



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: April 24, 2019

Hearing Body: Planning Commission

Project Name: **3400 SW 125th Avenue 5-Plex**

Case File No.: **DR2019-0013 / ADJ2019-0004**

Summary of Application: The applicant, CTH Investment, LLC, requests approval on the following land use applications for the 3400 SW 125th Ave. 5-Plex Development. Design Review Type Three application to construct a 5-unit attached building, with associated improvements. Minor Adjustment application to reduce the minimum side yard setback, along the southern property line, from 5 feet to 4.5 feet.

Project Location: The site is located at 3400 SW 125th Avenue, north of SW Center Street, specifically identified as Tax Lot 4208 on Washington County Tax Assessor's Map 1S109DA.

Zoning & NAC: R-1 Residential Urban High Density (R-1) / Central Beaverton NAC

Applicable Approval Criteria: Development Code: Section 40.03 *Facilities Review*; Section 40.10.15.1.C *Minor Adjustment*; and Section 40.20.15.3.C *Design Review Type Three*

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.

Staff Contacts: Sambo Kirkman, Senior Planner, 503.526.2557 / skirkman@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Sambo Kirkman, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by April 12, 2019. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: April 3, 2019

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Sambo Kirkman by calling 711 (503)526-2557 or email skirkman@beavertonoregon.gov*