



CITY OF BEAVERTON  
Community Development Department  
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# PUBLIC HEARING RE-NOTICE

Hearing Date: **November 15, 2023\*** Hearing Body: **Planning Commission**  
**\*Please note the revised public hearing date of November 15, 2023.**

**Project Name:** **LU32023-00192 Panzer Mixed Use Development**

**Case File Nos.:** **DR32023-00188 / PS22023-00189 / PUD32023-00187 / TP22023-00190 / ZMA32023-00191**

**Summary of  
Applications:**

The following re-notice is being provided due to a revised hearing date. The applicant, TNHC Oregon, LLC, requests approval to develop a site approximately 26.6 acres in size into 533 housing units as well as approximately 17,736 square feet of commercial space. The proposal includes a mix of multi-dwelling buildings, mixed-use buildings, townhomes, and single-detached dwellings. The site is being developed as a Planned Unit Development (PUD3-00187). Approval of a Preliminary Subdivision (PS22023-00189) is required to facilitate the creation of 187 lots, a Tree Plan Two (TP22023-00190) is required to remove approximately 38 community trees to accommodate the proposed development. A Design Review Three (DR32023-00188) is required for the architectural review of the proposed buildings and site changes. A Zoning Map Amendment is proposed to reconfigure the existing zoning designations of Station Community Multiple – Use (SC-MU) and Station Community – High Density Residential (SC-HDR) within portions of the site.

**Project Location:** The site is located at 17980 SW Baseline Road, specifically Tax Lots 3600, 3700, 3702, 3800, 3900, 4000, 4100 and 4200 on Washington County Tax Assessor's Map 1S106BC

**Zoning & NAC:** Station Community – Multiple Use (SC-MU) and Station Community – High Density Residential (SC-HDR) / Five Oaks/Triple Creek NAC

**Applicable Approval  
Criteria:** Development Code Sections 40.03.1 *Facilities Review Committee*, 40.20.15.3.C *Design Review Three*, 40.15.15.6.C *Planned Unit Development*, 40.45.15.5.C *Preliminary Subdivision*, 40.90.15.2.C *Tree Plan Two*, and 40.97.15.1.C *Zoning Map Amendment*.

**Hearing Time & Place:** Beginning at 6:30 p.m.

**Note: Public Hearings are held remotely and can be viewed at the following link:**

<https://www.beavertonoregon.gov/913/Agendas-Minutes>

**Staff Contact:** Elena Sasin, Associate Planner  
(503)278-1482 / [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov)

**How to Participate:** The City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:

- In writing via email to the project planner [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov) or [mailboxcddplanning@beavertonoregon.gov](mailto:mailboxcddplanning@beavertonoregon.gov).
- In writing via mail to project planner at PO Box 4755, Beaverton, OR 97076.
- Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at <https://www.beavertonoregon.gov/913/Agendas-Minutes>
- If you do not have the technology to join the meeting virtually to provide testimony and you wish to do so, please contact the project planner for assistance.

*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.*

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **November 3, 2023**. All written testimony provided prior to the meeting will be provided to Planning Commission prior to their decision. Please reference the Case File Number(s) and Project Name in your written comments. Comments may also be provided via email to [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).

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 on the project specific page on the BEPS Public Portal at the following link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1186> and at the Beaverton Planning Division. The Planning Division is on the 4<sup>th</sup> floor, Beaverton Building, 12725 SW Millikan Way, and is open between the hours of 8:30 a.m. and 4:30 p.m. Monday through Thursday except holidays. A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing.

The staff report may also be viewed online at: <https://apps2.beavertonoregon.gov/DevelopmentProjects> and via the Beaverton Electronic Permitting System (BEPS) Public Portal project link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1186>. The decision may also be p

rovided by the project Planner upon request. A copy of any or all materials will be provided at a reasonable cost.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/913/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

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, precludes appeal to the Land Use Board of Appeals on the issue.

**Facilities Review Committee Meeting Day: October 25, 2023**

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 40.03.1 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.

**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 Elena Sasin at 711-503-278-1482 or [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).*

**This document is available in other languages and formats upon request**

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