

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

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2483
ON A CONDITIONAL USE FOR MEDICAL OFFICE) CU2015-0012 ORDER APPROVING
IN THE COMMUNITY SERVICE ZONING) CEDAR HILLS CROSSING II PARTIAL
DISTRICT (CEDAR HILLS CROSSING II PARTIAL) REDEVELOPMENT, NEW CONDITIONAL USE
REDEVELOPMENT). CENTER DEVELOPMENTS)
OREG II, LLC, APPLICANT.

The matter came before the Planning Commission on July 13, 2016, on a request for a New Conditional Use application for a 36,413 square foot Medical Clinic use in the Community Service (CS) zoning district. Medical Clinic is a conditional use in the CS zoning district. The subject site is North of SW Jenkins Road, West of SW Cedar Hills Boulevard, and South of SW Walker Road. Tax Lots 1200, 1300, 1400, 1401, 1500, 1501, 1502, 1503, on Washington County Tax Assessor's Map 1S109AD.

Pursuant to Ordinance 2050 (Development Code) Section 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 July 6, 2016, and the

findings contained therein, as applicable to the approval criteria contained in Sections 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2015-0012** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report, dated July 6, 2016, subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Conditional Use approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/JF & SR)
2. Ensure that the associated Design Review Three application (DR2015-0121) has been approved and is consistent with the submitted plans. (Planning/JF & SR)

Motion **CARRIED**, by the following vote:

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

Dated this 21st day of July, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2483 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 4:30 p.m. on August 1, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JANA FOX
Associate Planner



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Current Planning Manager