



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: December 9, 2015 Hearing Body: Planning Commission

Project Name: **Hotel & Restaurant at 11325 SW Canyon Road**

Case File No.: **CU2015-0005 / DR2015-0062 / LO2015-0004 / PLA2015-0003 /
SDM2015-0011 / TP2015-0007**

**Summary of
Application:**

The applicant, Hawkins Companies, Inc. has submitted a Conditional Use to allow a hotel (Temporary Living Quarters) within the Regional Center-East zoning district. Design Review Three application for the construction of a new ±56,000 square foot, four story hotel and a ±9,000 square foot restaurant with associated parking and site improvements. Additionally a Design Review Build Out Concept Plan (DRBCP) is proposed for the restaurant site to show how minimum Floor Area Ratio (FAR) requirements can be met in the future. The applicant seeks Loading Determination approval to eliminate and modify dimensional requirements for the required loading areas for both proposed buildings. A Property Line Adjustment is proposed to adjust the property line between the two proposed buildings. A Sidewalk Design Modification is proposed to allow the sidewalk along SW Canyon Road to be curb tight without trees in tree wells to meet ODOT vision clearance requirements. A Tree Plan Two is proposed to remove Community Trees from the subject site.

**Project
Location:**

The subject site is located at the northwest corner of SW Canyon Road and SW 114th Avenue, and addressed as 11325 SW Canyon Road.
Tax Lots 1500 and 1304 on Washington County Tax Assessor's Map 1S110DC.

Zoning & NAC: RC-E / Beaverton Central NAC

**Applicable
Development
Code Criteria:**

Section 40.03 *Facilities Review*, Section 40.15.15.3.C *New Conditional Use*, Section 40.20.15.3.C *Design Review Three*, Section 40.50.15.1.C *Loading Determination*, Section 40.45.15.1.C *Property Line Adjustment*, Section 40.58.15.C *Sidewalk Design Modification*, and Section 40.90.15.2.C *Tree Plan Two*.

**Hearing Time
and Place:**

City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, **December 9, 2015**, beginning at 6:30 p.m.

Staff Contact:

Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Wednesday November 25, 2015**. Please reference the Case File Number(s) and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: November 18, 2015

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 Beaverton Development Code. 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.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:00 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at a reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, 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.

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.