



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
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# PUBLIC HEARING NOTICE

Hearing Date: January 23, 2019 Hearing Body: Planning Commission

**Project Name:** **NPD Beyond Self-Storage**

**Case File No.:** **CU2018-0019 / DR2018-0156 / PD2018-0004 / VAR2018-0001**

**Summary of Application:** The applicant, North Point Development, LLC, requests approval of the following land use applications for the NPD Beyond Self-Storage Development:

- Design Review Type Three application to construct a new three-story storage facility approximately 149,500 square feet in size, with associated improvements and long-term vehicle storage.
- Conditional Use application to expand the use of the site as a storage facility a conditional use within the Industrial zone that was approved in 2017.
- Parking Determination application to establish the off-street parking requirements for self-storage facilities, a use that is not specified in the city's off-street parking requirements.
- Variance application to allow for a wall sign 161 square feet in size located higher than 25 feet. The city's code restricts the size of a wall sign to 120 square feet above 25 feet.

**Project Location:** The site is located at 5355 SW 107th Avenue, north of SW Allen Boulevard at the terminus of SW 107<sup>th</sup> Avenue, specifically identified as Tax Lot 1000 on Washington County Tax Assessor's Map 1S115DA.

**Zoning & NAC:** Industrial (IND) / Denney Whitford / Raleigh West NAC

**Applicable Approval Criteria:** Development Code: Section 40.03 *Facilities Review*; Section 40.15.15.2.C *Major Modification of a Conditional Use*, Section 40.20.15.3.C *Design Review Type Three*, Section 40.55.15.1.C *Parking Determination*, and Section 40.95.15.1.C *Variance*.

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

**Staff Contacts:** Sambo Kirkman, Senior Planner, 503.526.2557 / [skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)

Mailed written comments to the Commission should be sent to the attention of Sambo Kirkman, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by January 11, 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:**            January 2, 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, 4<sup>th</sup> 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](http://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 Sambo Kirkman by calling 711 (503)526-2557 or email [skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)*