



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:	LU22024-00045 5875 SW Main Partition
Case File No.:	LLD12024-00317 / MHDR22024-00053 / PP22024-00112
Summary of Application:	The applicant, TOPLINE Drafting & Design, requests approval of a Preliminary Partition to create two new parcels and one tract from the existing lot, a Legal Lot Determination to determine the legal status of the subject lot, and Single-Detached and Middle Housing Design Review Two for a new single-detached dwelling on each of the proposed parcels.
Project Location:	The site is located at 5875 SW Main Avenue, specifically identified as Tax Lot 06400 on Washington County Tax Assessor's Map 1S116DD.
Zoning & NAC:	Residential Mixed B (RMB) / Central Beaverton NAC
Applicable Approval Criteria:	Development Code Sections 40.03.1 <i>Facilities Review Committee</i> , 40.21.15.2.C <i>Single-Detached and Middle Housing Design Review Two</i> , 40.45.15.4.C <i>Preliminary Partition</i> , and 40.47.15.1.C <i>Legal Lot Determination</i>
Due Date for Written Comments	No later than 5:00 PM, Wednesday October 16, 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, October 16, 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: October 16, 2024

The Facilities Review Committee Meeting with the applicant will be held October 16, 2024. 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.

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 October 30, 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/2010>, 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/2010>.

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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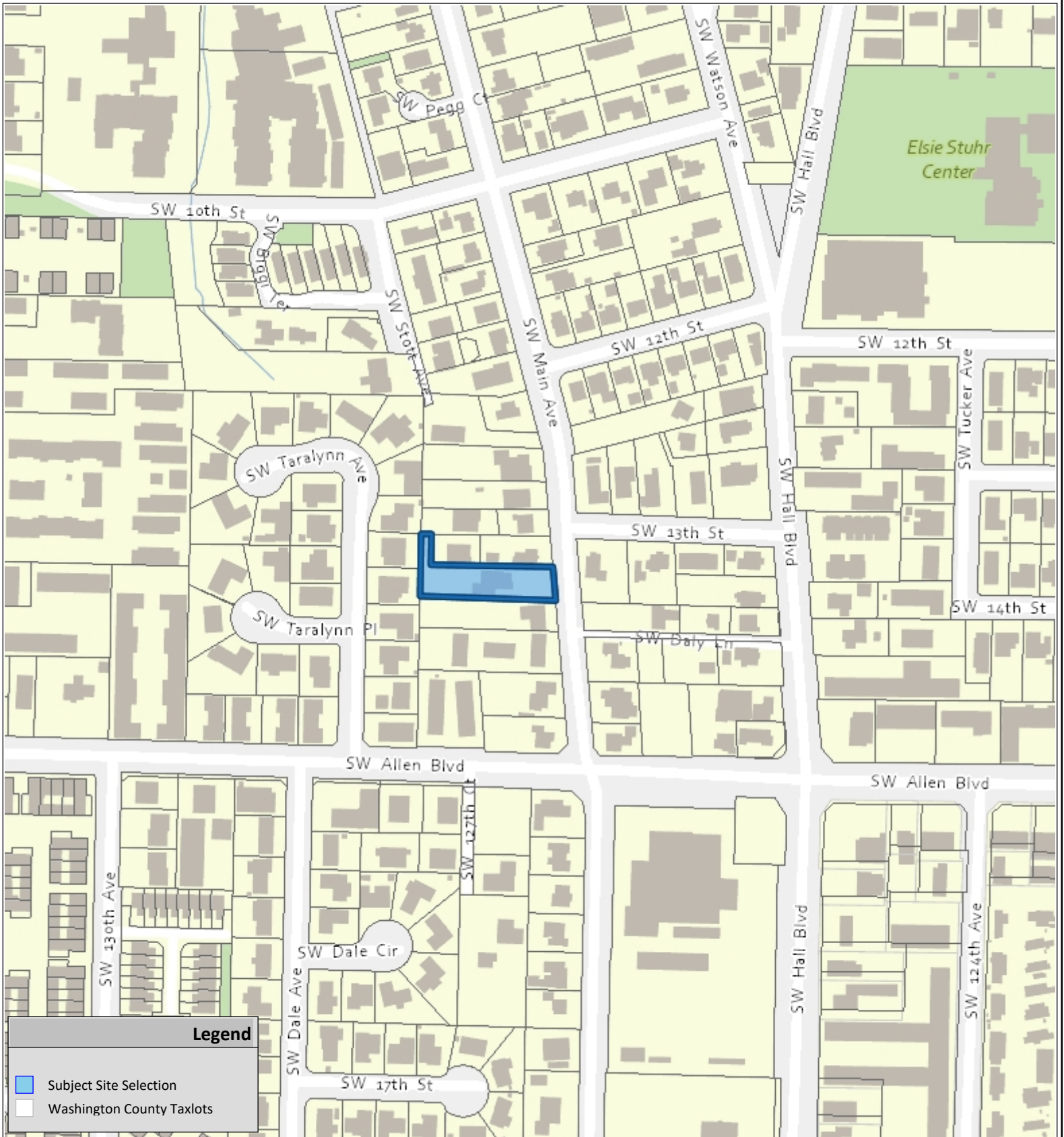
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Этот документ доступен на других языках и форматах по запросу

VICINITY MAP



**LU2024-00045 5875 SW Main Partition (LLD12024-00317 /
 MHDR22024-00053 / PP22024-00112)**

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.

09/24/2024
Taxlot No:
 1S116DD06400


Application #
 See Notice