

**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 A TEXT	)	ORDER NO. 2723
AMENDMENT TO ADD TWO NEW FOOTNOTES	)	TA2019-0001 ORDER RECOMMENDING
TO THE MULTIPLE USE DISTRICTS' SITE	)	APPROVAL OF SC-MU ZONE TEXT AMENDMENT
DEVELOPMENT STANDARDS FOUND IN BDC	)	
SECTION 20.20.15 FOR THE STATION	)	
COMMUNITY – MULTIPLE USE (SC-MU) ZONING	)	
DESIGNATION. URBANFORM DEVELOPMENT,	)	
APPLICANT.	)	

The matter came before the Planning Commission on October 23, 2019, on a request to amend the Beaverton Development Code (BDC) to add two new footnotes to the Multiple Use Districts' Site Development Standards found in BDC Section 20.20.15 for the Station Community – Multiple Use (SC-MU) zoning designation. These footnotes would increase the allowed Maximum Floor Area Ratio from 1.00 to 2.00 and increase the allowed Maximum Building Height from 60 feet to 100 feet for the SC-MU zone within 1,320 feet (approximately one-quarter mile) of a Light Rail Transit station platform.

Pursuant to Ordinance 2050 (Development Code) Section 50.50, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

Public testimony raised concerns about the increased height and scale of development that would be allowed with the Text Amendment and that it

would not be compatible with surrounding neighborhoods. One Commissioner was not in support of the Text Amendment as proposed and had concerns with applying the increased height and floor area ratio to all Station Communities without further study by City staff. The Commission discussed the proposal and found that it met the approval criteria, including consistency with the City's Comprehensive Plan and the Metro Urban Growth Management Functional Plan.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated October 16, 2019, and Staff Memorandum dated October 23, 2019, and the findings contained therein, as applicable to the approval criteria contained in Section 40.85.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that the Planning Commission **RECOMMENDS APPROVAL** of TA2019-0001 to the City Council, 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 October 16, 2019, and Staff Memorandum dated October 23, 2019.

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

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

Dated this 25<sup>TH</sup> day of OCTOBER, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2723, 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 NOVEMBER 4, 2019.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
LAUREN RUSSELL, AICP  
Associate Planner

  
\_\_\_\_\_  
JENNIFER NYE  
Chair

  
\_\_\_\_\_  
ANNA SLATINSKY  
Planning Division Manager