



**CITY OF BEAVERTON**  
Community Development Department  
Planning Division  
12725 SW Millikan Way  
PO Box 4755  
Beaverton, OR 97076  
Tel: 503-526-2420  
Fax: 503-526-2550  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

**THIS IS TO NOTIFY YOU THAT THE CITY OF BEAVERTON HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.**

On June 6, 2023, the City of Beaverton will hold a public hearing regarding the adoption of casefiles CPA2023-0001 / ZMA2023-0001. The City of Beaverton has determined that adoption of these casefiles may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

Casefiles CPA2023-0001 / ZMA2023-0001 will be available for inspection at no cost online: <https://apps2.beavertonoregon.gov/DevelopmentProjects/>. A copy of the casefiles can also be obtained by contacting the project planner Steve Regner at 503-319-4427 or [sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov).

For additional information regarding these casefiles, please contact Steve Regner, Senior Planner, at 971-319-4427 or [sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov).

**Although state law requires the city to include the language that the proposals “may change the value of your property,” no determination has been or is expected to be made as to the effect of the proposal referenced in this notice on the value of your property.**

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The subject property is 3835 SW 96<sup>th</sup> Avenue (Tax Lot 3800 on Washington County Tax Assessor’s Map 1S111CD). The property is in Washington County’s R-5 Land Use District. The proposed provisions of the casefiles referenced above will cause the properties to have Beaverton’s Low Density Neighborhood Comprehensive Plan designation and Residential Mixed C (RMC) zone designation.

The next page contains a table with examples of allowed uses in Washington County’s R-5 Land Use District and Beaverton’s RMC zone. For additional information regarding Washington County’s Land Use Districts, please visit: [https://library.municode.com/or/washington\\_county/codes/community\\_development\\_code](https://library.municode.com/or/washington_county/codes/community_development_code). For additional information regarding Beaverton’s zones, please visit: <https://www.beavertonoregon.gov/464/Development-Code>.

<b>Land Use District or Zone</b>	<b>Examples of Allowed Uses</b>
Washington County R-5	Detached Dwellings, Duplexes, Triplexes, Quadplexes, Cottage Cluster Townhouses, Manufactured Homes, and Parks
Beaverton RMC	Detached Dwellings, Duplexes, Triplexes, Quadplexes, Cottage Cluster Townhouses, Manufactured Homes