



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: March 27, 2019 **Hearing Body:** Planning Commission

Project Name: **South Cooper Mountain Heights Multi-Family Spans**

Case File No.: **DR2018-0165 / LD2018-0139 / LD2018-0140**

Summary of Application: The applicant, A.G. Spanos Companies, requests approval of the following land use applications for a multi-family residential development. A Design Review Three application for construction of 283 units of attached residential housing, parking and associated site improvements. A Preliminary Partition application to create two parcels, one for the 283 units of attached residential housing and one for future residential development. A Modification of a Decision application to remove a condition of approval associated with the South Cooper Mountain Heights PUD Modification (LD2017-0006).

Project Location: The subject site is located on the north side of SW Scholls Ferry Road, east of SW 175th Avenue, specifically identified as Tax Lot 200 of Washington County Assessor Tax Map 2S106AC.

Zoning & NAC: Residential Urban High Density (R1) / Neighbors Southwest NAC

Applicable Approval Criteria: Development Code: Development Code: Section 40.03 for *Facilities Review*, Section 40.20.15.3.C *Design Review Three*, Section 40.45.15.4.C for *Preliminary Partition*, and Section 50.95 *Modification of a Decision*.

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

Staff Contacts: Jana Fox, Current Planning Manager, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, March 15, 2019. 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: March 6, 2019

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 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 Jana Fox by calling 711 (503)526-3710 or email jfox@beavertonoregon.gov*