

ORDINANCE NO. 4656

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR PROPERTY LOCATED IN THE GENERAL VICINITY OF THE LRT LINE, SOUTH OF SW TERMAN ROAD, EAST OF SW MURRAY BOULEVARD AND WEST OF SW HOCKEN AVENUE; CPA 2015-0001/ ZMA 2015-0001

**WHEREAS**, the intent of the proposed amendment to the Comprehensive Plan Land Use Map and Zoning Map is to assign appropriate City land use and zoning designations to parcels that have been annexed to the City through a different process; and

**WHEREAS**, on April 1, 2015, the Planning Commission conducted a public hearing to consider a City-initiated application to assign a Comprehensive Plan Land Use Map designation and Zoning Map designation to four (4) parcels that were annexed to the City in 2005. The proposal assigns the Station Community (SC) land use designation and the Station Community – Employment (SC-E) Sub Area 1 zoning designation; and

**WHEREAS**, the Planning Commission voted to recommend approval of the proposed amendment on April 1, 2015; and

**WHEREAS**, no appeal of the Planning Commission's recommendation was filed; and

**WHEREAS**, the City Council adopts and incorporates herein the Planning Division staff report on CPA 2015-0001/ ZMA 2015-0001, dated March 25, 2015, and the Planning Commission Land Use Order No. 2393 as the applicable criteria and findings which constitute an adequate factual basis for this ordinance. Now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject properties located in the general vicinity of the LRT Line, South of SW Terman Road, East of SW Murray Boulevard and West of SW Hocken Avenue Station Community (SC) on the Comprehensive Plan Land Use Map, as shown on Exhibit "A", in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA). The parcels are identified as Tax Lots 100 and 200 on the Washington County Tax Assessor's Map 1S109-CD; Tax Lot 700 on the Washington County Tax Assessor's Map 1S109-DC; and Tax Lot 100 on the Washington County Tax Assessor's Map 1S109-CB.

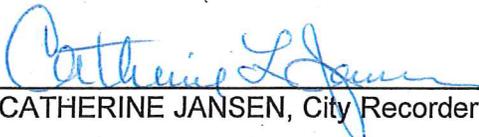
**Section 2.** Ordinance No. 2050, the Zoning Map, is amended to zone the same properties specified in Section 1 Station Community – Employment (SC-E), Sub Area 1, as shown on Exhibit "A", in accordance with the UPAA.

First reading this 21st day of April, 2015.

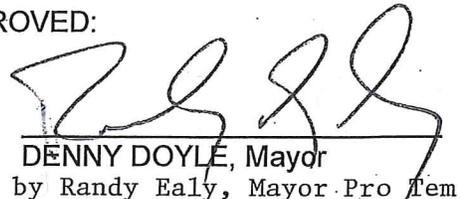
Passed by the Council this 5th day of May, 2015.

Approved by the Mayor this 6th day of May, 2015.

ATTEST:

  
CATHERINE JANSEN, City Recorder

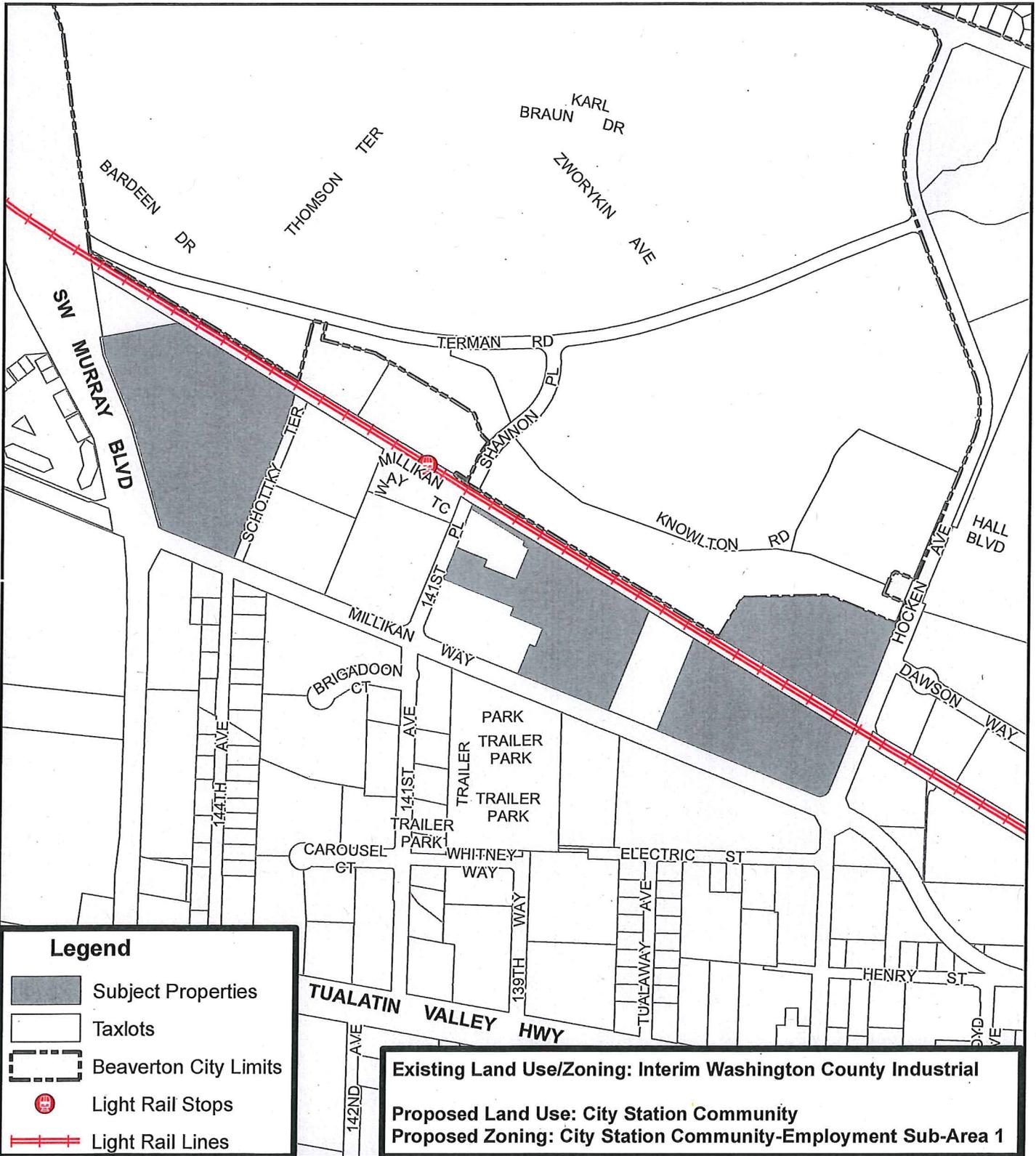
APPROVED:

  
DENNY DOYLE, Mayor  
by Randy Ealy, Mayor Pro Tem

# VICINITY MAP

# EXHIBIT "A"

Ordinance No. 4656



## Millikan/Hocken Annexation Related Zoning Map and Comprehensive Map Amendments

COMMUNITY DEVELOPMENT DEPARTMENT  
 Planning Division

2/6/2015  
 Tax Map & Lot #  
 Various  
 Application #  
 2 CPA2015-0001  
 ZMA2015-0001

