



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 8, 2015

Hearing Body: Planning Commission

Project Name: **West Coast Storage Expansion**

Case File No.: **CU2015-0002 / DR2015-0024 / LD2015-0010 / LO2015-0002 / PD2015-0003 / ZMA2015-0004**

Summary of Application:

The applicant, West Coast Storage, has submitted a Zoning Map Amendment (ZMA) to rezone the existing carwash property from Neighborhood Service (NS) to Urban Medium Density (R2). The applicant proposes concurrent with the Zoning Map Amendment a Conditional Use Permit for Self-Storage in the R2 zoning district. The applicant has applied for a Design Review Three application for the proposed 68,562 square foot self-storage facility and associated site changes. The applicant proposes Parking Requirement Determination and Loading Determination applications as the Development Code does not specify parking and loading ratios for Self-Storage Facilities. As part of the proposed development the applicant proposes to consolidate the two parcels into one parcel with a Replat One for Lot Consolidation application.

Project Location:

The site is located at 9540 SW 125th Avenue.
Tax Lots 7900, 7901 and 7802 on Washington County Tax Assessor's Map 1S127CB.

Zoning & NAC:

R-2 (Urban Medium Density) and NS (Neighborhood Service) / Greenway 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 Three*, Section 40.45.15.2.C *Replat One*, Section 40.50.15.1.C *Loading Determination*, Section 40.55.15.1.C *Parking Requirement Determination*, and Section 40.97.15.1.C *Quasi-Judicial Zoning Map Amendment*.

Hearing Time and Place:

City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, **July 8, 2015**, beginning at 6:30 p.m.

Staff Contact:

Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, June 26 2015**. 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: June 17, 2015

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 4:00 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 a 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.