



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
www.beavertonoregon.gov

NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: January 4, 2018

Project Name:	Willamette West Habitat for Humanity Townhomes at Denney Gardens Subdivision
Case File No's:	DR2017-0125 Design Review 2 and DI2017-0002 Director's Interpretation
Summary of Application:	<p>The applicant, Willamette West Habitat for Humanity, proposes 16 new attached single-family dwellings (townhomes) within the existing platted subdivision of Denney Gardens. All proposed townhomes would be three stories and 35 feet in height. The development proposal includes a ten space parking lot, separate play area, landscaping and site lighting.</p> <p>The Design Review 2 application will review the proposal for conformance to applicable city design standards in Section 60.05 of the Development Code.</p> <p>The Director's Interpretation application is sought to clarify procedural provisions identified in Section 10.40.4 of the Development Code which allow development to proceed with past conditions of approval established by the former jurisdiction notwithstanding a change in zoning upon annexation to the city. Denney Gardens subdivision received approval in 2006 from Washington County when the property was unincorporated. The applicant's 16 unit townhome proposal is consistent with past approvals for density, building location and height. Plan modifications include a parking lot addition, play area and changes to architectural design. As part of the Director's Interpretation application, the Planning Director will review these plan modifications for determining whether the proposal maintains consistency with past conditions of approval identified under case file 05-513-PLA/PD/S/D(R)/FP/W/V.</p>
Project Location:	The subject site is located on the north side of SW Denney Road, west of SW Scholls Ferry Road, east of SW Rollingwood Drive and is addressed as 9815 through 9855 SW Denney Road. The project site is also identified as Tax Lots 3100 through 5300 on Washington County Assessor's Map 1S1-23BD.
Zoning & NAC:	Standard Urban Density (R-5) / Denney Whitford - Raleigh West NAC
Applicable Code Criteria:	Section 40.03 <i>Facilities Review</i> ; Section 40.20.15.2.C <i>Design Review Two</i> ; Section 40.25.15.1.C <i>Director's Interpretation</i> .
Staff Contact:	Matt Straite (primary staff contract) at (503) 297-1005 / matts@migcom.com or Scott Whyte, Senior Planner (secondary contact) at (503) 526-2652 / swhyte@beavertonoregon.gov

Mailed written comments in response to this development proposal should be sent to the attention of Matt Straite, City of Beaverton, Planning Division, 12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076. To be made part of the record, written comments are to be received by Wednesday, January 24, 2018, 4:30p.m. Please reference the Case File Number(s) and Project Name in your written comments.

Facilities Review Committee Meeting Date: January 24, 2018

No public hearing is scheduled for this Design Review 2 / Director's Interpretation proposal. On January 24, 2018, the Facilities Review Committee, consisting of city staff, will meet to discuss the proposal with the applicant. The Facilities Review Committee is not a decision-making body, but advises the Planning Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Planning Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the Facilities Review meeting. The Director's decision may be viewed at:

<http://apps.beavertonoregon.gov/DevelopmentProjects>

A copy of the pre-application conference notes, plans 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.

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.

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 with advance notice. To request these services, contact by calling 711 (503) 526-2652 or email swhyte@beavertonoregon.gov.*

PROPOSED BUILDINGS SHOWN TO EXISTING PLATTED LOTS OF DENNEY GARDENS

