



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:	WALKER ROAD SUBDIVISION
Case File No.:	LD2015-0024 FS2015-0016 TP2016-0002 SDM2016-0004
Summary of Application:	The applicant requests Preliminary Subdivision, Flexible Setback, Tree Plan, and Sidewalk Design Modification for a proposed residential six lot subdivision, with reduced rear yard setback for four of the lots. The site is currently developed with two single family homes, and is located at 17835 NW Walker Road and 775 NW 178th Avenue near the northwest intersection of NW Walker Road and NW 178th Avenue
Project Location:	17835 NW Walker Road and 775 NW 178th Avenue Tax Lots 3600 and 3300 of Washington County Assessor's Map 1N131CA
Zoning & NAC:	R5 Residential Urban Standard Density (R5) Five Oaks/Triple Creek
Applicable Criteria:	Development Code Sections 40.03 <i>Facilities Review</i> , 40.45.15.4.C <i>Preliminary Partition</i> , 40.30.15.1.C <i>Flexible Setback</i> 40.90.15.2.C <i>Tree Plan</i> , and 40.58.15.C <i>Sidewalk Design Modification</i>
Due Date for Written Comments:	No later than 4:30 PM, Wednesday, March 16, 2016
Facilities Review Com. Mtg. Date:	Wednesday, March 16, 2016
	The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.
Staff Contact:	Steve Regner, (503) 526-2675 / sregner@BeavertonOregon.gov

Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments.

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.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Planning Division, 4th Floor, the Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

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 Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Copies of the staff report will be made available on the City's website or may be purchased at the Planning Division Counter for a reasonable cost. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

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.