



Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	Division Meadows
Case File No.:	LD2022-0001 LLD2022-0004 ADJ2022-0001 ADJ2022-0002 TP2022-0001
Summary of Application:	The applicant, Homestead Development Corporation, requests Land Division Two, two Minor Adjustments, Tree Plan Two and Legal Lot Determination approval to subdivide an existing tax lot to create nine (9) new lots and construct a three quarter local street for access. The first Minor Adjustment is to reduce the standard lot width of the R7 zone by ten percent from 65 feet to 58.5 feet for Lots 2-7 and the second Minor Adjustment is to reduce the standard lot size of the R7 zone for Lot 1 from 7,000 square feet to 6,300 square feet. The Tree Plan Two is required to remove 43 of the 55 Community Trees on site. The Legal Lot Determination will memorialize the existing lot as a legal lot of record.
Project Location:	The site is located at 15660 SW Division Avenue, specifically identified as Tax Lot 02900 on Washington County Assessor's Map 1S117CA
Zoning & NAC:	The site was rezoned to Residential Mixed C (RMC) from Residential 7 (R7) on June 30, 2022. However, the application was submitted on December 31, 2021, which subjects it to the Beaverton Development Code standards in place at that time. The property is with the West Beaverton Neighborhood Associate Committee boundary.
Applicable Approval Criteria:	Development Code Section 40.03.1 Facilities Review, Section 40.45.15.5.C Preliminary Subdivision, Section 40.10.15.1.C Minor Adjustment Two, Section 40.47.15.1.C Legal Lot Determination and 40.90.15.2.C Tree Plan Two.
Due Date for Written Comments	No later than 5:00 PM, September 14, 2022
Staff Contact:	Brett Cannon, Associate Planner bcannon@beavertonoregon.gov / (503) 350-4038

NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/163/Community-Development> for the most up-to-date information about in-person and virtual services.

Staff strongly encourages you to submit any testimony comments or questions via email to the project Planner. Written comments on the above development proposal may also be mailed to the Current Planning Division, at PO Box 4755, Beaverton, OR 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on September 14, 2022. Please reference the Case File Number and Project Name in your written comments and include your mailing address if you wish to receive a copy of the decision. 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 Meeting with the applicant will be held September 14, 2022. The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03.1 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

Public Comment Period Ends: September 14, 2022

The Director is the decision-making authority for the above application and shall issue a written decision on the above development proposal on or around September 28, 2022, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <https://apps2.beavertonoregon.gov/DevelopmentProjects> or may be provided by the project Planner upon request.

For more information contact the Project Planner, Brett Cannon at bcannon@BeavertonOregon.gov or 503-350-4038.

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 Brett Cannon by calling 711(503) 350-4038 or email bcannon@beavertonoregon.gov.*

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