



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

PUBLIC HEARING NOTICE

Hearing Date: February 26, 2020 **Hearing Body:** Planning Commission

Project Name: **Scholls Heights PUD Phasing Modifications**

Case File No.: **CU2019-0012 / LD2019-0032**

Summary of Application: The applicant, West Hills Land Development, requests to modify the boundary between two phases of the previously approved Scholls Heights Planned Unit Development (PUD). The applicant proposes to shift 26 lots from the “Central” to the “Northeast” phase, including approximately 0.14 acres of active open space, a portion of Street “V”, and associated utility improvements within the modification area. As a result of the proposed phasing modification the applicant request modification to Condition of Approval No. 5 of the previously approved PUD (approved case file no. CU2017-0010 Scholls Height PUD) to adjust the required amounts of open space per phase to reflect the change in units in the modified phases. Proposed changes are limited to modifications in phasing. No modifications are being proposed to the final lots, streets, or infrastructure approved through the Scholls Heights PUD.

Project Location: The Scholls Heights PUD is located generally at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. The proposed phase modifications occur near the eastern PUD boundary and affect only one tax lot Map: 2S20100 Tax Lot: 03800. The Scholls Heights PUD involves the following: Map: 2S20100 Tax Lots: 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4201, 4300, and 4400

Zoning & NAC: Urban High Density (R1), Urban Medium Density (R2), Urban Medium Density (R4), Urban Standard Density (R5), and Urban Standard Density (R7) / Neighbors Southwest NAC

Applicable Approval Criteria*: Development Code: Section 40.03 *Facilities Review*; Section 40.15.15.4.C *Planned Unit Development*; Section 40.45.15.5.C *Preliminary Subdivision* and Section 50.95 *Modification of a Decision*.

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 February 14, 2020. 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 will occur on: February 5, 2020

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*