



PUBLIC HEARING NOTICE

TYPE 3 NOTICE OF DEVELOPMENT PROPOSAL

Hearing Date: January 2, 2019 Hearing Body: Planning Commission

| | |
|--|---|
| Project Name: | TIMBERLAND MIDDLE SCHOOL PARKING LOT EXPANSION |
| Case File No.: | ADJ2018-0007 / DR2018-0151 |
| Summary of Application: | The applicant, Angelo Planning Group, representing the Beaverton School District, requests approval by the Planning Commission to consider a request to approve modifications to the previously approved Design Review Three permit for the Timberland Middle School originally approved in April 2015. The applicant requests to modify the numeric parking standards in order to exceed the maximum parking standard, as well as change on-site vehicular parking, maneuvering, and circulation. Applications include a Major Adjustment (to exceed the maximum parking standard), and Design Review Two (for changes to on-site vehicular circulation and maneuvering). The applicant proposes to provide additional parking (an increase of 61-spaces) next to the northern parking lot to accommodate school parking demand when school reaches full capacity in 2021. |
| Project Location: | The subject property is ±16.28 acres and located The subject site is generally located at 650 NW 118 th Avenue, on the north side of NW Stone Mountain Lane and east of NW 118 th Avenue. Tax Lot 900 of Washington County Tax Assessor’s Map 1N1-34CA. |
| Zoning & NAC: | Town Center – High Density Residential (TC-HDR). |
| Neighborhood | Central Beaverton Neighborhood Advisory Committee (NAC) |
| Applicable Criteria: | Beaverton Development Code: <ul style="list-style-type: none"> • Section 40.03. <i>Facilities Review</i> • Section 40.10.15.2.C. <i>Major Adjustment</i> • Section 40.20.15.2.C. <i>Design Review Two</i> |
| Due Date for Written Comments to be included in staff report: | No later than 4:30 PM, Friday, December 21, 2018 |
| Hearing Time and Place: | City Council Chambers, First Floor, Beaverton Building 12725 SW Millikan Way, beginning at 6:30 p.m. |

| | |
|-----------------------|--|
| Staff Contact: | Sandra Freund, AICP, Senior Planner (503) 526-3718 sfreund@BeavertonOregon.gov |
|-----------------------|--|

Mailed written comments to the Commission should be sent to the attention of **Sandra Freund**, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, December 21, 2018**. Please reference the Case File Number(s) 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: December 12, 2018

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 a 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 Sandra Freund, AICP, Senior Planner, by calling 711 (503) 526-3718 or by email sfreund@beavertonoregon.gov.