



Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
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www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	PJN DENTAL
Case File No.:	DDR2022-0168 / LO2023-0001
Summary of Application:	The applicant, PJN Holdings, LLC, requests Design Review Two approval to demolish an existing single-story dental office building and construct a new, approximately 8,550 sq. ft., two-story office building. The new office building will include an office use on the main floor and a dental office on the upper level. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping. A Loading Determination is requested to vary from the loading berth standards. The applicant proposes to use a standard parking stall for on-site deliveries.
Project Location:	The site is located at 8900 SW Hall Boulevard, specifically identified as Tax Lots 600 on Washington County Tax Assessor's Map 1S126BC.
Zoning & NAC:	Community Service (CS) / Denney Whitford Raleigh West NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.20.15.2.C <i>Design Review Two</i> , and Section 40.50.15.C <i>Loading Determination</i>
Due Date for Written Comments	No later than 5:00 PM, Wednesday July 26th, 2023
Staff Contact:	Aaron Harris, Senior Planner aharris@beavertonoregon.gov / (503) 616-8453

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 open to the public on Fridays at this time. 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, July 26, 2023. 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.

The Facilities Review Committee Meeting with the applicant will be held Wednesday, July 26, 2023. 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.

Public Comment Period Ends: July 26, 2023

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 August 9, 2023, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <https://apps2.beavertonoregon.gov/DevelopmentProjects> or may be provided by the project Planner upon request.

For more information contact the Project Planner, Aaron Harris at aharris@BeavertonOregon.gov or 503-616-8453.

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 Aaron Harris by calling 711(503) 616-8453 or email aharris@beavertonoregon.gov.*

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