



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: **November 18, 2020**

Hearing Body: **Planning Commission**

Project Name: Herzog Meier Expansion

Case File No.: CU2020-0006 / DR2020-0079 / LO2020-0003 / PD2020-0005 /
SDM2020-0007 / TP2020-0005

Summary of Application: The applicant, AXIS Design Group, requests Major Modification of a Conditional Use approval to increase the gross floor area of the existing conditionally permitted Major Automotive Service use on the site; Design Review Three approval to partially demolish 5,703 square feet of the existing automotive service building, construct a new 24,900 square foot, one-story, automotive service building containing service bays and manual carwash with rooftop storage for inventory vehicles, and reconfigure the on-site vehicle circulation and parking areas; Loading Determination approval to reduce the required off-street loading spaces from three to two; Parking Requirement Determination approval to establish an off-street parking ratio for the Major Automotive Service use; Sidewalk Design Modification approval to modify the sidewalk and planter strip widths for a portion of the sidewalk; and Tree Plan Two approval to remove eight Community Trees.

Project Location: The site is located at 4180 SW 141st Avenue, specifically identified as Tax Lot 03300 on Washington County Tax Assessor's Map 1S116BB.

Zoning & NAC: General Commercial (GC) / Central Beaverton NAC

Applicable Approval Criteria: Development Code Section 40.03.1 *Facilities Review*, Section 40.15.15.4.C *Major Modification of a Conditional Use*, Section 40.20.15.3.C *Design Review Three*, Section 40.50.15.1.C *Loading Determination*, Section 40.55.15.1.C *Parking Requirement Determination*, Section 40.58.15.1.C *Sidewalk Design Modification*, and Section 40.90.15.2.C *Tree Plan Two*

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

Staff Contact: Lauren Russell, AICP, Associate Planner
503-526-3718 / russell@beavertonoregon.gov

NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency, and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.

During this State of Emergency, staff strongly encourages you to submit any testimony comments or questions via email to the Project Planner. Pursuant to Section 50.88 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 City Recorder no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Lauren Russell, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **November 6, 2020**. All written testimony provided prior to the meeting will be provided to Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments may also be provided via email to russell@beavertonoregon.gov.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/Agendas-Minutes>. The City has implemented a phone-based tool for submitting oral testimony at Planning Commission meetings and/or provide an opportunity to testify via webcam at the Beaverton Building during the hearing. The telephone call-in line for public testimony during the public hearing is 503-755-9544. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

Facilities Review Committee Meeting Day: Wednesday, October 28, 2020

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 online 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, precludes appeal to the Land Use Board of Appeals on the 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 Lauren Russell by calling 711 503-526-3718 or email russell@beavertonoregon.gov.*