

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2987  
OF A DESIGN REVIEW THREE FOR PETERKORT ) DR32023-00832 ORDER APPROVING  
STARBUCKS PHASING, BAYSINGER PARTNERS ) PETERKORT STARBUCKS PHASING,  
ARCHITECTURE, APPLICANT. ) DESIGN REVIEW THREE.

The matter came before the Planning Commission on April 3, 2024, on a request for Design Review Three approval to allow two-phase construction of a previously approved single-phase development. In Phase 1, the applicant proposes to 1) expand the existing Peterkort Towne Square shopping center pad building that currently houses Sunrise Bagels Beaverton by adding approximately 1,120 square feet of area on the west end of the building, and 2) add a drive-through lane and pick-up window on the west end of the building. Phase 2 development is limited in scope to constructing a new 2,950 sq. ft. building on the portion of the site identified as Pad J. In addition to dividing the project into two phases, the applicant also proposes 1) minor façade changes to the previously approved Sunrise Bagels building, 2) moving the location of a transformer and modifying an associated landscape planter, and 3) modifying the existing landscape plan to change some of the proposed plantings. The previous approvals associated with this application are DR2022-0008, LO2022-0002, and LU12023-00442 (DR12023-00440).

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 27, 2024, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR32023-00832** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated March 27, 2024, subject to the conditions of approval as follows:

**Design Review (DR32023-00832)**

**A. General Conditions, the Applicant shall:**

1. Ensure that the proposal complies with all existing, previously established conditions of approval associated with land use applications DR2022-0008, LO2022-0002, and LU12023-00442 (DR12023-00440). (Planning / AH)

**B. Prior to final inspection and final occupancy of Phase 1, the applicant shall:**

2. Ensure that all site improvements have been constructed consistent with the applicant's plans (Sheet A102a). (Planning / AH)

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

**AYES:** Winter, Lawler, Akkal, Glenewinkel, McCann, Nye.

**NAYS:** None.

**ABSTAIN:** None.

**ABSENT:** Ellis.

Dated this 5th day of April, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2987 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on April 15, 2024.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

\_\_\_\_\_  
AARON HARRIS  
Senior Planner

  
\_\_\_\_\_  
CHELSEA MCCANN  
Chair

\_\_\_\_\_  
STEVEN REGNER  
Current Planning Manager