



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

Project Name:	<b>CEDAR HILLS CROSSING II BUILDING 13</b>
Case File No.:	<b>DR2021-0145 / LO2021-0004 / PD2021-0005</b>
Summary of Application:	The applicant, Center Developments Oregon 5 LLC, requests Design Review Two approval to redevelop the subject site with a new 14,273 square foot commercial building for retail and restaurant uses in addition to associated site improvements. Loading Determination approval is requested to allow no loading berths where one berth is required. Parking Determination for Shared Parking approval is also requested to allow a portion of required off-street vehicle parking spaces to be provided on an adjacent property.
Project Location:	The site is located at the northwest corner of SW Jenkins Road and SW Cedar Hills Boulevard, specifically identified as 2855 SW Cedar Hills Boulevard, Tax Lots 1600 and 3600 on Washington County Tax Assessor's Map 1S109AD.
Zoning & NAC:	Community Service (CS) / Central Beaverton NAC
Applicable Approval Criteria:	Development Code Sections: Section 40.03 <i>Facilities Review</i> , Section 40.20.15.2.C <i>Design Review Two</i> , Section 40.50.15.1.C <i>Loading Determination</i> , and Section 40.55.15.2.C <i>Parking Determination-Shared Parking</i>
Due Date for Written Comments:	No later than 5:00 PM, May 18, 2022
Staff Contact:	Brittany Gada, Associate Planner <a href="mailto:bgada@beavertonoregon.gov">bgada@beavertonoregon.gov</a> / (971) 724-0517

**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.*

Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on May 18, 2022. Please reference the Case File

Numbers 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.

The Facilities Review Committee Meeting with the applicant will be held May 18, 2022. The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

**Public Comment Period Ends: May 18, 2022 at 5:00 pm**

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 June 1, 2022, 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, Brittany Gada at [bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov) or (971) 724-0517.

**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 Brittany Gada by calling 711(971) 724-0517 or email [bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov).*

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