

**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. 2569
OF A CONDITIONAL USE-PLANNED UNIT) CU2017-0010 ORDER APPROVING
DEVELOPMENT (SCHOLLS HEIGHTS AT SOUTH) SCHOLLS HEIGHTS AT SOUTH COOPER
COOPER MOUNTAIN PUD) WEST HILLS,) MOUNTAIN PUD, CONDITIONAL USE-PLANNED
APPLICANT.) UNIT DEVELOPMENT

The matter came before the Planning Commission on November 15, 2017, on a request for a Conditional Use-Planned Unit Development for a residential development within the South Cooper Mountain Community Plan area. The site is located at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. Addresses: 19293 SW Tile Flat Rd., 12150 SW Kobbe Dr., and 18865 SW Scholls Ferry Rd. Tax Lots 100, 101, 200, and 201 on Washington County Tax Assessor's Map 2S201.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 8, 2017, Supplemental Memorandum dated November 15, 2017, and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2017-0010** 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 November 8, 2017, Supplemental Memorandum dated November 15, 2017, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications CPA2017-0006 / DR2017-0052 / LD2017-0009 / SDM2017-0007 / TP2017-0008 / ZMA2017-0005 have been approved and are consistent with the submitted plans. (Planning / JF)

B. Prior to Site Development Permit Issuance, the Applicant Shall:

2. For the Northeast phase, the applicant shall provide a plan showing a minimum of one (1) bench at the top of public pathway/stairs on or adjacent to the Street W sidewalk to provide for views down the corridor. (Planning / JF)
3. Provide a plan showing all proposed fitness equipment along the multi-use trail. (Planning / JF)
4. Provide a plan prior to issuance of the Site Development Permit for the East Phase showing a pedestrian connection from the Street V terminus to either the stub or Tract D of the Scholls Valley Height development or to SW Strobel Road to provide for pedestrian connectivity. Given the steep grades, the pedestrian connection may contain stairs. (Planning / JF)
5. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space constructed in excess of that required in previous phases may be used to meet the open space requirements for subsequent phases. The open space requirements are approximately to 173 square feet of active and 691 square feet of total open space per dwelling unit.

- a. East: 0.78 acres active open space and 3.11 acres total open space.
- b. West: 0.57 acres of active open space and 2.28 acres of total open space.
- c. Northwest: 0.39 acres of active open space and 1.57 acres of total open space.
- d. Central: 0.42 acres of active open space and 1.68 acres of total open space.
- e. Northeast: 0.41 acres of active open space and 1.63 acres of total open space.
- f. North: 0.11 acres of active open space and 0.45 acres of total open space.
- g. South: 0.85 acres of active open space and 3.42 acres of total open space.

C. Prior to Building Permit Issuance, the Applicant Shall:

6. For lots 15, 22, 23, 178, and the R1 parcel, show compliance with the step back requirement for additional height requests along the South Cooper Mountain Community Plan Area perimeter in Section 60.35.20.3.A of the Development Code. (Planning / JF)
7. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of 10 feet in the front yard (abutting SW Scholls Ferry Road), 15 feet in the rear yard (abutting the northern property boundary), and 5 feet on all other sides. (Planning / JF)
8. For each phase, prior to issuance of building permits for greater than 75% of the lots located within the phase all common open space, including resource areas and active open space shall be completed, including all landscaping. (Planning / JF)
9. Provide plans showing how each building permit sought for single family detached residential units meets the architectural standards in Section 60.35.20 of the Development Code. (Planning / JF)
10. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / JF)

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

AYES: Nye, Matar, Lawler, Overhage, Uba Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: North.

Dated this 21ST day of November, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2569 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 Monday, December 4, 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JANA FOX
Associate Planner



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Planning Manager