



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: November 1, 2017 Hearing Body: Planning Commission

Project Name: **Scholls Heights at South Cooper Mountain PUD**

Case File No.: **CPA2017-0006 / CU2017-0010 / DR2017-0052 / LD2017-0009 / LD2017-0017 / SDM2017-0007 / TP2017-0008 / ZMA2017-0005**

Summary of Application: The applicant, West Hills Land Development, requests the following land use applications for the Scholls Heights at South Cooper Mountain PUD development. A Comprehensive Plan Land Use Map Amendment to adjust the boundaries of the land use districts within the development area to align with the proposed development. A Zoning Map Amendment to apply city zoning to the subject site in accordance with the Land Use designations and the South Cooper Mountain Community Plan. A Conditional Use-Planned Unit Development for a residential development within the South Cooper Mountain Community Plan area. A Design Review Two application for 205 single-family attached dwellings. Two Preliminary Subdivision applications, the first, a large lot subdivision to create 13 parcels to assist in the phasing of the project, and the second for phased development of approximately 683 lots intended by the full development under the PUD. A Tree Plan Two application for the removal of significant and community trees to accommodate development. A Sidewalk Design Modification to allow a curb-tight sidewalk along both sides of one private street to accommodate steep grades.

Project Location: The site is located at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. Addresses: 19293 SW Tile Flat Rd., 12150 SW Kobbe Dr., and 18865 SW Scholls Ferry Rd. Tax Lots 100, 101, 200, and 201 on Washington County Tax Assessor’s Map 2S201.

Zoning & NAC: Washington County Interim / Neighbors Southwest NAC

Applicable Approval Criteria: Comprehensive Plan: Section 1.5 *Comprehensive Plan Quasi-Judicial Amendments*
Development Code: Section 40.03 *Facilities Review*; Section 40.15.15.4.C *Conditional Use-PUD*; Section 40.20.15.2.C *Design Review Two*; Section 40.45.15.5.C *Preliminary Subdivision*; Section 40.90.15.2.C *Tree Plan Two*, and Section 40.97.15.1.C *Quasi-Judicial Zoning Map Amendment*.

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

Staff Contact: Jana Fox, Associate Planner, 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 Friday, October 20, 2017. 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: October 11, 2017

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.*