



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: August 17, 2016 Hearing Body: Planning Commission

Project Name: **Allen 18 Unit Apartment Complex**

Case File No.: **CU2016-0004 DR2016-0055 SDM2016-0006**

**Summary of
Application:**

The applicant, NCD Development, requests approval for Design Review Three, Conditional Use for a residential use in the Neighborhood Service Zone, and Sidewalk Design Modification application for the construction of an eighteen unit, three story apartment building on the northern portion of the site. The proposal is composed of one building, with associated landscaping, surface parking and vehicle circulation areas. The existing two commercial buildings to the south are to remain.

**Project
Location:**

The site is on the north side of SW Allen Boulevard between SW Murray Boulevard and SW 141st Avenue; Tax Lots 602, on Washington County Tax Assessor's Map 1S116CC.

Zoning & NAC:

Split Zone: Neighborhood Service (NS) & Community Service (CS)
/ Central Beaverton NAC

**Applicable
Development
Code Criteria:**

Section 40.03 *Facilities Review*; Section 40.15.15.3.C *New Conditional Use*; Section 40.20.15.3.C *Design Review Two*; Section 40.58.15.C *Sidewalk Design Modification*

**Hearing Time
and Place:**

City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, **August 17, 2016**, beginning at **6:30 p.m.**

Staff Contact:

Steve Regner, Associate Planner, 503.526.2675 /
sregner@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Steve Regner, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, August 5, 2016. 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.

Facilities Review Committee Meeting Date: July 27, 2016

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, 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.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.