

**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. 2503
ON A CONDITIONAL USE FOR A RESIDENTIAL) CU2016-0004 ORDER APPROVING
USE IN THE NEIGHBORHOOD SERVICE ZONE) ALLEN 18 UNIT APARTMENT COMPLEX, NEW
(ALLEN 18 UNIT APARTMENT COMPLEX). NCB) CONDITIONAL USE
DEVELOPMENT, LLC, APPLICANT.)

The matter came before the Planning Commission on October 5, 2016, on a request for a New Conditional Use for an 18 unit apartment building in the Neighborhood Service (NS) zoning district. Residential uses are a Conditional Use in the Neighborhood Service zoning district. The subject site is north of SW Allen Boulevard, Tax Lot 602, on Washington County Tax Assessor's Map 1S116CC.

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 August 10, 2016, and Supplemental Memorandums dated August 31, 2016, September 7, 2016, and September 28, 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 **CU2016-0004** 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 August 10, 2016, and Supplemental Memorandums dated August 31, 2016, September 7, 2016, and September 28, 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/SR)
2. Ensure that the associated Design Review Three application (DR2016-0055) has been approved and is consistent with the submitted plans. (Planning/SR)

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

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

Dated this 25TH day of OCTOBER, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2503 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

NOVEMBER 4TH, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



STEVE REGNER
Associate Planner



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Current Planning Manager