

**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. 2747
OF A MODIFICATION OF A CONDITIONAL USE –) CU2019-0012 ORDER APPROVING
PLANNED UNIT DEVELOPMENT FOR SCHOLLS) SCHOLLS HEIGHTS PUD PHASING
HEIGHTS PUD PHASING MODIFICATIONS. WEST) MODIFICATIONS.
HILLS LAND DEVELOPMENT, APPLICANT.

The matter came before the Planning Commission on February 26, 2020, on a request to modify one condition of approval of CU2017-00010 related to the amount of required open space per phase in order to reflect the proposed phasing change. The subject site is located generally at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. The proposed phase modifications occur near the eastern PUD boundary and affect only one tax lot Map: 2S20100 Tax Lot: 03800. The Scholls Heights PUD involves the following: Map: 2S20100 Tax Lots: 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4201, 4300, and 4400.

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 February 19, 2020,

and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.15.15.4.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2019-0012** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated February 19, 2020, subject to the conditions of approval as follows:

1. All conditions in CU2017-0010 remain in full effect, except condition of approval number five (5) of that decision which is superseded by condition of approval (3) below. (Planning / JF)

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

2. Ensure the associated land use application LD2019-0032 has been approved and is consistent with the submitted plans. (Planning / JF)
3. 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: 0.32 acres of active open space and 1.27 acres of total open space.
 - e. Northeast: 0.51 acres of active open space and 2.05 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. (Planning / JF)

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

AYES: Lawler, Saldanha, Nye, Overhage, Uba.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker, Winter.

Dated this 3rd day of March, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2747, 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 March 13, 2020.

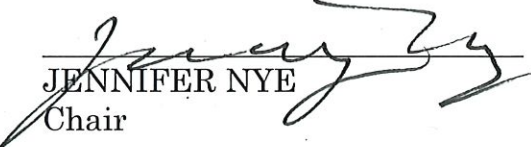
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



CASSERA PHIPPS
Senior Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager