



Community Development Department  
Planning Division  
12725 SW Millikan Way / PO Box 4755  
Beaverton, OR 97076  
General Information: (503) 526-2222 V/TDD  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

<b>Project Name:</b>	<b>LU22023-00844 Southridge Park Extension</b>
<b>Case File No.:</b>	<b>EXT22023-00836/EXT22023-00837/EXT22023-00838/EXT22023-00839/EXT22023-00840</b>
<b>Summary of Application:</b>	The applicant, Ray Hoy, requests approval for a two-year extension for Southridge Park Subdivision (ADJ2019-0018 / FS2019-0016 / LD2019-0025 / SDM2019-0012 / TP2019-0012). The Southridge Park Subdivision approval included: 1) a Preliminary Subdivision request to divide one lot into nine lots, 2) a Flexible Setbacks request to reduce the standard rear-yard setback of some lots, 3) a Minor Adjustment to reduce the standard lot size of selected lots, 4) a Tree Plan Type Two for the removal of Community Trees, and 5) a Sidewalk Design Modification to reduce the width of the standard planter strip for the proposed residential subdivision. No changes to the design of the previously approved land use decision are proposed with the two-year extension requests.
<b>Project Location:</b>	The site is located at 13275/13335 SW Davies Road, specifically identified as Tax Lot 14600 on Washington County Tax Assessor's Map 1S128AB.
<b>Zoning &amp; NAC:</b>	Residential Mixed B (RMB) / South Beaverton NAC
<b>Prior Zoning (at the time of original approval)</b>	R5 Residential Urban Standard Density District
<b>Applicable Approval Criteria:</b>	Development Code Section 50.93 <i>Extension of a Decision</i>
<b>Due Date for Written Comments</b>	No later than 5:00 PM, Wednesday January 24th, 2024
<b>Staff Contact:</b>	Aaron Harris, Senior Planner <a href="mailto:aharris@beavertonoregon.gov">aharris@beavertonoregon.gov</a> / (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, January 24, 2024**. 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.

### **Public Comment Period Ends: January 24, 2024**

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 February 7, 2024, 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](mailto: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](mailto:aharris@beavertonoregon.gov).*

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