

**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. 2763
AMENDMENT TO MODIFY FOOTNOTES 18 AND)	TA2020-0003 ORDER RECOMMENDING
19 TO THE MULTIPLE USE DISTRICTS' SITE)	APPROVAL OF SC-MU ZONE FOOTNOTE
DEVELOPMENT STANDARDS FOUND IN BDC)	CLARIFICATION TEXT AMENDMENT
SECTION 20.20.15 FOR THE STATION)	
COMMUNITY – MULTIPLE USE (SC-MU) ZONING)	
DESIGNATION. CITY OF BEAVERTON,)	
APPLICANT.)	

The matter came before the Planning Commission on May 20, 2020, on a request to amend the Beaverton Development Code (BDC) to clarify code language to make the Code easier to understand and apply. The updates would affect the two new footnotes that were approved through Case File No. TA2019-0001, SC-MU Zone Site Development Standards Text Amendment. These footnotes were added to the Multiple Use Land Use Districts' Site Development Standards found in BDC Section 20.20.15 for the Station Community – Multiple Use (SC-MU) zoning designation to 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.

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.

Staff provided the Planning Commission with an additional recommended footnote that was not included in the staff report or staff memorandum as part of the staff presentation. This additional footnote, which would be Number 20, would mitigate the potential impact of increased building height on abutting residentially zoned properties. This footnote already exists for the Commercial Zones' Site Development Standards Table (Footnote Number 16 in BDC Section 20.10.15). Because this Text Amendment only proposes changes that affect the SC-MU zone, staff recommended applying the footnote to the SC-MU zone only at this time, rather than to all Multiple Use zones. The Commission discussed footnote Number 20 and found that it met the approval criteria, including consistency with the City's Comprehensive Plan, the Metro Urban Growth Management Functional Plan, and the Oregon Statewide Planning Goals.

The Commission discussed the wording of footnotes Number 18 and 19 and raised concerns that while Number 18 contained the term "FAR," Number 19 did not contain "height," which could lead to confusion about to what the "100 feet" refers. To further clarify the SC-MU zone footnotes, the Commission proposed adding the word "height" to footnote Number 19.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated May 13, 2020, and

Staff Memorandum dated May 20, 2020, and the findings contained therein, as applicable to the approval criteria contained in Section 40.85.15.1.C of the Development Code, with the amendment to footnote Number 19 and addition of footnote Number 20.

Therefore, **IT IS HEREBY ORDERED** that the Planning Commission **RECOMMENDS APPROVAL** of **TA2020-0003** 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 May 13, 2020, and Staff Memorandum dated May 20, 2020, and this Land Use Order, with the amended footnote Number 19 and additional footnote Number 20 as follows:

19. 100 feet height permitted for sites within 1,320 feet of LRT station platform, 60 feet permitted beyond 1,320 feet
20. Maximum building height of a building or portion of a building within 50 feet of a residentially zoned property, measured from the residential property line, is 35 feet or the maximum height permitted in the residential district, whichever is greater.

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

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

Dated this 23rd day of June, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2763, 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 _____, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

Lauren Russell

Digitally signed by Lauren Russell
DN: cn=Lauren Russell, o=City of Beaverton,
ou=Community Development Department,
email=lrussell@beavertonoregon.gov, c=US
Date: 2020.06.23 11:43:44 -0700'

LAUREN RUSSELL, AICP
Associate Planner

APPROVED:



Digitally signed by
Jennifer Nye
Date: 2020.06.23
13:44:04-07'00'

JENNIFER NYE
Chair

Jana Fox

Digitally signed by Jana Fox
DN: C=US, E=jfox@beavertonoregon.gov,
O=City of Beaverton, OU=Planning
Division, CN=Jana Fox
Reason: Approve Additional Items
Date: 2020.06.23 11:47:05-07'00'

JANA FOX
Current Planning Manager