



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550

PUBLIC HEARING NOTICE

Notice Date: February 12, 2016

Hearing Date: March 30, 2016

Hearing Body: Planning Commission

Project Name:	Trillium Woods Apartments
Case File No's:	DR2015-0122, TP2015-0016 and LD2015-0026
Summary of Applications:	<p>On Wednesday, March 30, 2016, at or shortly after 6:30 p.m., the City of Beaverton Planning Commission will conduct a public hearing to consider a proposal by JT Smith Companies, LLC to construct four, multi-family residential apartment buildings designed to accommodate a total of 100 apartment units. The project site is comprised of two properties located on the south side of SW Scholls Ferry Road, west of SW Sagehen Street and east of SW Winterhawk Lane. The properties are addressed as 15450 and 15536 SW Scholls Ferry Road. The properties can also be identified as Tax Lot 2400 on Washington County's Tax Assessors Map 1S1-32DC, and Tax Lot 100 on Washington County's Tax Assessors Map 2S1-5BA.</p> <p>Specifically, the applicant is seeking Design Review 2 approval (case file DR2015-0122), Preliminary Partition approval (case file LD2015-0026), and Tree Plan 3 approval (case file TP2015-0016). The project site contains several mature trees identified by city inventory as Significant Grove NX-4. To accommodate apartment buildings, parking, access and utilities, several trees are proposed for removal. Proposed apartment buildings, parking and landscape improvements are subject to Design Review standards as described in Section 60.05 of the City Development Code. The partition proposal is intended to combine the two properties. Proposed apartment buildings are three stories and approximately 48 feet in height. Vehicle access is proposed from the stubbed terminus of SW Bunting Road located to the east. Along SW Scholls Ferry Road, the applicant proposes a gate that will allow emergency vehicle access only.</p>
Zoning & NAC:	Town Center High Density Residential (TC-HDR) / Neighbors Southwest
Applicable Approval Criteria:	City Development Code, Chapter 40, Section 40.20.15.2.C for <i>Design Review 2</i> , Section 40.45.15.4.C for <i>Preliminary Partition</i> , Section 40.90.15.3.C for <i>Tree Plan Three</i> , and Section 40.30 for <i>Facilities Review</i> .
Hearing Date:	Wednesday, March 30, 2016 beginning at 6:30 p.m. or shortly after, before the Planning Commission in the Council Chambers of the Beaverton Building at 12725 SW Millikan Way, Beaverton OR 97076

Procedures	The land use applications identified above are subject to the Type 3 procedure identified in Section 50.45 of the Development Code which includes a public hearing before the Planning Commission.
Due date for Written Comments:	4:30 p.m., Wednesday, March 9, 2016
Staff Contact:	Scott Whyte (503) 526-2652 / swhyte@beavertonoregon.gov

Mailed written comments should be sent to the attention of Scott Whyte, Senior Planner, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Community Development Department, 4th Floor, Beaverton City Hall, 12725 SW Millikan Way. To be included as part of the Staff Report, written comments must be received by Wednesday, March 9, 2016. Please reference the Case File Numbers and Project Name in your written comments. **A return mailing address (non e-mail) is necessary to receive a Notice of the Decision on the development proposal.**

A Facilities Review Committee meeting with the applicant will be held on March 9, 2016. The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on conformity to the technical criteria identified in Section 40.03 of the Beaverton Development Code. The Committee's recommendation will be included in the staff report addressed to the Planning Commission. The Facilities Review Committee meeting is open to the public but is not the venue for public testimony.

A copy of documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Community Development Department (Planning Division) 4th Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. 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 reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure identified in Sections 50.55., 50.57. and 50.58. of the Development Code and shall make a decision on the land use applications 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.

VICINITY MAP

EXHIBIT A



Legend

- Subject Site Buffer
- Subject Site Selection
- Washington County Taxlots



**TRILLIUM WOODS APARTMENTS DR2015-0122,
TP2015-0016, LD2015-0026**

**COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division**

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

02/12/2016

Taxlot No:
1S132DC02400
2S105BA00100

N
↑

Application #
See Notice