



CITY OF BEAVERTON
Community Development Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2420
Fax: (503) 526-2550

NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: **May 26, 2016**

Hearing Date: **July 6, 2016** Time: **6:30 p.m.** Hearing Body: **Planning Commission**

Project Name: **BLACKROCK COFFEE & DRIVE-THRU**

Case File No.: **CU2016-0002, DR2016-0053, TP2016-0007**

Summary of Application: **On July 6, 2016**, the Beaverton Planning Commission will conduct a public hearing to consider a Design Review 2 proposal to develop an approximately 18,400 square foot vacant lot in the NS (Neighborhood Service) zoning district into a 1,335 square foot sit down coffee shop with a drive-thru and associated parking and landscaping, a New Conditional Use application to allow operating hours of 5:00 a.m. to 9:00 p.m. daily and a Tree Plan 2 application to remove nine (9) community trees. The address of the site is, also described as tax lot 00300 of Washington County's Tax Assessors tax map 1S124CD.

Project Location: The subject property is located at 7570 SW Garden Home Road. The site can also be identified as tax lot 00300 of Washington County Assessor's Tax Map 1S1-24CD.

Zoning / NAC: NS Neighborhood Service Zoning District / Denney Whitford / Raleigh West Neighborhood Association Committee

Applicable Approval Criteria : Beaverton Development Code: Design Review 2: Section 40.20.15.2.C, New Conditional Use: Section 40.15.15.3.C, Tree Plan Two: Section 40.90.15.2.C and Facilities Review: Section 40.30

Hearing Time and Place: **Wednesday July 6, 2016** beginning at 6:30 p.m. in the City Council Chambers, First Floor, Beaverton Building / City Hall, 12725 SW Millikan Way Beaverton, OR

Staff Contact: Jason T, (503) 350-4038, jasont@beavertonoregon.gov

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

Written comments on the proposal shall be submitted no later than 4:30 p.m. on Wednesday, June 15, 2016 if to be addressed in the staff report. Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments.

Failure to raise an issue 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.

The Facilities Review Committee will meet with the applicant on Wednesday June 15, 2016 to discuss technical issues associated with the application. The Facilities Review Committee is not a decision-making body, but advises the Director and the Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Development Code of the City of Beaverton. 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.

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter within the Community Development Department, at no cost, at least seven (7) calendar days before the hearing, and may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on the day of the scheduled hearing. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The Planning Commission is the decision-making authority for the applications and shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes.

This information is available in large print or audio tape upon request. In addition, assisted listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hours advance notice. To request these services, please call 526-2222/voice/tdd.