



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING RE-NOTICE

Hearing Date: May 15, 2019 **Hearing Body:** Planning Commission

Project Name: **Life Time Fitness - Beaverton**

Case File No.: **ADJ2018-0006 / DR2018-0128 / LD2019-0008 / LO2018-0005 /
SDM2018-0007 / TP2018-0009**

Summary of Application: This re-notice is to modify the proposed Tree Plan Two application to accommodate additional Community Tree removal which is needed to construct right-of-way improvements along SW Barnes Road. The date of the public hearing has been moved to May 15, 2019 to accommodate the additional notice period. The applicant, Life Time Fitness, proposes to construct a new recreational facility, including approximately: 138,000 square feet of athletic facilities, 31,200 square feet of shared workspace/office, 10 indoor tennis courts, 37,000 square feet of outdoor pool area, a 619 space parking garage, and associated surface parking, landscaping, and storm water facilities. The applicant seeks approval of the following land use applications: A Major Adjustment to exceed the maximum height in the Corridor Commercial (CC) zoning district by more than 10% for the athletic facility building as well as the parking structure/tennis facility building. A Design Review Two for the construction of the facility and site improvements. A Replat One for Lot Consolidation application to combine three lots of record into one lot. A Loading Determination to reduce the number of required loading berths from five (5) to two (2). A Sidewalk Design Modification for a five (5) foot wide off-site replacement sidewalk along Cedar Hills Boulevard north of Barnes Road, a like for like replacement. A Tree Plan Two application for removal of community trees from the subject site as well as removal of approximately five (5) trees from a Significant Natural Resource Area (SNRA) on a property across SW Barnes Road to allow for storm sewer construction.

Project Location: The primary site is located north of Highway 26, west of SW Cedar Hills Boulevard, and South of SW Barnes Road. The project site is also identified as Tax Lot 1700 on Washington County Assessor's Map 1S103A. Limited street and utility work is proposed off-site on 165 SW Cedar Hills Boulevard (Washington County Assessor's Map 1S103AB, Tax Lot 200) and 1525 SW Choban Lane (Washington County Assessor's Map 1S103BA, Tax Lots 1300, 1400 and 2300).

Zoning & NAC:	Corridor Commercial (CC)-Tax Lot 1700, Urban High Density (R1)-Tax Lot 200, and Washington County Interim (WAcnty)-Tax Lots 1300, 1400, and 2300 / Central Beaverton NAC
Applicable Approval Criteria:	Development Code: Section 40.03 <i>Facilities Review</i> ; Section 40.10.15.2.C <i>Major Adjustment</i> ; Section 40.20.15.3.C <i>Design Review Three</i> ; Section 40.45.15.2.C <i>Replat One</i> ; Section 40.50.15.1.C <i>Loading Determination</i> ; Section 40.58.15.C <i>Sidewalk Design Modification</i> and Section 40.90.15.2.C <i>Tree Plan Two</i>
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 May 3, 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 Occurred on: April 17, 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 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 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*