



TYPE 3 NOTICE OF DEVELOPMENT PROPOSAL

Hearing Date: **April 29, 2015** Time: **6:30 p.m.** Hearing Body: **Planning Commission**

Project Name:	Beaverton Christian Church Parking
Case File No.:	CU2015-0001, PD2015-0001, and PD2015-0002
Summary of Application:	<p>The applicant requests:</p> <ul style="list-style-type: none">• Conditional Use – Modification of a Decision process to acknowledge the current level of use of existing conditional uses on site,• Parking Determination – Use of Excess Parking approval to declare that previously approved off-street parking is in excess of the amount needed to serve existing conditional uses, and• Parking Determination – Shared Parking approval to allow for shared use of required parking spaces upon an abutting property. <p>No site modifications are proposed.</p>
Project Location:	<p>The subject site is located north and south of SW Allen Boulevard, between SW Menlo Drive and SW Wilson Avenue. The site currently holds conditional use approvals for a Place of Worship, a Child Care Facility, and an Educational Institution, which are not proposed to change with this review. The site that is included in the Shared Parking application is developed with an Educational Institution (Fir Grove Elementary School) and Recreational Facilities (THPRD facility at Fir Grove Elementary School).</p> <p>The properties are addressed as follows: 5895, 5925, and 5955 SW Menlo Drive, 13745 and 13600 SW Allen Boulevard, and 6300 SW Wilson Avenue.</p> <p>The properties are identified on Washington County Assessor's Map 1S1 16CD as Tax Lots 01000, 01100, 01200, and 01501 and on Washington County Assessor's Map 1S1 21BA Tax Lots 00600 and 01100.</p>
Zoning & NAC:	<p>R2 Urban Medium Density Residential (2,000 square feet per dwelling unit) R7 Urban Standard Density Residential (7,000 square feet per dwelling unit) Central Beaverton NAC and Highland NAC</p>
Applicable Development Code Criteria Sections:	<p>40.03 <i>Facilities Review</i>, 40.15.15.3.C <i>Conditional Use</i> per the 50.95 <i>Modification of a Decision</i> process, 40.55.15.2.C <i>Shared Parking</i>, and 40.55.15.3.C <i>Use of Excess Parking</i></p>
Hearing Place:	City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way
Staff Contact:	Leigh Crabtree, (503) 526-2458, lcrabtree@BeavertonOregon.gov

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 4:00 p.m., Monday through Friday, except holidays.

Written comments on the proposal shall be submitted no later than 4:00 p.m. on Monday, April 20, 2015 in order for the comments to be addressed in the staff report. 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 4:00 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.

The Facilities Review Committee will meet with the applicant on April 29, 2015 to discuss technical issues associated with the application. 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 Development Code of the City of Beaverton. 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.

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter at no cost at least seven (7) calendar days before the hearing, and may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on the day of the scheduled hearing. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The Planning Commission is the decision-making authority for the applications and shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes.

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.