



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

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	VINEYARDS AT COOPER MOUNTAIN ESTATES
Case File No.:	DR2023-0031
Summary of Application:	The applicant, TNHC Oregon, LLC (AKA The New Home Company), requests Design Review Two approval for the construction of 37 single-family attached (townhome) dwellings within Phase 1 of the previously approved Vineyard at Cooper Mountain Planned Unit Development (CU2018-0014). The review is generally limited to the proposed building articulation and variety, landscaping and lighting. The original Planned Unit Development received approval under the 2017 Development Code, therefore the applicant's required Design Review Two application will be reviewed under the same code. At the time of the Planned Unit Development approval, the subject site was zoned Urban Medium Density (R2), Urban Medium Density (R4), Urban Standard Density (R5) and Urban Standard Density (R7). The proposed single-family attached dwellings are located within the portion of the site zoned R2.
Project Location:	The site is identified as tax lot 1605 on Washington County Tax Assessor's Map 1S131 and is located west of SW 175 th Avenue.
Zoning & NAC:	Urban Medium Density (R2) / Neighbors Southwest NAC
Applicable Approval Criteria:	Development Code Sections: Section 40.03 <i>Facilities Review</i> and Section 40.20.15.2.C <i>Design Review Two</i>
Due Date for Written Comments:	No later than 5:00 p.m., June 28, 2023
Staff Contact:	Elena Sasin, Associate Planner esasin@beavertonoregon.gov / (503) 278-1482

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 June 28, 2023. 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.

The Facilities Review Committee Meeting with the applicant will be held June 28, 2023. 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: June 28, 2023 at 5:00 p.m.

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 July 12, 2023, 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, Elena Sasin, at esasin@beavertonoregon.gov or (503) 278-1482.

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(503) 278-1482 or email esasin@beavertonoregon.gov.*

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