



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 26, 2017

Hearing Body: Planning Commission

Project Name: **Denney Road Commerce Center**

Case File No.: **CU2017-0006 / CU2017-0007 / DR2017-0040**

Summary of Application: The applicant, Denney Road Industrial Park, LLC, proposes to renovate an existing industrial complex. The renovation proposal also converts a portion of one industrial building to self-storage use and introduces new covered vehicle storage along the south and west portions of the complex. In the city Industrial zone, self-storage and vehicle storage require Conditional Use approval. Accordingly, the applicant requests respective Conditional Use approvals for these uses. The applicant also requests Design Review Three approval for proposed remodeling of five existing buildings within the industrial complex in addition to other modifications identified to the parking lot and landscape areas.

Project Location: The subject site is located on the south side of SW Denney Road, west of Highway 217 and is addressed as 10740, 10750 and 10760 SW Denney Road. The project site is also identified as Tax Lots 300, 301 and 303 on Washington County Assessor's Map 1S1 22DA.

Zoning & NAC: Industrial (IND) / Vose NAC

Applicable Development Code Criteria: Section 40.03 *Facilities Review*; Section 40.15.15.3.C *Conditional Use-New*; Section 40.20.15.3.C *Design Review Three*.

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

Staff Contact: Scott Whyte, Senior Planner, 503.526.2652 / swhyte@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Scott Whyte, Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, July 14, 2017. 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: July 5, 2017

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 Committee recommendation will be provided in the staff report address to the Planning Commission. 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 Scott Whyte by calling 711 (503) 526-2652 or email swhyte@beavertonoregon.gov.*