



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

# PUBLIC HEARING NOTICE

**THIS NOTICE IS TO INFORM YOU THAT THE CITY SHALL CONSIDER A PROPOSED LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR LAND**

Hearing Date: October 23, 2019 Hearing Body: Planning Commission

<b>Project Name:</b>	<b>SC-MU ZONE SITE DEVELOPMENT STANDARDS TEXT AMENDMENT</b>
<b>Case File No.:</b>	TA2019-0001
<b>Summary of Application:</b>	<p>The applicant, Urban Form Development Co., proposes to amend the Beaverton Development Code (BDC) to add two new footnotes to the Multiple Use Land Districts' Site Development Standards found in BDC Section 20.20.15 for the Station Community – Multiple Use (SC-MU) zoning designation. These footnotes would increase the allowed Maximum Floor Area Ratio from 1.00 to 2.00 and increase the allowed Maximum Building Height from 60 feet to 100 feet for the SC-MU zone within 1,320 feet (approximately ¼ mile) of a Light Rail Transit station platform.</p> <p>The applicant also proposes, through a concurrent process, to redevelop the Cedar Hills Shopping Center. The applicant has requested approval of the following land use applications: Design Review Three (DR2019-0110) approval to construct six new buildings with approximately 56,388 square feet of ground floor commercial space, 509 residential units, and 566 on-site parking spaces; a Preliminary Partition (LD2019-0026) to create two lots and a tract for common facilities; and a Parking Determination for Shared Parking (PD2019-0002) approval to share required parking between residential and commercial uses on the site.</p>
<b>Applicable Location:</b>	Citywide
<b>Zoning &amp; NAC:</b>	SC-MU, Station Community – Multiple Use District / N/A
<b>Applicable Criteria:</b>	Development Code Section 40.85.15.1.C
<b>Hearing Place and Time:</b>	City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way beginning at 6:30 p.m
<b>Staff Contact:</b>	Sierra Peterson, Associate Planner (503) 526-2652 / <a href="mailto:speterson@beavertonoregon.gov">speterson@beavertonoregon.gov</a> or Lauren Russell, Associate Planner, (503) 526-3718 / <a href="mailto:lrussell@beavertonoregon.gov">lrussell@beavertonoregon.gov</a>

**Due Date for Written Comments: October 11, 2019 at 4:30 p.m.**

Mailed written comments should be sent to the attention of the Sierra Peterson or Lauren Russell, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by October 11, 2019. 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.

Pursuant to Oregon Revised Statutes (ORS) 227.186, the City is required to print the following sentence: "The City has determined that adoption of these ordinances may affect the permissible uses of your property and may reduce the value of your property." **However, the City has not, nor is expected to, make a determination as to the effect of the proposed Text Amendment application on the value of your property.**

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Staff reports are available for inspection at no cost a minimum of seven (7) calendar days before the public hearing. A copy of the staff report will be provided at reasonable cost. Inspection or purchase of the staff report occurs at the Planning Division Planning Counter located on the 4th floor of Beaverton City Hall, 12725 SW Millikan Way. Office hours are 7:30 a.m. to 4:30 p.m. Monday through Friday. A copy of the staff report may also be viewed online at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects)

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence sufficient to afford the decision making authority an opportunity to respond to the issue precludes 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 Sierra Peterson by calling 711 (503) 526-2652 or email [speterson@beavertonoregon.gov](mailto:speterson@beavertonoregon.gov) or Lauren Russell by calling 711 (503) 526-3718 or email [lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov).*