



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:	LU22023-00941 Herzog Meier VW Volvo Service Extension
Case File No.:	EXT22023-00935 / EXT22023-00936 / EXT22023-00939 / EXT22023-00940
Summary of Application:	<p>The applicant, AXIS Design Group, requests approval for a two-year extension for four of the six Herzog Meier Expansion approved applications: CU2020-0006, DR2020-0079 as amended by APP2021-0002 and modified by DR2022-0083, SDM2020-0007 as amended by APP2021-0003, and TP2020-0005. The other two approved applications, LO2020-0003 and PD2020-0005, cannot be extended.</p> <p>The Herzog Meier Expansion approval included: a Major Modification of a Conditional Use (CU2020-0006) for the expansion of an existing conditionally permitted Major Automotive Service use; Design Review Three (DR2020-0079 as amended by APP2021-0002) 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; a Loading Determination (LO2020-0003) to reduce the required off-street loading spaces from three to two; a Parking Requirement Determination (PD2020-0005) to establish an off-street parking ratio for an automotive dealership; a Sidewalk Design Modification (SDM2020-0007 as amended by APP2021-0003) to modify the sidewalk and planter strip widths for a portion of the sidewalk; and a Tree Plan Two (TP2020-0005) to remove eight Community Trees. The design of the new automotive service building was then modified by DR2022-0083 to reduce the building footprint and remove the rooftop inventory vehicle storage and the associated vehicle ramp.</p> <p>No changes to the design of the previously approved land use decision are proposed with the two-year extension requests.</p>
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 50.93 <i>Extension of a Decision</i>
Due Date for Written Comments	No later than 5:00 PM, Wednesday March 27, 2024
Staff Contact:	Lauren Russell, AICP, Associate Planner 503-278-0318 / lrussell@beavertonoregon.gov

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 currently open to the public on Fridays. Staff recommends visiting <https://www.beavertonoregon.gov/183/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 **Wednesday, March 27, 2024**. 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.

Public Comment Period Ends: March 27, 2024

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 April 10, 2024, pursuant to Section 50.40.10. Copies of the decision will be made available on the City’s website <http://apps.beavertonoregon.gov/DevelopmentProjects>, via the Beaverton Electronic Permitting System (BEPS) Public Portal <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1963>, or may be provided by the project Planner upon request.

For more information and to access plans and additional information on the application you can visit the project specific page on the Beaverton Electronic Permitting System (BEPS) Public Portal at the following link: <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1963>.

For more information contact the Project Planner, Lauren Russell at 503-278-0318 or lrussell@beavertonoregon.gov.

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 711 503-278-0318 or email lrussell@beavertonoregon.gov.*

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

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Этот документ доступен на других языках и форматах по запросу

VICINITY MAP



Legend

- Subject Site Selection
- Washington County Taxlots



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(EXT22023-00935 / EXT22023-00936 / EXT22023-00939 /
EXT22023-00940)

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

03/06/2024
Taxlot No:
 1S116BB03300


Application #
 See Notice