



Staff Report

HEARING DATE: April 29, 2015

TO: Planning Commission

FROM: Leigh Crabtree, Associate Planner *LMC*

APPLICATIONS: **CU2015-0001, PD2015-0001, and PD2015-0002**
Beaverton Christian Church Parking

LOCATION: The subject site is located north and south of SW Allen Boulevard, between SW Menlo Drive and SW Wilson Avenue. The properties are addressed as follows: 5895, 5925, and 5955 SW Menlo Drive, 13745 and 13600 SW Allen Boulevard, and 6300 SW Wilson Avenue. 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.

ZONING: R2 Urban Medium Density Residential (2,000 square feet per dwelling unit)
R7 Urban Standard Density Residential (7,000 square feet per dwelling unit)

NAC: Central Beaverton and Highland Neighborhood Association Committees

REQUEST: 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. No site modifications are proposed.

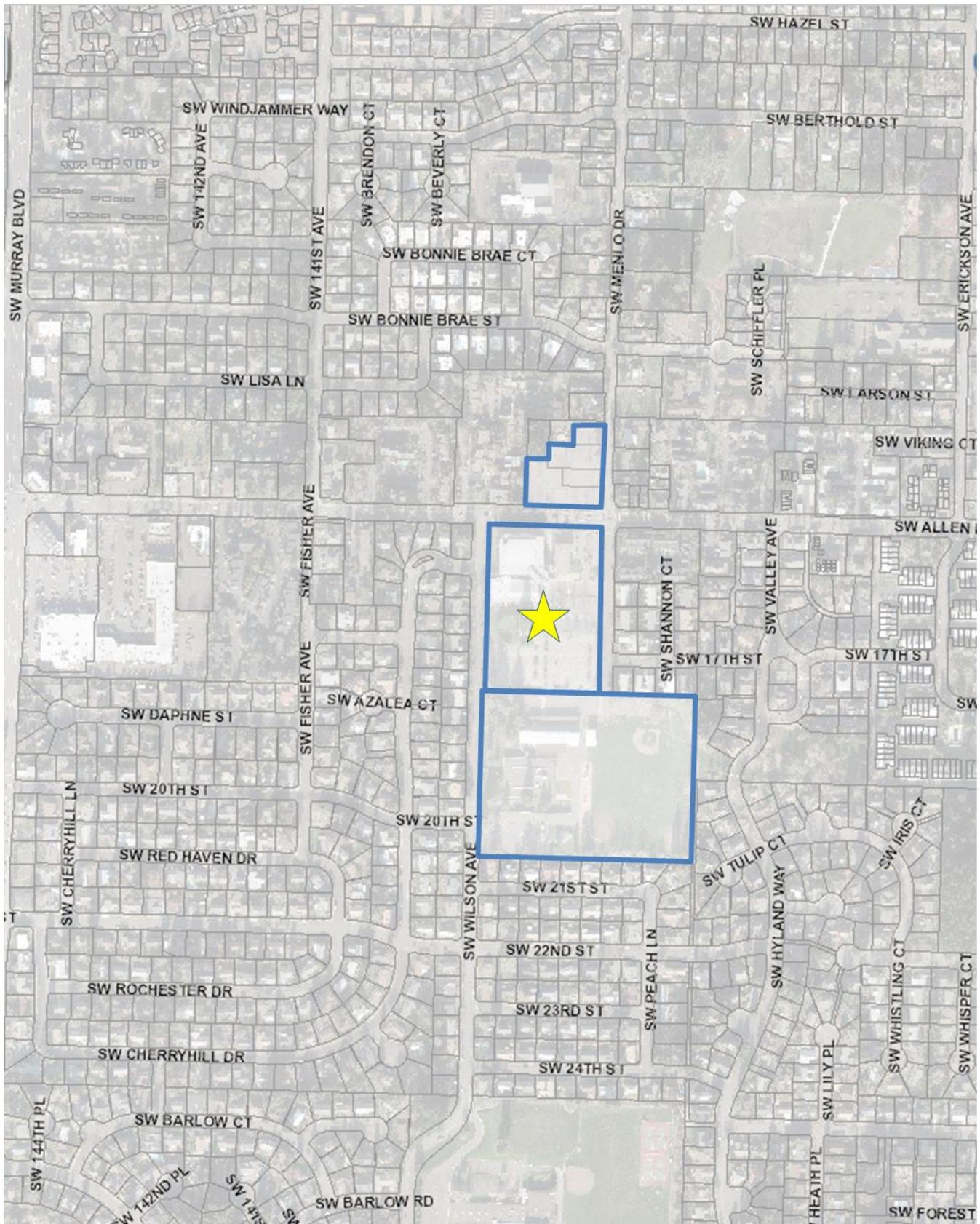
APPLICANT: Beaverton Christian Church, Attn: Jim Barth
13600 SW Allen Boulevard, Beaverton, OR 97005

APPLICANT REPRESENTATIVE: Marten Law, Attn: Myles Conway
1001 SW 5th Avenue, Suite 1500, Portland, OR 97204

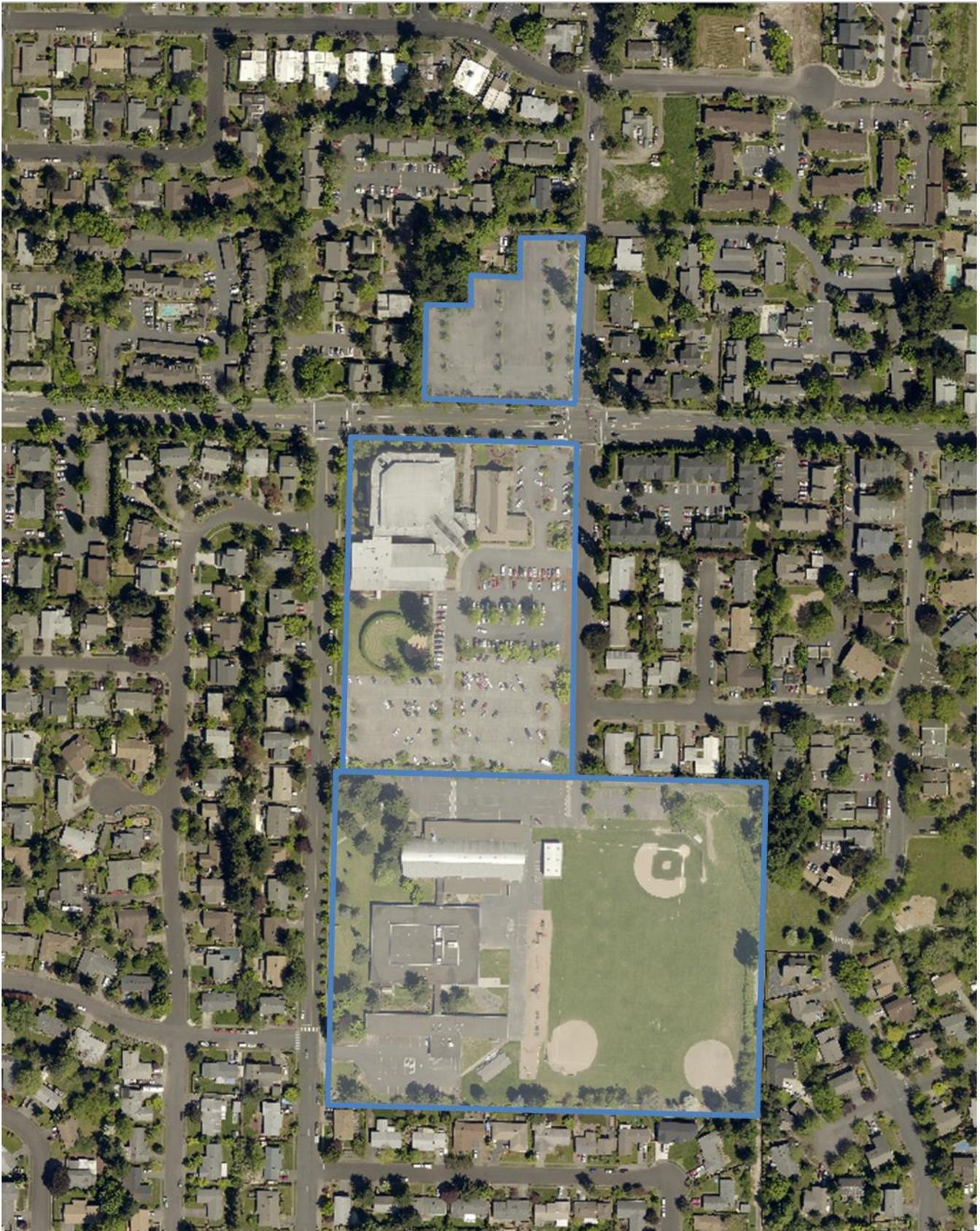
APPROVAL CRITERIA: Facilities Review (40.03), Conditional Use (40.15.15.3.C) per the 50.95 Modification of a Decision process, Shared Parking (40.55.15.2.C), Use of Excess Parking (40.55.15.3.C), Ordinance 2050, Development Code effective through Ordinance 4487

RECOMMENDATION: **APPROVAL** of **CU2015-0001, PD2015-0001, and PD2015-0002** as conditioned.

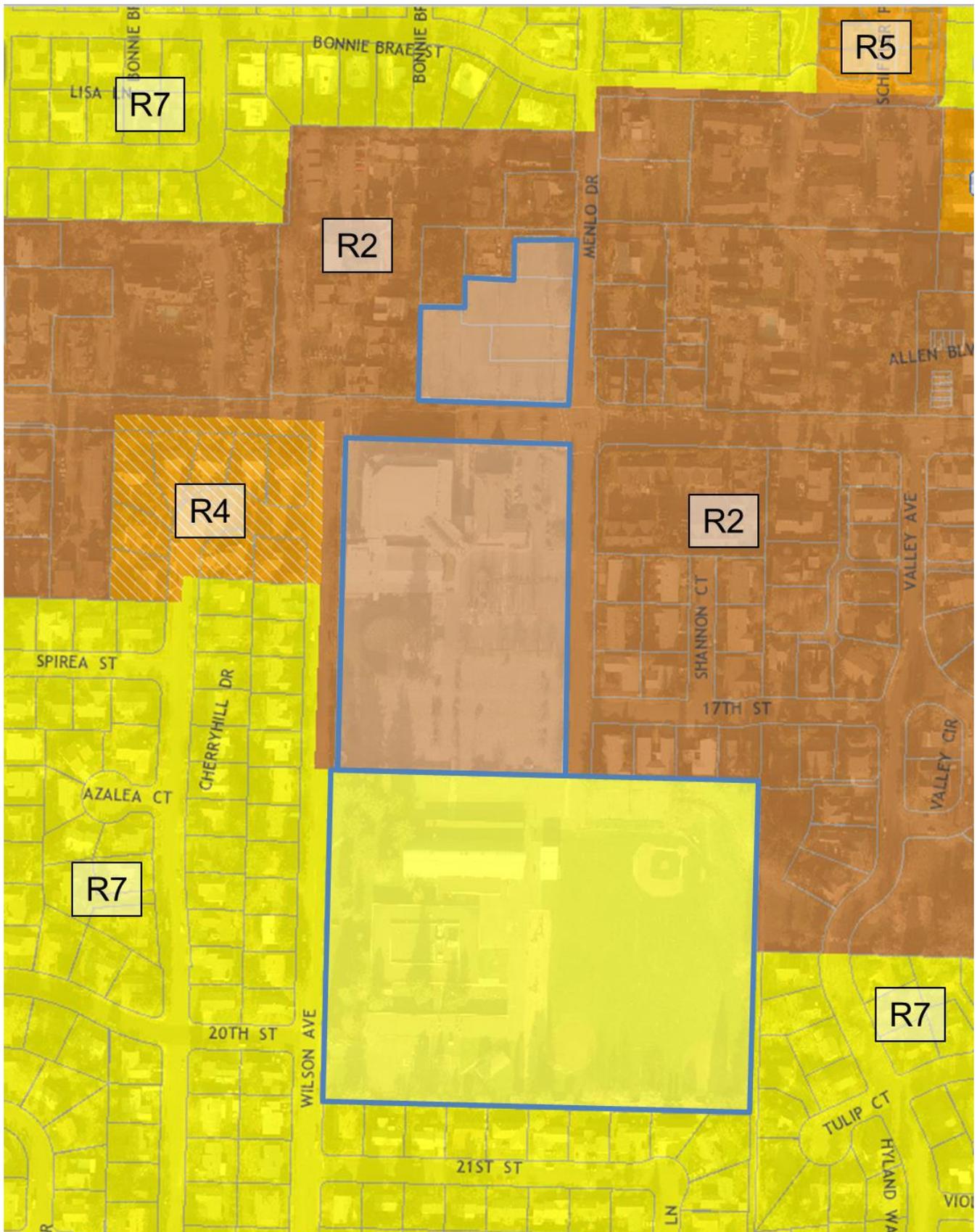
Vicinity Map



Aerial Map



Zoning Map



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Day 120
CU2015-0001	March 3, 2015	April 8, 2015	August 6, 2015
PD2013-0001	March 3, 2015	April 8, 2015	August 6, 2015
PD2015-0002	March 3, 2015	April 8, 2015	August 6, 2015

Existing Conditions Table

Zoning	R2 Urban Medium Density Residential (2,000 square feet per dwelling unit) R7 Urban Standard Density Residential (7,000 square feet per dwelling unit)	
Current Development	Place of Worship, Child Care Facility, Educational Institution (Public Charter School), Educational Institution (Public Elementary School), and Public Parks, Parkways, Playgrounds, and Related Facilities	
Site Size & Location	<p>North and south of SW Allen Boulevard, between SW Menlo Drive and SW Wilson Avenue.</p> <ul style="list-style-type: none"> • 5895, 5925, and 5955 SW Menlo Drive • 13745 and 13600 SW Allen Boulevard • 6300 SW Wilson Avenue <p>Washington County Assessor's Map 1S1 16CD, Tax Lots 01000, 01100, 01200, and 01501; Washington County Assessor's Map 1S1 21BA Tax Lots 00600 and 01100</p>	
NAC	Central Beaverton and Highland Neighborhood Association Committees	
Surrounding Uses	<u>Zoning:</u> North: R2 South: R7 East: R2, R7 West: R2, R4, R7	<u>Uses:</u> North: Residential South: Residential East: Residential West: Residential

SUMMARY

The applicant requests modification of a Conditional Use, through the Section 50.95 Modification of a Decision process, to acknowledge the current level of use of existing conditional uses on site. The applicant also requests 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 Shared Parking approval to allow for shared use of required parking spaces upon an abutting property. No site modifications are proposed.

Conditional Use approval is requested for acknowledgement of the current level of conditional use of the facilities located on the properties owned by Beaverton Christian Church. The applicant has stated that the level of use is less than prior approvals permitted. The applicant requests that the city formally acknowledge the lower level of use of the facility and remove prior conditional use approvals for higher intensity of use of the facility. This request is reviewed under the 'New Conditional Use' land use application, not to determine whether to permit the current conditional uses, but to rely on the approval criteria of the New Conditional Use application to evaluate the lower intensity of use on the subject site.

The Beaverton Christian Church facility involves approximately 109,300 square feet of floor area inclusive of 19,200-square feet in the original building, 64,900-square feet in the main building (11,600-square feet is associated with the auditorium space), and 25,000 square feet in the building used for Arco Iris School. This facility accommodates the following uses:

1. **Place of Worship**. A 1,500-seat auditorium and associated church functions.
2. **Child Care Facility**. A 310-student private preschool and kindergarten program.
3. **Educational Institution**. A 304-student K-8 public charter school (Arco Iris Spanish Immersion School), affiliated with Beaverton School District.

The Fir Grove Elementary School facility accommodates the following uses:

4. **Educational Institution**. A K-5 public elementary school with enrollment ranging from 457 to 521 students between the years of 2006 and 2014, owned and operated by Beaverton School District.
5. **Public Parks, Parkways, Playgrounds, and Related Facilities**. Recreational facilities, programmed by Tualatin Hills Park and Recreation District.

Use of Excess Parking approval is requested in order to establish the number of parking spaces required to serve the current level of use of the Beaverton Christian Church facility and determine that the 168 parking spaces located north of Allen Boulevard are not required to serve the current level of use.

Shared Parking approval is requested in order to formally establish the shared parking agreement entered into between Beaverton Christian Church and Beaverton School District.

PRIOR CONDITIONAL USE APPROVALS

CU2003-0005 – Beaverton Christian Church Master Plan approved three distinct phases.

- Phase I - recognized the preschool/kindergarten and additional parking which has been completed.
- Phase II - a new 7,000 square foot Youth Center building, inclusive of a 400 – 450 seat sanctuary, 3,000 square feet of other additions and interior remodeling, and parking lot modifications.
- Phase III - demolition of the 20,000 square feet building that currently houses the Arco Iris School and replacement of that building with a 42,000 square feet building for an additional 22,000 square feet of new interior floor area, more interior modifications, and additional site alterations and parking.

Construction of the Phase I improvements were completed and construction of Phases II and III were not initiated. During review of the Arco Iris School in 2012, see below, the City acknowledged that Phases II and III of the Master Plan were no longer part of the church's plans for the main campus.

CU2007-0020 – Beaverton Christian Church Day Care recognized a new day care program limited to 60 children concurrently enrolled in the church's preschool/kindergarten program. During review of the Arco Iris School in 2012, see below, the City acknowledged that day care operations were no longer part of the church's plans for the main campus.

CU2012-0007 – Arco Iris Spanish Immersion School at Beaverton Christian Church modified aspects of the prior conditional use approvals, discussed above, and introduced a new 304 student charter school to the facility. All modifications are outlined below:

1. Remove Phases II and III as specified in CU 2003-0005 since neither phase has been implemented. Any future additions will need to be reviewed through a separate Conditional Use application.
2. Permanently cease all day care operations on site as authorized by CU 2007-0020. Any future day care operations will need to be reviewed through a separate Conditional Use application.
3. Approve Arco Iris Charter School - a Kindergarten through 8th grade Spanish immersion school serving 304 students of Beaverton School District housed within the church's facilities.
4. Continue operation of the Beaverton Christian Church Preschool/Kindergarten with the approved 310 student capacity.

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**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Beaverton Christian Church Parking
CU2015-0001**

The applicant submitted a complete application on April 8, 2015. The Facilities Review Committee conducted technical review of the application on April 13, 2015 for the Facilities Review Meeting on April 29, 2015.

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. The decision-making authority will determine whether the application, as presented, meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the Conditional Use (CU2015-0001) application as identified below:

40.03.1

- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. The applicant has not proposed any modifications to the site or structures previously approved and constructed through City of Beaverton review and inspection. Critical facilities and services were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.A, is not an applicable criterion for approval of the subject proposal.

- B. *Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.*

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The applicant has not proposed any modifications to the site or structures previously approved and constructed through City of Beaverton review and inspection. Essential facilities and services were deemed adequate through prior review and approval.

Schools.

Beaverton School District currently operates Fir Grove Elementary School on the property under their ownership and Arco Iris School on the Beaverton Christian Church site.

Transit improvements

Tri-Met provides transit service along Allen Boulevard via Bus Route No. 88 with east-bound bus service is on the south side of the street and west-bound service is on the north side of the street. The closest east-bound stop is on the southwest corner of the intersection of Allen and Menlo and the closest west-bound stop is on the northeast corner of the intersection of Allen and Menlo. The intersection of Allen and Menlo is signalized with crosswalks.

Police protection

The site is and will be served by the Beaverton Police Department for public safety.

On-site pedestrian and bicycle facilities in the public right-of-way

The project site fronts both Allen Boulevard and Menlo Drive. Both street frontages are improved with existing five foot wide sidewalks. Bike lanes are currently available in the Allen Boulevard right-of-way.

The applicant has not proposed any modifications to the site or structures previously approved and constructed through City of Beaverton review and inspection. Essential facilities and services were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that the proposal meets this approval criterion.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

The applicant has not proposed any modifications to the site or structures previously approved and constructed through City of Beaverton review and inspection. The facilities were developed through prior approvals in which the prior applications were determined to satisfy, or received approval to vary from, the requirements of Chapter 20.

The uses were established through prior conditional use review and run with the land until such time as a request is made to modify the use, approval is received, and a modified conditional use is recorded with Washington County. The applicant requests modification of prior conditional use approvals to acknowledge the existing level of conditional use of the site. If approved, staff have recommended conditions of approval at the end of this report.

FINDING:

Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval criterion.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.*

The Committee finds that only the Off-Street Parking Requirements of Section 60.03 with regard to motor vehicle parking are applicable to the subject proposal, as no site or building modifications are proposed.

Off-Street Parking Requirements (Section 60.30)

The goal of the applicant, in review and acknowledgement of the existing level of conditional uses upon the site, is to establish the minimum number of off-street parking spaces required to serve the current level of conditional use activity for the church facilities located south of Allen Boulevard. The applicant has submitted two Parking Determination applications, one to determine that the existing 168-space parking lot north of Allen Boulevard is excess parking for the current level of conditional use of the site and the other to acknowledge shared parking with the Fir Grove Elementary site.

A summary of past conditional use approvals is provided in the background section of the staff report, page seven. The remaining approved conditional uses include:

1. Beaverton Christian Church and affiliated activities
2. A Preschool and Kindergarten for 310 students
3. Arco Iris Spanish Immersion K-8 Charter School for 304 students

The existing facility involves approximately 109,300 square feet of floor area inclusive of:

- 11,600 square feet in the auditorium (sanctuary),
- 19,200 square feet in the east building (original building),
- 53,300 square feet in the main building (not including the sanctuary space), and
- 25,000 square feet in the Arco Iris School building.

The church currently has 616 parking spaces available for its use:

- 168 north of Allen,
- 340 on the main campus, and
- 108 at Fir Grove Elementary.

The applicant proposes removing the 168 space parking lot north of Allen Boulevard, leaving 448 parking spaces available for use by the church.

Motor Vehicle.

1. Place of Worship. Section 60.30 of the Development Code requires a minimum of 0.25 parking spaces per seat at maximum occupancy for a Place of Worship. The church's facility contains a 1,500 seat capacity auditorium (sanctuary); therefore, 375 parking spaces is the minimum number of parking spaces required to serve the auditorium. The applicant's proposal to reduce the amount of parking available to the church to 448 parking spaces satisfies the minimum requirement of Section 60.30 for 375 parking spaces. Examples of events that may utilize the sanctuary seating include:

○ Sunday	9:15 a.m. to 10:30 a.m.	Family Worship	(480 attend)
○ Sunday	1:00 p.m. to 4:30 p.m.	Hispanic Church	(40 attend)
○ Easter	9:15 a.m. to 10:30 a.m.	Worship	(850 attend)
○ Thanksgiving	9:15 a.m. to 10:30 a.m.	Wednesday Worship	(850 attend)
○ Christmas Eve	4:00 p.m. to 5:00 p.m.	Services	(425 attend)
○ Christmas	7:00 p.m. to 8:30 p.m.	Pre-School Program	(1100 attend)

The applicant's parking analysis responds to the current use of the facility, which is less than the predicted level foreseen in the 2003 application and less than the actual use during the early to mid-2000s. And, although the current use of the site facilities is less than previous levels, the size of the facilities present potential for increased levels of use and parking demand in the future. Therefore, staff recommends conditions of approval to limit use of the site for the following reasons:

- A strict read of Section 60.30.10.5.A results in a parking range for the church facility between 375 minimum and 1,200 maximum parking spaces based on sanctuary seating. Based on the applicant's parking study memo of April 15, 2015, the parking demand realized on Easter 2015 was 372 cars for 858 people; a full sanctuary could present a parking demand of 650 parking spaces for 1,500 people.
- Because approximately 90 percent of the total facility square footage is non-sanctuary space, it is reasonable to expect that the potential parking demand for the facility is likely towards the mid- or high-end of the 375 to 1,200 parking space range.
- The parking analysis provided with the current application only addresses current parking demand based upon current use level of the existing conditional uses. The maximum potential demand based on the building size or fire code occupancy is not addressed.
- If the 168 parking spaces north of Allen Boulevard are not required to meet the needs of the church facility based upon current usage, and future use of the facility demands a level of parking that exceeds 448 parking spaces, then the immediate neighborhood would be impacted through additional on-street parking and traffic congestion.

Staff finds that the proposal does satisfy Section 60.30.10.5.A, Parking Ratio Requirements for Motor Vehicles, with regard to the minimum parking requirement affiliated with a Place of Worship. Staff notes that the Planning Commission, through review of the request to modify the existing conditional use, may exercise use of Section 60.30.10.7 to require more parking spaces or limit use of the facility through conditions of approval. However, based on observations of available parking area on the Fir Grove site and street parking during the most recent Easter service, staff recommends that requiring additional parking spaces is not necessary at this time. Any parking that may occur in the surrounding neighborhood is anticipated to be infrequent.

2. Child Care Facility. A 310-student private preschool and kindergarten program. The existing pre-school and kindergarten program operates:
 - Monday-Friday 9:00 a.m. to 3:15 p.m.
(arrival and departure of students spread between days and time of day)

The drop-off and pick-up times for the preschool and kindergarten are not the same as the drop-off and pick-up times for Arco Iris or Fir Grove. The hours of operation do not correlate with the high use hours for the Place of Worship use.

3. Educational Institution. A 304-student K-8 public charter school (Arco Iris Spanish Immersion School), affiliated with Beaverton School District. The existing K-8 school operates:
- Monday-Friday 8:30 a.m. to 3:30 p.m.

The drop-off and pick-up times for Arco Iris are not the same as the drop-off and pick-up times for the preschool and kindergarten or Fir Grove. The hours of operation do not correlate with the high use hours for the Place of Worship use.

4. Educational Institution. A K-5 public elementary school (Fir Grove) with enrollment ranging from 457 to 521 students between the years of 2006 and 2014, owned and operated by Beaverton School District. The existing K-5 school operates:
- Monday-Friday 8:00 a.m. to 2:30 p.m.

The drop-off and pick-up times for Fir Grove are not the same as the drop-off and pick-up times for the preschool and kindergarten or Arco Iris. The hours of operation do not coincide with the high use hours for the Place of Worship use.

5. Public Parks, Parkways, Playgrounds, and Related Facilities. Recreational facilities, programmed by Tualatin Hills Park and Recreation District (THPRD). Beaverton School District and THPRD have an Intergovernmental Agreement that allows THPRD to, “schedule field use on weekends and after 5:00 p.m. Monday through Friday.... All year January-December.” THPRDs schedule for use of facilities, is as follows:

- Indoor
 - Monday-Friday 4:00 p.m. to 9:30 p.m.
 - Saturdays 8:00 a.m. to 6:00 p.m.
- Outdoor
 - Monday-Friday 3:45 p.m. to Dark (Fall/Winter/Spring)
 - Monday-Friday 8:00 a.m. to Dark (Summer)
 - Saturdays 8:00 a.m. to Dark
 - Sundays 12:00 p.m. to Dark
- Maintenance
 - All days 7:00 a.m. to Dark

The two associated parking determination applications contain findings that determine that the parking lot on the church’s main campus, together with the parking on the Fir Grove site, can meet the cumulative demand placed upon it by the current level of uses of the site that are the subject of this Conditional Use application. By showing that the northern parking lot is Excess Parking, as defined by the Development Code, and has been unused for years, the church has demonstrated that the northern parking is not needed for the conditional uses currently using the church property. By demonstrating that the parking demands placed upon the Fir Grove parking lots by the School District, the Park District, and the church do not occur simultaneously such that the demand exceeds the supply, the church has demonstrated that the existing parking supply south of SW Allen Boulevard provides sufficient parking for the church, its associated uses and tenants, Fir Grove Elementary, and the use of the Fir Grove facilities by THPRD users. For additional detail, see the findings for the Use of Excess Parking and Shared Parking applications.

As noted above, the conditions of approval recommended for this Conditional Use application will limit use of the Beaverton Christian Church property such that the resulting parking demand does not exceed the available supply and become a burden on the surrounding neighborhood. In addition, Section 60.30.25 gives the Community Development Director the ability to enforce the usage of the site so that the use does not exceed the available supply of off-street parking.

Therefore, based on the associated findings and the Conditions of Approval, the applicable requirements of Section 60.30 Off-Street Parking are met by this proposal.

FINDING:

Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval criterion.

- E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.*

The applicant has not proposed any modifications to private common facilities and areas. Any existing private common facilities and areas were previously approved and constructed through City of Beaverton review and inspection. Private common facilities and areas were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.E, is not an applicable criterion for approval of the subject proposal.

- F. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

The applicant has not proposed any modifications to vehicular and pedestrian circulation patterns. Any existing vehicular and pedestrian circulation patterns were previously approved and constructed through City of Beaverton review and inspection. Vehicular and pedestrian circulation patterns were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.F, is not an applicable criterion for approval of the subject proposal.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

The applicant has not proposed any modifications to on-site vehicular and pedestrian circulation systems. Any existing on-site vehicular and pedestrian circulation systems were previously approved and constructed through City of Beaverton review and inspection. On-site vehicular and pedestrian circulation systems were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.G, is not an applicable criterion for approval of the subject proposal.

- H. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

The applicant has not proposed any modifications to structures and public facilities serving the site. Any existing structures and public facilities serving the site were previously approved and constructed through City of Beaverton review and inspection. Structures and public facilities serving the site were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.H, is not an applicable criterion for approval of the subject proposal.

- I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

The applicant has not proposed any modifications to structures and public facilities serving the site. Any existing structures and public facilities serving the site were previously approved and constructed through City of Beaverton review and inspection. Structures and public facilities serving the site were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.I, is not an applicable criterion for approval of the subject proposal.

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

The applicant has not proposed any modifications to grading and contouring of the site. Any grading and contouring of the site was previously approved and constructed through City of Beaverton review and inspection. Grading and contouring of the site was deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.J, is not an applicable criterion for approval of the subject proposal.

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.*

The applicant has not proposed any modifications to facilities for physically handicapped people. Any facilities for physically handicapped people were previously approved and constructed through City of Beaverton review and inspection. Facilities for physically handicapped people were deemed adequate through prior review and approval.

FINDING:

Therefore, the Committee finds that Section 40.03.1.K, is not an applicable criterion for approval of the subject proposal.

- L. *The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.*

The applicant submitted the applications on March 3, 2015 and submitted complete materials on April 8, 2015. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING:

Therefore, the Committee finds that the proposal meets this approval criterion.

RECOMMENDATION

The Facilities Review Committee finds that the proposal will comply with all applicable technical criteria in Section 40.03 through the imposition of conditions of approval.

**CONDITIONAL USE – MODIFICATION PER 50.95 PROCESS
ANALYSIS AND FINDINGS
Beaverton Christian Church Parking
CU2015-0001**

Approval is requested for acknowledgement of the current level of existing conditional uses on the Beaverton Christian Church site. As indicated in the summary portion of this staff report, this site has received multiple conditional use approvals over the years. The 2007 and 2012 approvals each modified a portion of the 2003 approval. However, neither the 2007 or 2012 approvals included review of the complete level of use of all uses on the site in one package. This approach has led to confusion and misunderstanding of the current level of conditional use of the site, especially with regard to the amount of parking demand generated by the full complement of conditional uses. This request is intended to provide clarity for all parties involved in use of the subject site.

Section 40.15.05 Conditional Use; Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied. ...This Section is carried out by the approval criteria listed herein.

Section 40.15.15.3.A New Conditional Use Threshold

An application for a New Conditional Use shall be required when the following threshold applies:

1. *The proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect.*

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Conditional Use application.*

Per Section 50.95, Modification of a Decision, of the Development Code, an applicant may request a modification of a prior approval.

Section 50.95.1

An applicant or successor in interest may file with the Director an application to modify a prior decision that was the subject of a Type 1, Type 2 or Type 3 procedure. In addition to other requirements, such an application to modify a prior decision shall describe the nature of the proposed change to the original decision and the basis for that change, including the applicable facts and law, together with the fee prescribed for that application type necessary to modify the prior decision. Such an application to modify a prior decision shall be subject to the approval criteria and development regulations in effect when the Director receives a complete application for the modification.

Section 50.95.2

...the Director shall only require an application for modification to contain information that is relevant or necessary to address the requested change or the facts and regulations on which it is based.

Section 50.95.6.

The process type for an application to modify a decision shall be based upon the thresholds for the appropriate application listed in Chapter 40.... In all cases, regardless of the thresholds listed in Chapter 40, when a proposed modification involves a condition of approval, that condition of approval can be modified or removed only by the same decision making authority that issued the original decision and through the same procedure that was followed to establish the condition to be modified. Modification or removal of a condition of approval shall only be granted if the decision making authority determines any one of the following:

... C. The circumstances have changed to the extent that the condition is no longer needed or warranted.

This application includes review of the current level of existing conditional use in order to establish a 'new' level of use for the site. In doing so, the applicant also requests a reduction in the amount of parking required for the site, as was established with the 2003 approval.

FINDING:

Therefore, staff finds that the proposal satisfies the criterion.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant submitted the required fee on March 3, 2015.

FINDING:

Therefore, staff finds that the proposal satisfies the criterion.

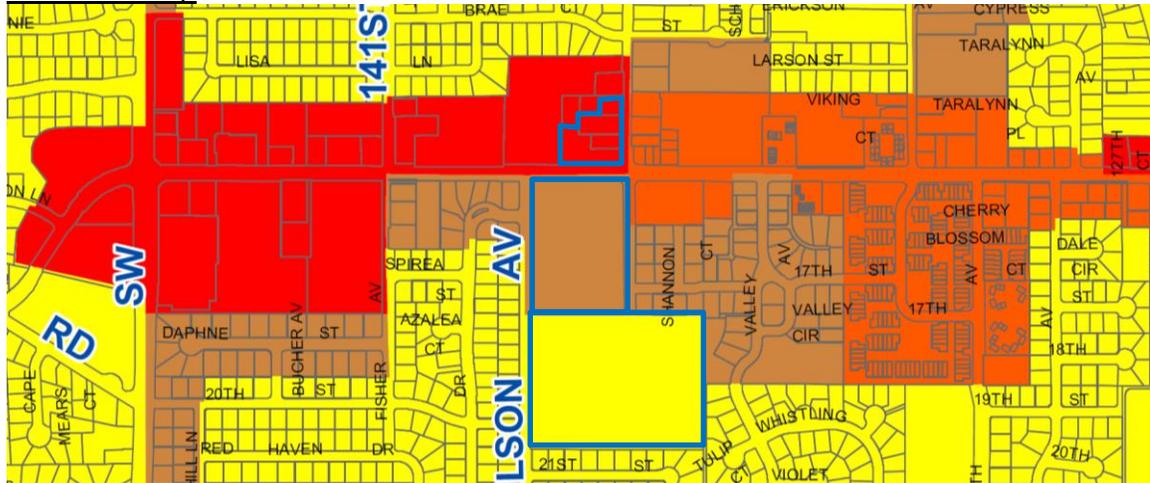
3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

The applicant is requesting acknowledgement of the current level of existing conditional use of the subject site. This proposal does not include any site or building improvements. Therefore, only Chapter 3, Land Use Element, includes applicable policies relevant to review of the applicant's request.

Chapter 3 – Land Use Element

- The four properties north of Allen Boulevard are designated Main Street.
- The main campus of Beaverton Christian Church, south of Allen Boulevard, is designated Neighborhood Residential – Medium Density.
- The property developed with Fir Grove School, south of Beaverton Christian Church, is designated Neighborhood Residential – Standard Density.

Land Use Map



- Blue Shapes: subject properties
- Red: Main Street land use designation
- Brown: Medium Density Neighborhood Residential land use designation
- Yellow: Standard Density Neighborhood Residential land use designation

3.9 Main Street Development

The Main Street land use designation is a mixed use designation. Each mixed use designation must comply with the policies and actions set forth in Section 3.5 as well as those promulgated for the individual designation. Main Streets are intended to develop as cohesive communities with design features promoting an urban scale and pedestrian environment.

The four properties under Beaverton Christian Church at the northwest corner of SW Allen Boulevard and SW Menlo Drive are within the Main Street land use designation. These properties contain 168 parking space parking lot. The applicant has requested, through concurrent Parking Determination – Use of Excess Parking application review, a determination from the city that the 168 parking spaces are surplus and not needed to meet the demand of the current level of use of the main church campus south of Allen Boulevard.

If the Planning Commission determines that 168 parking spaces on the four lots north of Allen Boulevard are in excess of the needed parking to serve the current level of use on the main church campus, then these properties could be made available for the types of uses described for Main Street Development, above.

3.13 Residential Neighborhood Development

Standard Density Residential Development:

3.13.3 Goal: Establish Standard Density Residential areas to provide moderate sized lots for typical single family residences with private open space.

The Educational Institution and Public Park, Playgrounds, and Related Facilities of Fir Grove Elementary School site are located within the Standard Density Residential land use designation as conditional uses in the R7 zoning district.

The proposal does not include any changes to the existing conditional use approvals for the Fir Grove Elementary School site.

Medium Density Residential Development:

3.13.4 Goal: Establish Medium Density Residential areas to allow for single family attached and detached, and multiple-family developments.

The Place of Worship, Child Care Facility, and Educational Institution on the Beaverton Christian Church main campus are located within the Medium Density Residential land use designation as conditional uses in the R2 zoning district.

The 2003 conditional use approval (CU2003-0005) included:

- Phase I - preschool/kindergarten and additional parking.
- Phase II - a new 7,000 square foot Youth Center building, inclusive of a 400-450 seat sanctuary, 3,000 square feet of other additions and interior remodeling, and parking lot modifications.
- Phase III - replacement of a 20,000 square foot building with a 42,000 square foot building, other interior modifications, and additional site alterations and parking.

The proposal included and applicant-identified potential level of use for the facility that could result in a parking demand for 884 parking spaces, 644 of which were approved.

The 2007 conditional use approval (CU2007-0020) recognized a new day care program at the church limited to 60 children.

The 2012 conditional use approval (CU2012-0007) introduced a new 304 student charter school, Arco Iris Spanish Immersion School, to the facility. However, this approval also modified aspects of the prior conditional use approvals, as previously described.

The applicant has provided a Site Usage table, included with this report within Exhibit 4.

SUMMARY

The established uses on the subject sites are conditional uses, as allowed in the underlying, implementing R2 and R7 zoning districts and approved through prior land use review. Prior conditional use approvals were found to comply, or conditionally comply, with applicable policies of the Comprehensive Plan. This proposal requests acknowledgement of the *current* level of conditional use of the Beaverton Christian Church facilities, which is less than the levels of use previously approved.

Concurrently, the applicant has requested a determination that the 168 space parking lot north of Allen Boulevard is 'excess parking' based upon the *current* level of use of the facilities. The 168 space parking lot exists because the church facilities have historically been able to accommodate a higher level of use.

In order to recommend approval of the applicant's request, staff have drafted conditions of approval to limit use of the Beaverton Christian Church facilities.

FINDING:

The proposal, as conditioned, will comply with the applicable policies of the Comprehensive Plan. Therefore, staff finds that the proposal, as conditioned, will satisfy the criterion.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The proposal does not include any site or building modifications or development proposals.

FINDING:

Therefore, staff finds that the criterion is not applicable to this proposal.

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

The church and school operations within the church have been in operation for years with minimal impact to the livability and appropriate use of the surrounding area. The issue for this application is whether the proposed removal of 168 parking stalls from the northern parking lot will have an adverse impact to the surrounding area. The applicant has provided evidence that the existing parking located on their main campus and the parking available on the Fir Grove Elementary School site is sufficient to serve the uses found on the church site. Staff support the conclusions of the applicant; however, staff does acknowledge the potential adverse impacts the reduction in parking may have on the surrounding neighborhood. In an effort to mitigate potential impact on the neighborhood with regard to the uses and parking, staff has recommended conditions of approval limiting use of the site, commensurate with 448 shared parking spaces between the church's campus and the elementary school site.

FINDING:

Staff finds that the proposal, as conditioned, will satisfy the criterion.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant submitted all documents related to this request for a Conditional Use approval. The applicant also submitted a Parking Determination - Use of Excess Parking application and a Parking determination – Shared Parking application associated with this proposal. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently, staff will review all three applications at once.

FINDING:

Therefore, staff finds that the proposal satisfies the criterion.

SUMMARY OF FINDINGS:

Based on evidence provided by the applicant and the findings herein, staff finds that, as conditioned, the proposal will satisfy the applicable approval criteria for Conditional Use (Section 40.15.15.3.C of the Development Code). The conditions are identified herein under Attachment E.

RECOMMENDATION:

Based on the facts and findings presented herein, staff recommends **APPROVAL of CU2015-0001 (Beaverton Christian Church Parking).**

**PARKING DETERMINATION – USE OF EXCESS PARKING
ANALYSIS AND FINDINGS
Beaverton Christian Church Parking
PD2015-0001**

40.55.05 Parking Determination Purpose

The purpose of a Parking Determination is to establish required number of parking spaces for uses which do not have a parking ratio requirement listed in the Development Code. The Parking Determination application is established for determining the required number of off-street parking spaces in advance of, or concurrent with, applying for approval of an application, development, permit, or other action. This Section is carried out by the approval criteria listed herein.

40.55.15.3.A Parking Requirement Determination Threshold

An application for Use of Excess Parking shall be necessary when one or more of the following thresholds apply:

1. *A request to declare required off-street parking is in excess of the need for the use on the subject property.*

Section 40.55.15.3.C. Approval Criteria

In order to approve a Use of Excess Parking application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Use of Excess Parking application.*

The church's north parking lot includes 168 off-street parking spaces. It was approved and developed over a number of years to satisfy the required parking and additional parking demand for approved conditional uses on the Beaverton Christian Church campus, including the Arco Iris Charter School and the church's pre-school and kindergarten. The applicant is requesting a city declaration that all of the 168 parking spaces north of SW Allen Blvd. are in excess of the need for the various uses on the church property. The request satisfies the threshold.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The City of Beaverton received the appropriate fee for the Use of Excess Parking application on March 3, 2015.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

The applicant submitted the application March 3, 2015 and was deemed complete on April 8, 2015. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

4. *Excess parking accounts for a minimum of 20% of the required parking for all uses of the site.*

The facilities on the Beaverton Christian Church site include a 1,500 seat auditorium (sanctuary). Based upon the Off-Street Parking requirements of the Development Code, the minimum amount of required parking for a Place of Worship use with a 1,500 seat sanctuary is 375 parking spaces. Twenty percent of 375 parking spaces is 75 parking spaces.

The church currently has 616 parking spaces available for its use:

- 168 north of Allen,
- 340 on the main campus, and
- 108 at Fir Grove Elementary (subject to a concurrent Shared Parking application).

The applicant proposes that the 168 parking spaces north of Allen Boulevard are in excess of the amount needed to serve the uses on their site. As proposed, the church's facilities would continue to be served by 340 on-site spaces and 108 shared spaces for up to 448 parking spaces available for use by the church. The 448 parking spaces will exceed the minimum required for the 1,500 seat sanctuary.

FINDING:

Therefore, staff finds that the proposal meets the criterion for approval.

5. *Excess parking has existed for the previous 180 days.*

The applicant states that the 168 parking spaces in the north parking lot have not been utilized, "for any parking associated with activities on the Church Property since 2009."

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted this Use of Excess Parking application along with a Shared Parking application and a Conditional Use application for this proposal. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all three applications at once.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **PD2015-0001 (Beaverton Christian Church Use of Excess Parking)**.

SUMMARY OF FINDINGS:

Based on evidence provided by the applicant and conditions of approval proposed by staff, staff finds that the applicable approval criteria for a Parking Determination application (Section 40.55.15.3.C of the Development Code) are satisfied.

RECOMMENDATION:

Based on the facts and findings presented herein, staff recommends **APPROVAL** of **PD2015-0001 (Beaverton Christian Church Parking)** subject to the conditions identified in Attachment F.

**PARKING DETERMINATION – SHARED PARKING
ANALYSIS AND FINDINGS
Beaverton Christian Church Parking
PD2015-0002**

40.55.05 Parking Determination Purpose

The purpose of a Parking Determination is to establish required number of parking spaces for uses which do not have a parking ratio requirement listed in the Development Code. The Parking Determination application is established for determining the required number of off-street parking spaces in advance of, or concurrent with, applying for approval of an application, development, permit, or other action. This Section is carried out by the approval criteria listed herein.

40.55.15.2.A Shared Parking Thresholds

An application for Shared Parking shall be required when one or more of the following thresholds apply:

1. *The required off-street parking for two or more uses will share required parking spaces.*
2. *All or a portion of the required parking will be provided at an off-site location.*

Section 40.55.15.2.C. Approval Criteria

In order to approve a Shared Parking application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Shared Parking application.*

The proposal involves establishment of the current level of use of three existing conditional uses per the Modification of Decision process of Section 50.95. The concurrent Conditional Use application includes conditions regarding operation of the uses such that its parking demand will not exceed the available supply of 448 existing off-street parking spaces available between two properties under separate ownership. The parking demand for the church property is derived from the operation of a church, a preschool and kindergarten program operated by the church, and the Arco Iris Charter School. These three uses will share required parking on the church property south of SW Allen Blvd. Therefore, the proposal meets threshold number 1 for a Shared Parking application.

The proposal also involves a property owned by Beaverton Christian Church and a property owned by Beaverton School District. Both parties have entered into a private agreement for shared use of parking whereas either entity, "shall be entitled to reasonable use of," the other's property for the purposes of parking.

The minimum amount of required parking for the church is 375 parking spaces, for which 340 parking spaces are available on the church's main campus and 168 parking spaces are available across Allen Boulevard. Through concurrent review, the applicant has requested a determination that the 168 parking spaces north of Allen Boulevard are in excess of the amount of parking needed to serve current use of the church's facilities. Therefore, 35 of the minimum required 375 parking spaces would be 'off-site' on the Beaverton School District site, which satisfies threshold number 2 for a Shared Parking application.

FINDING:

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant submitted the required fee on March 3, 2015.

FINDING:

Therefore, staff finds that the proposal meets the criterion for approval.

3. *The location of the shared off-street parking is on an abutting property and is within 200 feet of the subject use in which the shared parking is intended to serve, except in Multiple Use zoning districts where the location may be at any distance.*

The Beaverton Christian Church site and Beaverton School District's Fir Grove Elementary school site abut one another. The majority of the shared parking is developed on either side of the shared property line, with 200-feet of each other.

FINDING:

Therefore, staff finds that the proposal meets the criterion for approval.

4. *If multiple properties are involved, the owners of the properties have each agreed to the shared parking by entering into a shared parking agreement.*

The applicant has submitted an agreement between Beaverton School District and Beaverton Christian Church documenting that the two parties have agreed to the proposed shared parking.

In addition, Tualatin Hills Park and Recreation District (THPRD) has an agreement with Beaverton School District for use of Fir Grove facilities. The applicant has provided a copy of the agreement as well as documentation from THPRD limiting Sunday programming of Fir Grove to afternoon in acknowledgement of the shared use of Fir Grove parking.

FINDING:

Therefore, staff finds that, by meeting the conditions of approval, the proposal meets the criterion for approval.

5. *The times of peak parking demand for the various uses located on the subject properties occur at different times of the day.*

The weekly peak parking demand for the church is on Sunday morning. The church is the largest parking generator, based on data from the Institute of Transportation Engineers and the relative sizes of the church and schools. The peak parking demand for the preschool and kindergarten is on Tuesday and Thursday mornings and afternoons. The peak parking demand for the Arco Iris Charter School is on weekday mornings and afternoons. The start and end times for the three schools are staggered as follows:

<u>Use</u>	<u>Start of Day</u>	<u>End of Day</u>
Fir Grove Elementary	8:00 AM	2:35 PM
Arco Iris K-8 School	8:30 AM	3:20 PM
BCC Pre-K/Kindergarten	9:00 AM	3:00-3:15 PM

The additional demand on the Fir Grove parking spaces created by THPRD's use of Fir Grove facilities is limited to periods when the schools are not in session, weekdays after 4:00 PM,

Saturdays all day, and Sundays after noon. The applicant has provided documentation that THPRD has agreed not to use the Fir Grove fields before noon on Sundays. Therefore, the time of peak parking demand for the various uses located on the subject properties occur at different times of the day.

FINDING:

Therefore, staff finds that the proposal meets the criterion for approval.

6. *Adequate parking will be available at all times when the various uses are in operation.*

There are two ways of evaluating adequate parking. One way is to review the minimum parking requirements set forth in Section 60.30 of the Development Code. The other is to evaluate the potential impacts and the parking demands from the uses expected to use the properties.

Minimum Parking Requirements:

- Churches are required to have a minimum of 0.25 parking spaces per seat in the main sanctuary. The main sanctuary in the Beaverton Christian Church building has 1,500 seats at maximum occupancy. This translates to a minimum parking requirement of 375 spaces.
- Elementary and middle schools are required to have a minimum of 1 parking space per FTE staff.
- Nursery schools and day care facilities are required to have a minimum of 1.5 spaces per FTE staff.

Under this way of evaluating parking, the 448 spaces on the two sites are adequate to meet the demands of the properties.

Weekday Parking

Fir Grove Elementary site. According to the school district, Fir Grove Elementary had 511 students in 2014. Based on average peak period parking demand figures provided by the Institute of Transportation Engineers (ITE), a school of this size can be expected to need an average of 87 parking spaces to meet its parking demand. The school has 108 spaces on its property. Therefore, under normal operations, the Fir Grove site has 21 more spaces than it needs to meet the parking demands of Fir Grove Elementary.

Beaverton Christian Church site.

If the Arco Iris Charter School is calculated as a private school (K-12), then according to the ITE, the school, at its maximum conditioned enrollment of 304 students, would generate a parking demand of 119 spaces.

The preschool / kindergarten program has a maximum conditioned enrollment of 310 students. If the ITE rate for a day care center is used, the expected peak parking demand for the preschool / kindergarten use is 74 spaces.

The church has submitted materials that indicate that up to 128 people can be expected to attend meetings or study sessions during typical school hours. (Specifically it is the Wednesday morning events that have the highest regular draw during school hours.) Even if all 128 people drove separate vehicles and parked, the total number of parking spaces needed would be 321.

The church site has 340 parking spaces. Therefore, under normal operations, the Beaverton Christian Church site has at least 19 more spaces than it needs to meet the weekday, school-hours parking demands of all of the uses of the church property.

According to the applicant, the highest number of people expected to regularly use the church property during weekday nights, when school is not in session, is 113 people. Under a worst case scenario in which every attendee drove and parked individually, the church site would have at least 227 more spaces than it needs to meet the parking demand of all of the weekday evening parking demands of all of the uses of the church property.

Therefore, the two sites can adequately accommodate all of the normal weekday parking demand of all of the uses of the two properties.

Weekend Parking

Fir Grove Elementary site. THPRD programs the site from dawn to dusk on Saturdays and noon to dusk on Sundays. THPRD's programming avoids the Sunday morning peak parking demand time for the church.

Beaverton Christian Church site. As the applicant's Technical Memorandum of April 15, 2015 demonstrates, the peak weekend parking demand occurred on Easter Sunday when 372 cars were counted. If the other two Sunday parking counts data are averaged and considered to be typical of the normal weekend parking demand, 267 parking spaces are occupied, on average. The church's 340 spaces meet the average weekend parking demand. The additional 108 spaces on the Fir Grove site are sufficient to meet the Easter peak demand, with 76 of the overflow parking spaces remaining empty.

Therefore, the church site alone can accommodate all of the demonstrated normal weekend parking demand of all of the uses of the church property, and together with the school site, which is unused by the school district on Sundays and unused by the park district on Sunday mornings, the two sites can accommodate all of the peak weekend parking demand of all of the uses of the two properties.

Therefore, each site can adequately accommodate all of the normal weekend parking demand of all of its uses.

Special Event Parking

For the final analysis case, the peak parking demand from a special event must consider when a special event occurs at either the school or the church property.

Fir Grove Elementary site. According to the calendar of events submitted by the applicant, the peak event would be a school-wide event in the evening, such as an open house, talent show, music recital, or science fair with students, parents, and staff attending. A worst case scenario could have 40 staff members each driving alone, plus almost all of the 500 or so students attending, with an average of 1 vehicle parking for every 1.5 students. This would result in a total parking demand of 373 spaces, leaving 75 spaces on the church property available for attendees of events at the church.

Beaverton Christian Church site. The worst case special event presented by the applicant is the Christmas Preschool Program which attracts approximately 1,100 people. This would leave a few spaces available on the school property. A parking demand based on 2.5 people per vehicle is reasonable, given that larger events tend to attract more families and children. According to the applicant's traffic engineer, the vehicle occupancy rate increased to just over 2.3 for Easter services. Based on a ratio of 2.5 people per vehicle, the total number of parking spaces needed would be 440, leaving 8 spaces on the school property available for attendees of events at the school.

SUMMARY

Staff conclude that the two sites can adequately accommodate all of the peak special event parking demand of either the school property or the church property. As long as the school and church coordinate the special events so that the worst case events do not occur on the same night, the two sites can adequately accommodate all of the peak special event parking demand. Staff recommends a condition of approval that requires the church to ensure that the peak evening events on the church property do not conflict with peak evening events on the school property.

Therefore, the available parking supply adequately meets the demand of all the uses of the properties, whether demand is measured by compliance with Development Code minimums or by evaluating the potential impacts of the various conditional uses on the sites, for all times of operation of all of the uses, as conditioned.

FINDING:

Therefore, staff finds that, by meeting the conditions of approval, the proposal meets the criterion for approval.

7. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.*

As discussed in the Facilities Review Analysis, and the findings to criterion 6 above, the proposal is consistent with all applicable provisions of Chapter 60. With the approval of this application and associated conditions of approval, the proposal will be in compliance with Chapter 60 requirements.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

8. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.*

As stated in within the Facility Review Committee document, under Criterion F, the existing vehicular and pedestrian circulation systems were previously designed, reviewed and determined to provide safe and efficient circulation patterns within the site.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

9. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.*

The applicant submitted the application March 3, 2015 and was deemed complete on April 8, 2015. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

10. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted this Shared Parking application and the associated Conditional Use application for this project. Concurrent review of these applications satisfies this criterion. The applicant has also submitted a Use of Excess Parking application that can be approved if these applications are approved. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all three applications at once.

FINDING:

Therefore, staff finds the proposal meets the criterion for approval.

SUMMARY OF FINDINGS:

Based on evidence provided by the applicant and conditions of approval proposed by staff, staff finds that the applicable approval criteria for a Parking Determination – Shared Parking application (Section 40.55.15.2.C of the Development Code) are satisfied.

RECOMMENDATION:

Based on the facts and findings presented herein, staff recommends **APPROVAL of PD2015-0002 (Beaverton Christian Church Parking)** subject to the conditions identified in Attachment F.

**Recommended Conditions of Approval
for Conditional Use
Beaverton Christian Church Parking
CU2015-0001**

If the City of Beaverton Planning Commission approves the proposed modification of Conditional Use per 50.95, Modification of a Decision, the Facilities Review Committee recommends that the decision-making authority adopt the following conditions of approval:

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval of this decision to establish use is recorded with Washington County within the two (2) year time period. (Planning/LC)
2. The Conditional Use granted shall run with the land and shall continue to be valid upon a change of ownership of the site, structure, or use unless otherwise specified in conditions attached to the permit. (Planning/LC) [Carried over from CU2007-0020]
3. With the approval of CU2015-0001, all prior Conditional Use approvals for the church property are hereby nullified to the extent that they are not incorporated within the approval of CU2015-0001. Nothing in this condition of approval shall be construed to limit or prevent any legally permitted use of the church property already in effect as of MARCH 3, 2015, the date that the application for CU2015-0001 was submitted to the City of Beaverton, however, no expansion of any conditional use or intensification in traffic or parking numbers shall be allowed without a future conditional use approval. (KR / Transportation)
4. The provision of child care services shall be limited during the week to children concurrently enrolled in the church's preschool / kindergarten program. (LC / Planning) [Carried over from CU2007-0020, but modified to preclude non-school commercial daycare operations, which were vacated with the CU2012-0007 approval]
5. The provision of child care services shall be limited on Sundays to children attending the church services with their parents or guardians. (LC / Planning) [Carried over from CU2007-0020, but modified to preclude non-school commercial daycare operations]
6. The Beaverton Christian Church Preschool and Kindergarten shall not exceed an enrollment of 310 students. (LC / Planning) [Carried over from CU2012-0007]
7. The Arco Iris Charter School shall not exceed an enrollment of 304 students. (LC / Planning) [Carried over from CU2012-0007]
8. The starting times and dismissal times of both the Preschool / Kindergarten and the Arco Iris School are to be staggered and are not to coincide with the starting and dismissal times of Fir Grove Elementary to minimize traffic impacts to the surrounding street system. Specifically, with Fir Grove starting at 8:00 AM and dismissing at 2:35 PM, the Arco Iris School is to start at 8:30 AM and dismiss at 3:20 PM and the Preschool / Kindergarten is to start no earlier than 9:00 AM and dismiss between 3:00 and 3:15 PM. (LC / Planning) [Carried over from CU2012-0007, but modified for clarity]

9. Fire lanes are to be kept free and unobstructed. (LC / Planning) [Carried over from CU2012-0007]
10. Church services are to be managed, scheduled, and designed such that the total number of attendees does not exceed 1,500, which is the number of seats in the main sanctuary. (KR / Transportation)
11. If multiple worship services are scheduled for the same day, they are to be separated by enough time to allow the parking lots to adequately clear between services. (KR / Transportation)
12. Special events that are expected to draw more than 340 vehicles are not to be scheduled on nights when the Fir Grove parking lot will be occupied by other evening events for the school or its athletic fields. (KR / Transportation)
13. If the Tualatin Hills Park and Recreation District (THPRD) or its successor changes its policy or practice to begin allowing use of the Fir Grove athletic fields before noon on Sundays, the church shall limit its activities such that the church's total parking demand does not exceed 448 spaces, less the amount required to meet the demand for the use of the fields. (KR / Transportation)

**Recommended Conditions of Approval
for Use of Excess Parking
Beaverton Christian Church Parking
PD2015-0001**

If the City Planning Commission approves the proposed Use of Excess Parking application for Beaverton Christian Church Parking, the Facilities Review Committee recommends that the decision-making authority adopt the following conditions of approval:

14. Final decision shall expire automatically one (1) year from the effective date of decision unless the approval is enacted establishment of use within the one (1) year time period.
(Planning/LC)

**Recommended Conditions of Approval
for Shared Parking
Beaverton Christian Church Parking
PD2015-0002**

If the City Planning Commission approves the proposed Shared Parking for Beaverton Christian Church Parking, the Facilities Review Committee recommends that the decision-making authority adopt the following conditions of approval:

1. Final decision shall expire automatically one (1) year from the effective date of decision unless the approval is enacted through establishment of use within the one (1) year time period. (Planning/LC)

MATERIALS SUBMITTED BY APPLICANT