold (50% of the surveyed tree DBH on the site), the DBH to be mitigated and whether the DBH is to be mitigated on site, off site, or fee in lieu. An example table is given following 60.60.25.7.

B. DIMENSIONED SITE PLAN. *The dimensioned site plan shall be required for Tree Plan 2 and 3 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:*

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
- 4. Dimensioned footprints of all structures and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees proposed to be removed, to remain, or trees to be planted for mitigation.
- 5. Dimensioned tree mitigation areas specifying the location, quantities, size (diameter breast height), genus and species of trees within the mitigation area(s) identified, if applicable. Mitigation areas are to be set aside in a separate tract, if the project includes a subdivision. If the project does not include a subdivision, the mitigation trees must be set aside in a conservation easement.
- 6. Drip line canopy of individual trees or grove of trees.
- 7. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 8. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
- 9. Sensitive areas, as defined by CWS standards.
- 10. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 11. Location of storm water quality/detention facilities.
- 12. Boundaries of development phases, if applicable.
- 13. Site grading information, showing 2 ft. contours.
- 14. Proposed right-of-way, dedications and improvements.
- 15. Dimension from centerline to edge of proposed right-of-way.

N/A -
The site does not contain SNRAs

N/A -
The existing trees proposed for removal are Community Trees and do not require mitigation.

N/A - no trees are being retained.

N/A - the site does not contain sensitive or wetland areas.

- N/A - C. **DIMENSIONED SITE PLAN FOR PRUNING ONLY ACTIVITIES. For Type 1 Major Pruning as specified in 40.90.15.1.A.1 of the Development Code:**
- Application is for a Type 2 Tree Plan.
1. North arrow, scale and date of plan.
 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," & "rear."
 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees, Significant Groves, Trees within a Significant Natural Resource Area, or Historic Trees proposed for major pruning.
 4. Identification of tree canopies to be affected, and the percentage loss of total canopy amount for each impacted tree.

- N/A - D. **DIMENSIONED SITE PLAN FOR TREE PLAN 1 APPLICATIONS, OTHER THAN PRUNING. The dimensioned site plan shall be required for all Tree Plan 1 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:**
- Application is for a Type 2 Tree Plan.
1. North arrow, scale and date of plan.
 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
 4. Dimensioned footprints of all trails, structures, and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees identified in #3 above.
 5. Drip line canopy of trees identified in #3 above.
 6. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
 7. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
 8. Sensitive areas, as defined by CWS standards.
 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 10. Location of storm water quality/detention facilities.
 11. Site grading information, showing 2 ft. contours.
 12. Proposed right-of-way, dedications and improvements.
 13. Dimension from centerline to edge of proposed right-of-way.
 14. Description of finished trail surface.

I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Ingrid Friedberg, Land Use Planner on behalf of Standridge Inc.

Print Name



Signature

360.907.4529

Telephone Number

April 5, 2023

Date

TREE PLAN TWO APPROVAL CRITERIA

Revised 07/2009

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan Two shall address compliance with all of the following Approval Criteria as specified in 40.90.15.2.C.1-14 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan Two application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- N/A □ 3. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.
- 4. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.
- 5. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.
- 6. If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.
- N/A □ 7. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees to eliminate conflicts with structures or vehicles.
- N/A □ 8. If applicable, removal of any tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.
- N/A □ 9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.
- 10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.
- 11. Grading and contouring of the 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.
- 12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #:
FILE NAME:
TYPE: RECEIVED BY:
FEE PAID: CHECK/CASH:
SUBMITTED: LWI DESIG:
LAND USE DESIG: NAC:

ZONING MAP AMENDMENT APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF ZONE CHANGE FROM THE FOLLOWING LIST:

- TYPE THREE QUASI-JUDICIAL ZONING MAP AMENDMENT
TYPE ONE NON-DISCRETIONARY ANNEXATION RELATED ZONING MAP AMENDMENT
TYPE FOUR LEGISLATIVE ZONING MAP AMENDMENT
TYPE THREE DISCRETIONARY ANNEXATION RELATED ZONING MAP AMENDMENT

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: TNHC Oregon LLC
ADDRESS: 15455 NW Greenbrier Parkway, Suite 240
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503.313.7795 FAX: E-MAIL: pverdadero@nwhm.com

SIGNATURE: DocuSigned by: CONTACT: Pam Verdadero

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Standridge Inc.
ADDRESS: 703 Broadway Street, Suite 610
(CITY, STATE, ZIP) Vancouver, WA 98660
PHONE: 360.907.4529 FAX: E-MAIL: ingrid.friedberg@standridgeinc.com

SIGNATURE: Ingrid Friedberg CONTACT: Ingrid Friedberg, Land Use Planner
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: GKP Investments LLC and Panzer Investment Properites, LLC
ADDRESS: 2840 SW 121st Avenue
(CITY, STATE, ZIP) Aloha, OR 97006
PHONE: 503.515.3809 FAX: E-MAIL: natalie.panzer@outlook.com

SIGNATURE: Natalie Panzer CONTACT: Natalie K. Panzer

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: No address is associated with the site. AREA TO BE DEVELOPED (s.f.):

ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT EXISTING USE OF SITE: Plant Nursery & Single-Family Residential Home

PROPOSED DEVELOPMENT ACTION: Residential and Mixed Use Residential and Commercial.

PRE-APPLICATION DATE: August 31, 2022

PROPERTY INFORMATION

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
1S106BC0 3600	13.19 acres	SC-HDR & SC-MU
1S106BC0 3700	4.01 acres	SC-HDR & SC-MU
1S106BC0 3800	3.48 acres	SC-HDR & SC-MU
1S106BC0 3900	1.03 acres	SC-HDR & SC-MU
1S106BC0 4000	0.94 acres	SC-HDR & SC-MU
1S106BC0 4100	3.19 acres	SC-HDR & SC-MU
1S106BC0 4200	0.76 acres	SC-HDR & SC-MU

ZONING MAP AMENDMENT SUBMITTAL CHECKLIST

Revised 01/2016

WRITTEN STATEMENT REQUIREMENTS-

REQUIRED FOR ALL ZONING MAP AMENDMENT APPLICATIONS

- A. APPLICATION FORM.** Provide one (1) **completed** application form with original signature(s).
- B. CHECKLIST.** Provide one (1) **completed** copy of this three (3) page checklist.
- C. WRITTEN STATEMENT.** Provide a detailed description of the proposed zoning map amendment request.

The written statement shall:

- Address all applicable provisions of Chapter 20 (Land Uses).
- Specify the purpose of the zoning map amendment request, why it is being proposed and what the intended result of the amendment request is.
- Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria identified in Section 40.97. of the City's *Development Code* (ORD 2050), attached.

- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.

E. SITE ANALYSIS INFORMATION:

- Existing Zoning Map Designation: _____
Station Community - High Density Residential (SC-HDR) &
Station Community - Mixed Use (SC-MU)
- Site Area: 1,158,696 (sq.ft.)
- Zoning Designation of Abutting
Property(ies): WashCo Residential R5 and R6
- Proposed Zoning Map Designation: SC-MU

- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org

- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

- H. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

**PLANS & GRAPHIC REQUIREMENTS –
REQUIRED FOR ALL ZONING MAP AMENDMENT APPLICATIONS**

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information, as indicated:

A. EXISTING CONDITIONS PLAN:

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Existing zoning designation of the property(ies).
- 5. Points of existing access, interior streets, driveways, and parking areas.
- 6. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 7. Existing right-of-way and improvements.
- 8. Dimension from centerline to edge of existing right-of-way.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.

B. DIMENSIONED SITE PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Proposed zoning designation of the property(ies).
- 4. Points of access, interior streets, driveways, and parking areas.
- 5. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 6. Rights-of-ways, dedications and improvements.
- 7. Dimension from centerline to edge of rights-of-ways.
- 8. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.

I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Ingrid Friedberg, Land Use Planner on behalf of Standridge Inc.

360.907.4529

Print Name

Telephone Number



April 5, 2023

Signature

Date



QUASI-JUDICIAL ZONING MAP AMENDMENT APPROVAL CRITERIA

Revised 01/2016

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Quasi-Judicial Zoning Map Amendment shall address compliance with all of the following Approval Criteria as specified in 40.97.15.1.C.1-12 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Quasi-Judicial Zone Change application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal conforms with applicable policies of the City's Comprehensive Plan.
- 4. All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.
- 5. Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.
- 6. The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).
- 7. In addition to the criteria stated in Section 40.97.15.1.C.1 through 4, above, the following criteria shall apply to Quasi-Judicial Zone Change which would change the zone designation to the Convenience Service (C-V) zoning district.
 - a. There is a public need for the proposal and that this need will be served by changing the zoning district classification of the property in question as compared with other available property.
 - b. The public interest is best carried out by approving the proposal at this time.
- 8. The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development.

- 9. As an alternative to 40.97.15.1.C.8 the applicant may provide evidence that the potential traffic impacts from the development under the proposed zoning are no greater than potential impacts from development under existing zoning.

- 10. In cases where the Comprehensive Plan identifies more than one zone to implement the applicable Land Use map designation, the applicant is to demonstrate how the proposal conforms with applicable District Requirements of the zone(s) subject to Quasi-Judicial Zoning Map Amendment consideration.

- 11. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

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

DISCRETIONARY ANNEXATION RELATED ZONING MAP AMENDMENT APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Discretionary Annexation Related Zoning Map Amendment shall address compliance with all of the following Approval Criteria as specified in 40.97.15.4.C.1-5 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Discretionary Annexation Related Zone Change application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposed zoning designation most closely approximates the density, use provisions, and development standards of the Washington County designation which applied to the subject property prior to annexation.
- 4. The proposed zoning designation is consistent with any guidance contained within the UPAA concerning the application of non-specified zoning district designations.
- 5. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.