

Received
Planning Division
8/26/2022



CITY OF BEAVERTON

Community Development
Department
Planning Division
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BeavertonOregon.gov

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SUBMITTED: _____ LWI DESIG: _____
LAND USE DESIG: _____ NAC: _____

**PROPERTY LINE ADJUSTMENT / REPLAT FOR LOT CONSOLIDATION /
LEGAL LOT DETERMINATION APPLICATION**

APPLICANT/ CONTACT PERSON: Check box if Primary Contact
COMPANY: High Street Residential
ADDRESS: 1300 SW 5th Ave., Suite 33550
CITY, STATE, ZIP Portland, OR 97201
PHONE: (503) 946-4980 FAX: N/A E-MAIL: dtarlow@trammellcrow.com
SIGNATURE: [Signature] CONTACT: Damin Tarlow
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if more than 2 legal property owners
LOT 1 Property Owner Check box if Primary Contact
NAME/ COMPANY: Cedar Hills Shopping Center, LLC, an Oregon limited liability company
ADDRESS: 10180 SW Park Way
CITY, STATE, ZIP Portland, OR 97225
PHONE: DocuSigned by: Gary Ruchaber FAX: _____ E-MAIL: cedarhillssc1@juno.com
SIGNATURE: [Signature] CONTACT: Gary Ruchaber
(Original Signature Required)

LOT 2 Property Owner Check box if Primary Contact
NAME/ COMPANY: Cedar Hills II, LLC, an Oregon limited liability company
ADDRESS: 10180 SW Park Way
CITY, STATE, ZIP Portland, OR 97225
PHONE: DocuSigned by: Gary Ruchaber FAX: _____ E-MAIL: cedarhillssc1@juno.com
SIGNATURE: [Signature] CONTACT: Gary Ruchaber

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)

EXISTING USE OF SITE: Shopping Center PRE-APPLICATION DATE (if applicable) : N/A
REASON FOR ADJUSTMENT: N/A -- Replat One

LOT 1 INFORMATION:
SITE ADDRESS: 10270 SW PARK WAY, PORTLAND, OR 97225
ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT
1S102CC02800 2.17 ACRES SC-MU

LOT 2 INFORMATION:
SITE ADDRESS: 10100 SW PARK WAY, PORTLAND, OR 97225
ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT
1S102CC02900 5.82 ACRES SC-MU



PROPERTY LINE ADJUSTMENT, REPLAT FOR LOT CONSOLIDATION, AND LEGAL LOT DETERMINATION- SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- B. CHECKLIST.** Provide **one (1) completed** copy of this two (2) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed lot line adjustment, and the reason for the adjustment. In the written statement, please also address the following:
- Address all applicable provisions of Chapter 20 (Land Uses) including but not limited to minimum land area, minimum lot dimensions, and minimum yard setbacks.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria in Section 40.45 for Property Line Adjustment and Replat and Section 40.41 for Legal Lot Determination of the *Development Code* (ORD 2050) which is attached.
- D. FEES,** as established by the City Council. Make checks payable to the *City of Beaverton*.
- N/A E. ADJUSTMENT ANALYSIS INFORMATION:**

No
adjustment.

Lot Information*	Lot Area	Lot Width	Lot Depth
Code-required minimum	None sq. ft.	None ft.	None ft.
Existing Lot 1	90,849 sq. ft.	aprox. 235-362 ft.	aprox. 235-362 ft.
Proposed Lot 1	N/A sq. ft.	N/A ft.	N/A ft.
Existing Lot 2	253,423 sq. ft.	aprox. 362 ft.	aprox. 362 ft.
Proposed Lot 2	N/A sq. ft.	N/A ft.	N/A ft.

*If more than two lots are involved, please attach a separate sheet specifying the information in the above table for all lots involved in the lot line adjustment

No
development
proposed
with this
application.

- N/A F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the *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 Clean Water Services 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

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". **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. ~~PROPERTY LINE ADJUSTMENT:~~ Submit ~~three (3) copies~~ of a ~~to-scale property line adjustment plan for the properties involved. The plan shall contain the following minimum information:~~**
 - ~~north arrow, date and scale of plan~~
 - ~~vicinity map~~
 - ~~location and dimensions of abutting existing streets and public rights-of-way including measurement from centerline to edge of existing streets or public rights-of-ways~~
 - ~~existing property lines, sizes, and dimensions~~
 - ~~proposed property lines, sizes, and dimensions~~
 - ~~setbacks~~
 - ~~existing buildings and structures~~
 - ~~parking~~
 - ~~driveways~~
 - ~~landscaped areas~~
 - ~~existing and approved vehicular, pedestrian, and bicycle connections~~
 - ~~existing public and private easements and utilities located on or abutting the affected properties~~
 - ~~location of 100-year floodplain, if applicable~~

- B. ~~REPLAT for LOT CONSOLIDATION or LEGAL LOT DETERMINATION:~~ Submit **three (3) copies** of a to-scale ~~lot consolidation~~ plan for the properties involved. The plan shall contain the following minimum information:**
 - existing property lines, sizes, and dimensions
 - proposed property lines, sizes, and dimensions
 - existing public and private easements and utilities located on or abutting the affected properties
 - location of 100-year floodplain, if applicable

Please Note: In addition to information listed above, a Deed History and Title Report may be requested of the applicant if the staff is unable to determine whether the subject lot is a "Lot of Record" (please see Chapter 90 definitions of the *Development Code*).

I have provided all the items required by this two (2) 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.

Zoe Lynn Powers

Print Name

Zoe Lynn Powers

Signature

9716340215

Telephone Number

6.14.22

Date



REPLAT FOR LOT CONSOLIDATION 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 ~~Property Line Adjustment~~ shall address compliance with all of the following Approval Criteria as specified in 40.45.15.2.C.1-10 of the Development Code:

1. The application satisfies the threshold requirements for a replat
2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
3. The proposed replat does not conflict with any existing City approval except that the City may modify prior approvals through the replat process to comply with current Code standards and requirements.
4. Oversized lots or parcels (“oversized lots”) resulting from the replat shall have a size and shape that facilitates the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the *Development Code*. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots
5. Applications that apply the lot area averaging standards of Section 20.05.50.1.B of the *Development Code* shall demonstrate that the resulting land division facilitates the following:
 - a. Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or
 - b. Complies with minimum density requirements of this 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.
6. Applications that apply the lot area averaging standards of Section 20.05.50.1.B of the *Development Code* shall not require further adjustment or variance for the Land Division.
7. 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.
8. The proposal will not eliminate pedestrian or vehicle access to the affected properties.
9. The proposal does not create a parcel or lot that will have more than one (1) zoning designation.
10. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.
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