

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2362
A MAJOR ADJUSTMENT FOR THE MAXIMUM)	ADJ2014-0001 ORDER APPROVING
HEIGHT AND MAXIMUM FAR STANDARD OF)	TIMBERLAND SENIOR HOUSING
CHAPTER 20 (TIMBERLAND SENIOR HOUSING).)	
REMBOLD PROPERTIES LLC, APPLICANT)	

The matter came before the Planning Commission on August 20, 2014, on a request for approval of a Major Adjustment application to the Maximum Height and Maximum FAR standards of Chapter 20. The proposed development will include 147 total units, with 89 senior independent living, 41 assisted living, and 17 memory care units. The subject site is bounded by NW 118th Avenue, NW Timberview Lane and NW Cedar Falls Drive and is specifically identified as Tax Lot's 200 and 500 on Washington County Assessor's Map 1N1-34CD.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal. The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated August 13, 2014, and Staff's Memorandum dated August 13, 2014,

and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.10.15.2.C of the Development Code.

At the public hearing, the Commission considered testimony concerning the height and density of the building. The applicant testified that the site has substantial grade and the building steps up the site with the largest masses adjacent to the existing single family residential and larger masses near the multi-family apartments to the north. Additionally the applicant testified to the complications due to the split zoning of the site, the design conforms with the TC-MU zoning regulations in terms of height and density but it exceeds the TC-HDR thresholds. As both zones are on site it makes development more complex. The Commission acknowledged that the site design and massing of the building were large but are appropriate for the zone and well designed to fit in the slope of the site.

Therefore, **IT IS HEREBY ORDERED THAT ADJ2014-0001** is **APPROVED** 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 August 13, 2014, Staff's Memorandum dated August 13, 2014, the supplemental finding contained herein, and subject to the conditions of approval as follows:

1. Approval of ADJ2014-0001 is subject to approval of DR2014-0055.

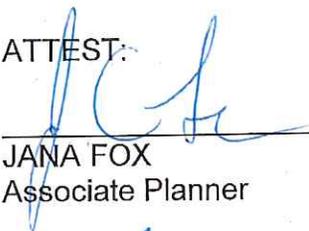
AYES: Doukas, Kiene, Stephens, Winter, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Nye and Wilson.

Dated this 25th day of August, 2014.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2362 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 September 4, 2014.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager