



NOTICE OF DECISION

December 9, 2019

To Whom It May Concern:

Ordinance No. 4774, “An Ordinance Amending Ordinance No. 2050, The Development Code, TA2019-0001, SC-MU Zone Text Amendment,” was first read on the November 12, 2019, City Council agenda and then passed by the City Council after second reading on the December 3, 2019, City Council agenda. The Mayor approved and signed Ordinance No. 4774 on December 4, 2019.

Ordinance No. 4774 amends the Beaverton Development Code (BDC) to add two new footnotes to the Multiple Use Land Districts’ Site Development Standards found in BDC Section 20.20.15 for the Station Community – Multiple Use (SC-MU) zoning designation. These footnotes 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 ¼ mile) of a Light Rail Transit station platform.

Appeal: Any appeal of this decision should be made to the State of Oregon Land Use Board of Appeals (LUBA) as provided in ORS 197.805 through ORS 197.860. A notice of intent to appeal shall be filed not later than 21 calendar days after notice of decision is mailed or otherwise submitted to parties entitled to notice under ORS 197.615. Mailing of notice on December 9, 2019, results in an appeal deadline of December 30, 2019.

Materials for review: The decision and complete case file is available for review at the Planning Division, Community Development Department, 4th Floor, City Hall, 12725 SW Millikan Avenue. Hours of operation are 7:30 a.m. to 4:30 p.m., Monday through Friday, except for holidays. For more information about the project, please contact **Lauren Russell, AICP, Associate Planner** at **503-526-3718**.

Sincerely,

A handwritten signature in black ink that reads "Lauren Russell".

Lauren Russell, AICP
Associate Planner

cc: Fred Gast, UrbanForm Development, Applicant

Stacy Connery, Pacific Community Design, Inc., Applicant's Representative
Cedar Hills II LLC, Owner
Cedar Hills Shopping Center LLC, Owner
Quick Signs Inc by Nita M Shah, Owner
CJ Shumate, Public Testimony
Christina Stimpson, Public Testimony
Ted Radzwillowicz, Public Testimony
Troy Stevens, Public Testimony
Holly Van Houten, Public Testimony
Annalisa Paul, Public Testimony
Mitchell and Patricia Satter, Public Testimony
John Duncan, Public Testimony
Chuck and Lynetta Weswig, Public Testimony
Patty Jones, Public Testimony
Julia Kuhn, Kittelson & Associates, Public Testimony
Nancy Yeend, Public Testimony
Kevork Parseghian, Public Testimony
Marah Danielson, ODOT
Naomi Vogel, Washington County
Central Beaverton NAC
Project File