

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A DESIGN)	ORDER NO. 2447
REVIEW APPLICATION FOR A NEW HOTEL AND RESTAURANT)	DR2015-0062 ORDER DENYING
(HOTEL & RESTAURANT AT 11325 SW CANYON ROAD).)	HOTEL & RESTAURANT AT 11325 SW CANYON ROAD
HAWKINS COMPANY, APPLICANTS.)	
)	

The matter came before the Planning Commission on December 16, 2015 and January 20, 2016, on a request for approval of a Design Review Three application for the construction of a new ±56,000 square foot, four story hotel and a ±9,000 square foot restaurant with associated parking and site improvements. Additionally a Design Review Build out Concept Plan (DRBCP) is proposed for the restaurant site to show how minimum Floor Area Ratio (FAR) requirements can be met in the future. The subject site is located at the northwest corner of SW Canyon Road and SW 114th Avenue, and addressed as 11325 SW Canyon Road. Tax Lots 1500 and 1304 on Washington County Tax Assessor's Map 1S110DC.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission was concerned that the Design Review Build out Concept Plan (DRBCP) could not be realistically achieved given the high cost of structured parking serving a relatively small amount of commercial square footage. Additionally the Commission was concerned about the design elements of the DRBCP, including proximity to the property line and a potential lack of openings in the north elevation due to the building on the property line. The Commission found that the proposed DRBCP was not realistically achievable.

The Commission expressed concern with the proposed screening of the hotel loading area as it abuts SW 114th Avenue, a Major Pedestrian Route. After discussion with the Commission, the applicant stated they would be willing to shift the restaurant driveway to the north to add a vegetated screen, as well as replace deciduous trees along SW 114th Avenue between the sidewalk and parking lot with coniferous trees in order to provide additional screening. The Commission also expressed concern with the single story nature of the restaurant building along Major Pedestrian Routes and discussed with the applicant raising the height of the shed roof to detract from the large upper parapet area which appears out of scale with the rest of the building. The Commission found that the proposal did not meet all the required Design Guidelines.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated December 9, 2015 and Supplemental Memorandum dated January 13, 2016, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0062 is DENIED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on

the matter and based on the facts, findings, and conclusions found in the Staff Report dated December 9, 2015 and Supplemental Memorandum dated January 13, 2016 and this Land Use Order.

Motion **CARRIED**, by the following vote:

AYES: Wilson, Kroger, Nye, and Winter.
NAYS: Doukas, Overhage, and Sajadpour.
ABSTAIN: None.
ABSENT: None.

Dated this 28th day of January, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2447 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 8 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Planning Manager