



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: January 8, 2020

Hearing Body: Planning Commission

Project Name: **Beaverton Senior Living**

Case File No.: **ADJ2019-0015 / ADJ2019-0016 / ADJ2019-0017 / CU2019-0005 /
DR2019-0111 / LD2019-0023 / LO2019-0004 / TP2019-0011**

Summary of Application: The applicant, CA Senior Beaverton OR Property Owner, LLC, requests approval on the following land use applications for a new senior living facility development, on a site located south NW Walker Road and east of NW 185th Avenue: A Major Adjustment (ADJ2019-0015) application to exceed the standard maximum height in the zone by approximately 8 feet, a Major Adjustment (ADJ2019-0016) application to reduce the standard required vehicle parking, a Major Adjustment (ADJ2019-0017) to request a reduction to the standard required bicycle parking, a Conditional Use (CU2019-0005) for a Residential Care Facility, a Design Review Three (DR2019-0111) application for the construction of more than 30,000 gross square feet of non-residential floor area (Residential Care Facility) in a Residential zone, a Replat One (LD2019-0023) for the consolidation of three lots and to plat land that has not previously been part of a recorded plat, a Loading Determination application (LO2019-0004) to modify off-street loading space dimensions and a Tree Plan Two (TP2019-0011) for the removal of approximately 20 Community Trees.

Project Location: The site is located at 18480 NW Walker Road, 970 NW 185th Avenue, and 900 NW 185th Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor's Map 1N131BC.

Zoning & NAC: Urban Medium Density (R2) and within the Five Oaks/Triple Creek NAC.

Applicable Approval Criteria: Development Code: Section 40.03 Facilities Review; Section 40.10.15.2.C Major Adjustment; Section 40.15.15.3.C New Conditional Use; Section 40.20.15.3.C Design Review Three; Section 40.45.15.2.C Replat One; Section 40.50.15.1.C Loading Determination; and Section 40.90.15.2.C Tree Plan Two.

Hearing Time and Place: Beginning at 6:30 p.m, **January 8, 2020**
City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way.

Staff Contacts: Elena Sasin, Associate Planner, 503.526.2494 /
esasin@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **December 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: **December 11, 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 Elena Sasin by calling 711 (503)526-2494 or email esasin@beavertonoregon.gov*