

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

IN THE MATTER OF CPA2015-0002 AND ZMA2015-0003)	
REQUESTS TO AMEND THE COMPREHENSIVE PLAN LAND USE)	ORDER NO. 2399
MAP AND THE ZONING MAP APPLICABLE TO THE PARCELS)	APPROVING REQUESTS
LOCATED NORTH OF THE HIGHWAY 217 / HIGHWAY 26)	
INTERCHANGE, ALONG SW BARNES ROAD (PETERKORT)	
CENTRE LAND USE AND ZONING MAP AMENDMENTS.)	
)	

The matter came before the Planning Commission on April 22, 2015, on requests for amendments to the City’s Comprehensive Plan Land Use Map and Zoning Map to apply City land use and zoning designations for five (5) parcels annexed in 2014. The properties retain the Interim Washington County Transit Oriented: Business (TO:BUS) designation. The subject parcels are within a station community, as identified on the County’s “Station Community Boundaries” map under *Policy 40, Regional Planning Implementation* of the County’s Comprehensive Framework Plan for the Urban Area.

The proposal implements the City’s Station Community (SC) land use designation and the City’s Station Community – Multiple Use (SC-MU) zoning district for the five (5) subject parcels. The proposal implements Beaverton’s most similar land use designation to the County’s *Policy 40* and implements Beaverton’s most closely matched zoning district under the SC land use designation. The subject parcels are located north of the Highway 217 / Highway 26 interchange along of SW Barnes Road. The subject parcels total approximately 16.6 acres in size are identified as Tax Lots 100, 200, 201, 300 and 400 on Washington County Tax Assessor’s Map 1S102-CA.

Pursuant to Ordinance 4187 (Comprehensive Plan), and Ordinance 2050 (Development Code), the Planning Commission conducted a public hearing and considered testimony and exhibits.

The Planning Commission adopts the Staff Report dated April 15, 2015, as amended, and the staff memorandum dated April 22, 2015, as to the applicable criteria contained in Section 1.5.1 of the Comprehensive Plan and Section 40.97.15.4.C of the Development Code and findings thereon; now, therefore:

IT IS HEREBY ORDERED that **CPA2015-0002** is **APPROVED** based on the facts and findings of the Planning Commission on April 22, 2015.

Motion **CARRIED** by the following vote:

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

IT IS HEREBY ORDERED that **ZMA2015-0003** is **APPROVED** based on the facts and findings of the Planning Commission on April 22, 2015.

Motion **CARRIED** by the following vote:

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

Dated this 29th day of April, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2399, an appeal must be filed on an Appeal form provided by the Director at

the City of Beaverton Community Development Department's office by no later than

4:00 p.m. on May 11th, 2015.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



CASSERA PHIPPS
Associate Planner

APPROVED:



for MIMI DOUKAS
Chair



for STEVEN A. SPARKS, AICP
Planning Division Manager