

Current Planning Division  
P.O.Box 4755  
Beaverton, OR 97076

Project Name:  
LU22023-00844 Southridge Park Extension  
Case #  
EXT22023-00836  
EXT22023-00837  
EXT22023-00838  
EXT22023-00839  
EXT22023-00840

1/15/2024

Dear Planning Director,

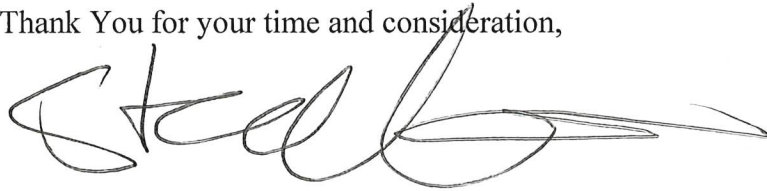
My family and I are against the proposal of building an additional 9 lots on site located 13275/13335 SW Davies Rd as this will impact the area greatly.

This is currently a quiet neighborhood by a small park off Davies. My family walk this street and visit this park almost daily. The impact of adding this amount of congestion to this neighborhood as well as subdividing this lot (that currently has 2 houses) into a 9 lot subdivision will increase traffic for kids and families that also utilize this park and area daily.

It will also most likely mean lower property values for homes in this area as you subdivide lots that were meant for one or two homes into 9.

I hope you can take into consideration that we don't want condensed housing in this neighborhood especially next to a park that will increase traffic, noise, pollution, use, etc. We'd like to maximize our homes and lot sizes to keep the quality, home value and peacefulness of this area. And we don't want to approve the proposed land use for an extended 2-years.

Thank You for your time and consideration,



Steve Henderson  
12785 SW Remudo Lane  
Beaverton OR 97008



Community Development Department  
Planning Division  
2725 SW Milliken Way / PO Box 4755  
Beaverton, OR 97076  
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## 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