



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

## MEMORANDUM

City of Beaverton  
Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** September 30, 2022  
**Subject:** DR2022-0085 Scholls Heights Apartment Carports

Please find attached the Notice of Decision for **DR2022-0085 Scholls Heights Apartment Carports**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2022-0085 Scholls Heights Apartment Carports, is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

**The appeal closing date for DR2022-0085 Scholls Heights Apartment Carports is 4:30 p.m., October 12, 2022.**

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Steve Regner at [sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov).

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 Steve Regner by calling 503-319-4427 or email [sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov)

# STAFF REPORT

**Report date:** September 30, 2022

**Application/project name:** Scholls Heights Apartments Carports

**Application Numbers:** DR2022-0085

**Proposal:** Design Review Two approval to construct eleven carport structures on a site previously approved for a 216 unit apartment complex, casefile DR2021-00163.



**Proposal location:** At the northeast corner of SW Tile Flat Road and SW Scholls Ferry Road, specifically identified as 18865 SW Scholls Ferry Road, Tax Lot 4200 on Washington County Tax Assessor's Map 2S20100.

**Applicant:** Holland Partner Group

**Decision:** APPROVAL of DR2022-0085, subject to conditions identified at the end of this report.

**Contact information:**

City staff representative: Steve Regner, Senior Planner  
503-319-4427  
sregner@BeavertonOregon.gov

Applicant: Holland Acquisition Co, LLC c/o Holland Partner  
Brian Cho  
808 Washington Street, Suite 500  
Vancouver, WA 98660

Applicant representative: Li Alligood  
Otak, Inc.  
808 SW 3<sup>rd</sup> Avenue, Suite 800  
Portland, OR 97204

Property owners: Scholls Heights Owner, LLC  
1111 Main Street, Suite 700  
Vancouver, WA 98660

## Existing conditions

**Zoning:** Residential Urban High Density District (R1)

**Site conditions:** The site is currently developed with a barn and several outbuildings for agricultural land uses.

**Site Size:** 11.48 acres

**Location:** Northeast corner of SW Tile Flat Road and SW Scholls Ferry Road

**Neighborhood Association Committees:** Neighbors Southwest NAC

**Table 1: Surrounding uses**

Direction	Zoning	Uses
North	R2	Detached and Attached Residential
South	AF-20 (Washington County Rural Residential)	Agricultural/Detached Residential
East:	R4/R2	Detached and Attached Residential
West:	AF-10 (Washington County Rural Residential)	Agricultural/Detached Residential

## Application information

**Table 2: Application summaries**

Application	Application type	Proposal summary	Approval criteria location
DR2022-0085	Design Review Two	11 new carport buildings	Development Code Section 40.20.15.2.C

**Table 3: Key Application Dates**

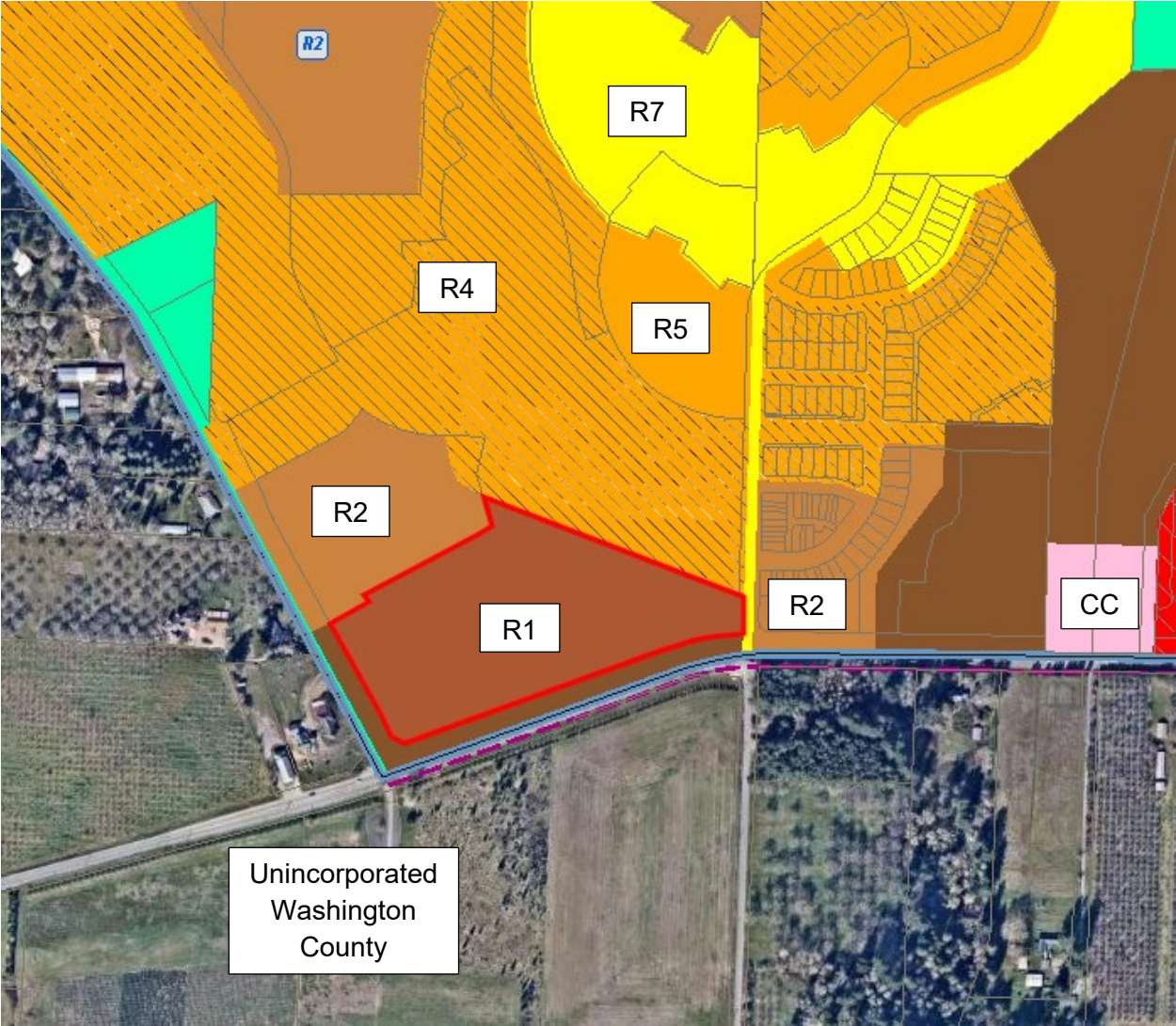
<b>Application</b>	<b>Submittal Date</b>	<b>Deemed Complete</b>	<b>120-Day</b>	<b>365-Day*</b>
DR2022-0085	Jun. 29, 2022	Aug. 5, 2022	Dec. 3, 2022	Aug. 5, 2023

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

## **Summary of Public Comment**

No public comments were received related to these applications.

# Exhibit 1.1 Zoning Map



# Exhibit 1.2 Vicinity Map



# Table of Contents

STAFF REPORT ..... 3  
Attachment A: FACILITIES REVIEW ..... 9  
Attachment B: DR2022-0085 ..... 21  
Attachment B: Conditions of Approval ..... 30

# Exhibits

## Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Zoning Map (Page 6 of this report)

Exhibit 1.2 Vicinity Map (Page 7 of this report)

## Exhibit 2. Public Comment

No Public Comment Received

## Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Application package submittal



# Attachment A: FACILITIES REVIEW

**Application:** Scholls Heights Apartments Carports

**Proposal:** The applicant, Holland Partner Group, requests Design Review Two approval to construct eleven carport structures on a site previously approved for a 216-unit apartment complex (casefile DR2021-0163).

**Recommendation:** Approve DR2022-0085

## Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the Design Review Two (DR2022-0085) application as submitted.

### Section 40.03.1.A

**Approval Criterion:** *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

#### FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

**Potable Water:** The property will be served by City of Beaverton public water service. Two eight-inch public waterlines located within the future right of way of Street N and Street P will be constructed by others. Public and private water lines will be constructed with the previously approved apartment building (casefile DR2021-0163) providing potable water service to dwellings, fire hydrants, and the clubhouse.

The proposed carports will not create any new connections to the public water line.

Plans submitted by the applicant show that the proposed carports directly abut easements for public water lines. As a condition of approval, the applicant will be required to submit plans during the review of Building permits demonstrating that all carports are located completely outside of all easements.

Therefore, the Committee finds that by meeting the conditions of approval, adequate potable public water service can be provided to the site to serve the proposed development.

**Non-Potable Water:** There is a non-potable water network connection located in the future right of way of Street O which will serve the proposed development. New utility lines will be constructed with the previously approved apartment building (casefile DR2021-0163) providing non-potable water service to the site. Therefore, the proposal meets the requirement to connect to the non-potable water network.

**Sanitary Sewer:** Sanitary sewer service is provided by the City of Beaverton. From the public sewer main, eight-inch private sewer lines will be constructed with the previously approved apartment building (casefile DR2021-0163) to provide sanitary sewer service to apartment buildings and the clubhouse. Therefore, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

**Stormwater Drainage, Treatment, and Retention:** The property is served by City of Beaverton storm sewer service. The previously approved apartment building (casefile DR2021-0163) included a stormwater management system will include a conveyance system, vegetated swales, underground detention chambers, and a flow control manhole. LIDA flow-through planters are also proposed for water quality treatment where feasible and are designed to treat roughly 30% of site impervious area. The applicant states that proprietary treatment devices using filter cartridge facilities and Filterra treatment facilities will be used to treat the remaining impervious service runoff. The proposed carports will include downspouts to capture and convey stormwater to these facilities for treatment and detention.

The Committee finds that adequate stormwater drainage, treatment, and retention service can be provided to the site to serve the proposed development.

**Transportation:** Primary access to the site is proposed from two vehicular access points on the north side of the site to serve the multifamily development. One access point is proposed to connect to future Street O right of way, and the other will take access from the eastern edge of future Street O right of way where it meets future Street P. These connections will be constructed with the previously approved apartment building (casefile DR2021-0163).

Per BDC Section 60.55.20.2.A, a Traffic Impact Analysis (TIA) is required when a proposed development will generate 300 vehicles or more per day in average weekday

trips. The proposed carports will generate zero new trips per day, therefore a TIA is not required.

Pedestrian and bicycle facilities are provided throughout the site to connect proposed buildings, parking areas, and amenities. Direct connections are proposed to access the surrounding public pedestrian and bicycle facilities abutting the property. The proposal also includes the construction of a new multi-use trail, a segment of a planned THPRD community trail, on the east side of the site. These improvements will be constructed with the previously approved apartment building (casefile DR2021-0163).

The proposed carports will not conflict with or impede access to any of these previously approved transportation facilities.

**Fire Protection:** Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R has approved this design, as shown on sheet FS1.0 of the civil plan set and the TVF&R Service Provider Letter.

**Conclusion:** Therefore, the Committee finds that, by meeting the conditions of approval, the proposal meets the approval criterion.

## Section 40.03.1.B

**Approval Criterion:** *Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both, will be provided to serve the proposed development within five (5) years of occupancy.*

### FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

**Schools:** The proposed development is within the Beaverton School District (BSD) boundaries. As no new units are proposed with the development there is no impact to enrollment numbers.

**Transit Improvements:** The subject property is not currently served by public transit. TriMet anticipates expanding bus service to the South Cooper Mountain area in the future. However, the locations of future bus stops are unknown at this time.

**Police Protection:** The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that

adequate police protection service can be provided to the site to serve the proposed development.

**Pedestrian and Bicycle Facilities:** Pedestrian and bicycle circulation is provided both on site and along public streets adjacent to the development. Pedestrian walkways will connect building entrances to parking areas and on-site amenities such as active open spaces, as well as a new ten-foot-wide multi-use THPRD community trail on the east side of the site adjacent to the vegetated corridor will be constructed with the previously approved apartment building (casefile DR2021-0163). The proposed carports will not conflict with or impede access to any of these previously approved transportation facilities.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

### **Section 40.03.1.C**

**Approval Criterion:** *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

#### **FINDING:**

The site is zoned Residential Urban High Density (R1). The subject property was previously approved for a 216 unit apartment complex (casefile DR2021). The Committee refers to the Code Conformance Analysis table at the end of this report, which evaluates the project as it relates to applicable code requirements of Chapter 20 (Land Uses) and modifications approved with the Scholls Heights PUD.

As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) or the applicable standards approved with the Scholls Heights PUD.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

### **Section 40.03.1.D**

**Approval Criterion:** *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.*

#### **FINDING:**

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements). Staff will provide findings for the Design Review Three and Tree Plan Two requests within the applicable sections of the staff report.

**Section 60.30 Off-Street Parking:** The previously approved apartment building provides 343 standard spaces, of which 273 surface parking stalls and 58 garage spaces. The proposed carport will cover 80 of the surface parking stalls. The affected parking stalls will remain in compliance with the required dimensional standards after construction of the carports.

**Section 60.35. Planned Unit Development:** The Scholls Heights Apartments development is the South Phase of the Scholls Heights PUD. The carport proposal, however, does not trigger any thresholds for a Planned Unit Development review.

**Section 60.55 Transportation Facilities:** A TIA was provided with the original Scholls Heights PUD. As no new connections to the public street system and no new trips are projected, no additional analysis is required.

**Section 60.60 Trees and Vegetation Requirements:** No additional trees are proposed for removal with the proposed carports.

**Section 60.65 Utility Undergrounding:** Any existing above ground utilities along the site frontage were required to be undergrounded by the Scholls Heights PUD phases responsible for frontage improvements along SW Scholls Ferry Road and SW Tile Flat Road. All new utilities are proposed to be undergrounded as shown on Sheet C1.20 the civil plan set.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.E

**Approval Criterion:** *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.*

### FINDING:

The applicant states that the applicant will retain ownership of the site and provide regular maintenance of private common facilities and areas for the previously approved multifamily development. The applicant has provided sufficient details to demonstrate that carports can be regularly maintained or replaced, as necessary, to ensure continuity of

services. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private facilities on site.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.F

**Approval Criterion:** *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

### FINDING:

The previously approved apartment complex includes on-site improvements that facilitate safe and efficient vehicular and pedestrian circulation patterns. Concrete walkways provide direct connections between buildings, parking areas, and amenities. Concrete walkways that cross drive aisles are scored to further differentiate pedestrian pathways from vehicle maneuvering areas to limit conflicts. Vehicular circulation patterns were designed to meet City standards per BDC 60.30.15 which ensures safe maneuvering on site. Proposed drive aisles also provide efficient circulation to access parking spaces and buildings.

The proposed carports present no conflicts or impediments to safe vehicular and pedestrian circulation patterns. For these reasons, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.G

**Approval Criterion:** *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

### FINDING:

Staff notes that the proposed carports are located over previously approved surface parking spaces and are not proximate to any vehicle or pedestrian connection to the surrounding circulation system. As such, the proposed carports do not impact connections to the surrounding circulation system.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.H

**Approval Criterion:** *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

### FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The layout of the proposed development provides proper spacing, building access, and turning radii internal to the site. TVF&R staff has reviewed the development's site plan and endorsed the proposal. TVF&R will verify that their requirements are met prior to Site Development Permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.I

**Approval Criterion:** *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard, or ill-designed development.*

### FINDING:

The applicant states that all streets and public facilities are designed in accordance with adopted City codes and standards except where design modifications or exceptions have been requested. Development permits will be submitted for life and safety review prior to site development.

The Committee finds that review of the construction documents at the Site Development and Building Permit stages will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

## Section 40.03.1.J

**Approval Criterion:** *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

## FINDING:

No grading is included the proposal for the construction of new carports. Downspouts will be installed on each carport to capture and convey storm water to previously approved catch basins.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.K

**Approval Criterion:** *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.*

## FINDING:

The applicant states that the proposal complies with all requirements of Beaverton's Engineering Design Manual, and all on-site pedestrian routes will meet Americans with Disabilities Act (ADA) standards and facilitates efficient pedestrian travel.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the ADA. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

## Section 40.03.1.L

**Approval Criterion:** *The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

## FINDING:

The applicant submitted the Design Review Two application on June 29, 2022. The application was deemed complete on August 8, 2022. No additional documentation is expected to be required.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.



# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements Residential Urban High Density District (R1) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.10.20</b>			
Attached Residential Dwellings	Permitted	The applicant proposes to construct 11 carport structures in the parking lot a previously approved apartment complex.	<b>YES</b>
<b>Development Code Section 20.10.15</b>			
Parcel Area	Minimum: 1,000 square feet Maximum: None	11.48 acres (500,504 square feet)	<b>YES</b>
Residential Density	The Scholls Heights PUD established the following density requirements:  Minimum total units: 826 Maximum total units: 2107  Units approved for the South Phase (multifamily): 216	216 units with previously approved apartment complex.  The proposed carports do not affect the residential unit count	<b>YES</b>
Minimum Lot Dimensions	Width: 20 Depth: None	1,078 feet 398 feet	<b>YES</b>
Yard Setbacks	Parent parcels of the Scholls Heights PUD must meet the minimum yard setbacks of the underlying zone district.  Front Minimum: 10 feet (abutting SW Scholls Ferry Road)  Side Minimum: 5 feet  Rear Minimum: 5 feet	Front: 18.5 feet Side (west): 19 feet Side (east): 230 feet Rear (north): 12.5 feet	<b>YES</b>
Maximum Building Height	60 feet	10 feet 6 inches	<b>YES</b>

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has submitted a Design Review Two application.	<b>See DR Findings</b>
<b>Development Code Section 60.07</b>			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	<b>N/A</b>
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	There is no floodplain, floodway, or floodway fringe located on the subject property.	<b>N/A</b>
<b>Development Code Section 60.11</b>			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	<b>N/A</b>
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	<b>N/A</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	No grading is proposed	<b>N/A</b>
<b>Development Code Section 60.20</b>			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	<b>N/A</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.25</b>			
Off-Street Loading Requirements	Minimum: None	No loading space is proposed.	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Off-Street Motor Vehicle Parking	Minimum: 0 Maximum: 0	0 spaces are proposed.	<b>YES</b>
<b>Development Code Section 60.30</b>			
Required Bicycle Parking	Short-term: 0 spaces Long-term: 0 spaces	Short-term: 0 spaces Long-term: 0 spaces	<b>YES</b>
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	<b>N/A</b>
<b>Development Code Section 60.35</b>			
Planned Unit Development	Development and design principles for Planned Unit Developments.	The subject site is part of the approved Scholls Heights PUD. However, the proposed carports do not trigger a PUD analysis.	<b>N/A</b>
<b>Development Code Section 60.40</b>			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit and are not reviewed with this proposal.	<b>N/A</b>
<b>Development Code Section 60.45</b>			
Solar Access Protection	Solar access requirements for subdivisions and single-family homes.	No subdivisions or single-detached homes are proposed.	<b>N/A</b>
<b>Development Code Section 60.50</b>			
Accessory Uses and Structures	Requirements for accessory uses and structure.	No accessory structures are proposed.	<b>N/A</b>
<b>Development Code Section 60.55</b>			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	<b>YES</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.60</b>			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	No trees are proposed for removal	<b>N/A</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	Requirements for placing overhead utilities underground.	Refer to the Facilities Review Committee findings herein.	<b>YES</b>
<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	No wetlands or riparian corridors are impacted by the carport proposal.	<b>N/A</b>
<b>Development Code Section 60.70</b>			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	<b>N/A</b>

# Attachment B: DR2022-0085

## ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO

**Decision:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2022-0085**, subject to the applicable conditions identified in Attachment C.

### Section 40.20.05 Purpose:

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

### Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

#### Section 40.20.15.2.C.1

**Approval Criteria:** The proposal satisfies the threshold requirements for a Design Review Two application.

#### Finding:

The applicant proposes construction eleven new carports whose cumulative footprint is approximately 24,000 square feet. The site is located in a residential zone. Thus, staff finds that the proposal satisfies the Design Review Two application threshold 2:

2. *New construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District.*

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.2

**Approval Criteria:** All City application fees related to the application under consideration by the decision making authority have been submitted.

**Finding:**

The applicant has paid the required fees related to the land use applications.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.3

**Approval Criteria:** The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

**Finding:**

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.4

**Approval Criteria:** The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

**Finding:**

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.5

**Approval Criteria:** For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

- a) A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or
- b) The location of existing structural improvements prevent the full implementation of the applicable standard; or
- c) The location of the existing structure to be modified is more than 300 feet from a public street.

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

- d) If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)
- e) If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).

#### Finding:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.6

**Approval Criteria:** The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

#### Finding:

Staff cites the findings in Facilities Review (Attachment A) for analysis regarding compliance with the grading standards of Section 60.15.10. The applicant's plans and materials show compliance with these standards

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.1.C.7

**Approval Criteria:** Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

## Finding:

The applicant has provided all documents related to the request. No additional applications or documents are needed at this time.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.



**Table 4: Section 60.05 Design Standards**

**Section 60.05.20 Building Design and Orientation Standards**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.A-D</b> Building Façade Design	The proposed structures are carports, composed only of roofs and support posts. No facades are proposed.	<b>N/A</b>
<b>Roof Forms</b>		
<b>60.05.15.2.A-B</b> Sloped Roofs	Roof pitches are less than 4:12	<b>N/A</b>
<b>60.05.15.2.C</b> Flat Roofs	Architectural treatment through a stepped fascia has been provided along the parapet of the roof	<b>YES</b>
<b>60.05.15.2.D</b> Roof Additions	The proposed carports are not additions to an existing structure.	<b>N/A</b>
<b>60.05.15.2.E</b> Feature Roofs	Feature roofs are not proposed	<b>N/A</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3.A</b> Primary Entrances	The proposed structures are carports, composed only of roofs and support posts. No primary entrances are proposed.	<b>N/A</b>
<b>Exterior Building Materials</b>		
<b>60.05.15.4.A-C</b> Residential Buildings	The proposed structures are carports, composed only of roofs and support posts.	<b>N/A</b>
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A through C</b> Equipment screening	No roof mounted equipment is proposed.	<b>N/A</b>
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>		
<b>60.05.15.6.A-F</b> Street frontage Multiple Use Zones	The proposal is located in a residential zone.	<b>N/A</b>
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7.A - C</b> 22' Height Minimum 60' Height Maximum	The site is not located on a MPR.	<b>N/A</b>
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A-B</b> Glazing and Weather Protection	Site is not located on MPR or parcel larger than 25,000 square feet.	<b>N/A</b>
<b>Compact Detached Housing Design</b>		
<b>60.05.15.9.A-K</b>	Compact Detached Housing is not proposed.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Eligible Residential -Only Buildings</b>		
60.05.15.10.A	Eligible residential is not proposed.	N/A

### Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
60.05.20.1 Connect on-site circulation to existing and planned street system	Two connections to Street O are provided in the previously approved apartment complex (casefile DR2021-0163). The proposal will not affect these connections.	N/A
<b>Loading Areas, solid waste facilities and similar improvements</b>		
60.05.20.2.A-E Service Area Screening	The proposed structures are carports, composed only of roofs and support posts. No service areas are proposed.	N/A
<b>Pedestrian Circulation</b>		
60.05.20.3.A-F Link to adjacent facilities	Through the previously approved apartment complex (casefile DR2021-0163), pedestrian connections are provided throughout the development to adjacent existing facilities along SW Tile Flat Road and SW Scholls Ferry Road. On-site connections are provided to connect all proposed buildings, parking areas, and open space within the development and to the public right of way. The proposed carports will not affect these connections.	N/A
<b>Street Frontages and Parking Areas</b>		
60.05.20.4.A Perimeter Landscaping	Proposed carports are not located above or adjacent to perimeter landscaping, therefore will not affect previously approved perimeter landscaping.	N/A
<b>Parking and Landscaping</b>		
60.05.20.5.A-D Contiguous Parking	The project does not propose to modify the previously approved parking lot design.	N/A
<b>Off-Street Parking Frontages in Multiple-Use Districts</b>		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts</b>		
<b>60.05.20.7.A -C</b> Required sidewalk/internal pathway widths	Compliant sidewalks and internal pathways were reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect these walkways.	N/A
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A</b> Drive aisles to be designed as public streets, if applicable	Compliant drive aisles were reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect these drive aisles.	N/A
<b>Ground Floor uses in parking structures</b>		
<b>60.05.20.9</b> Parking Structures	No parking structures are proposed.	N/A

### Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping</b>		
<b>60.05.25.4</b> Residential minimum landscaping.	Compliant landscaping was reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect this landscaping.	N/A
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	Compliant retaining walls were reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect these retaining walls.	N/A
<b>Fences and Walls</b>		
<b>60.05.25.9.A-E</b> Materials	Compliant fences were reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect these fences.	N/A
<b>Minimize Significant Changes to Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10</b> Minimize grade changes	The proposal does not include any grading adjacent to abutting properties.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of non-vaulted facilities	Compliant storm facilities were reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect these facilities.	N/A
<b>Natural Areas</b>		
<b>60.05.25.12</b> No encroachment into buffer areas.	An identified wetland area and a significant riparian corridor exist on the subject property. Proposed development activities do not encroach into these areas and are buffered by a 50-foot-wide vegetated corridor.	YES
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13</b> Landscape buffering between contrasting zoning districts	The existing buffer requirements approved by casefile DR2021-0163 will not be impacted by the proposed addition.	N/A

### Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A-D</b> Adequate on-site lighting	Compliant site lighting was reviewed through the previously approved apartment complex (casefile DR2021-0163). The applicant's materials do not show any new lighting. However, the applicant notes that lighting may be provided under the canopies to provide additional lighting for parked vehicles. The committee recommends a condition of approval requiring any new lighting must be shown on plans demonstrating compliance with the Technical Lighting Standards prior to building permit issuance.	YES w/ COA
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A-C</b> Pedestrian-scale on-site lighting	Compliant pedestrian lighting was reviewed through the previously approved apartment complex (casefile DR2021-0163). The proposed carports will not affect these lights.	N/A



## **Attachment B: Conditions of Approval**

### Design Review Two (DR2022-0085)

#### **A. Prior to issuance of the building permit, the applicant shall:**

1. Provide plans showing that the carport canopy overhang shall not encroach on the public water easement. (Site Development Div. / SAS)
2. Provide plans showing any new light fixtures complying with the Technical Lighting Standards of BDC Table 60.05-1. (Planning / SR)

#### **B. Prior to final inspection, the applicant shall:**

3. Ensure construction of all structures are completed in accordance with the elevations and plans in the approved applicant's materials dated August 5, 2022. (On file at City Hall). (Planning / SR)