



**CITY OF BEAVERTON**  
 Community Development Department  
 Planning Division  
 12725 SW Millikan Way  
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# NOTICE OF DEVELOPMENT

**Notice Date:** January 2, 2020

<b>Project Name:</b>	<b>Southridge Park</b>
<b>Case File No.:</b>	<b>ADJ2019-0018 / FS2019-0016 / LD2019-0025 / SDM2019-0012 / TP2019-0012</b>
<b>Summary of Application:</b>	<p>The applicant requests approval of Preliminary Subdivision to divide one lot into nine lots, Flexible Setback to reduce the standard rear-yard setback of some lots, Minor Adjustment to reduce the standard lot size of selected lots, Tree Plan Type Two for the removal of Community Trees, and Sidewalk Design Modification to place a sidewalk and planter within an easement for the proposed residential subdivision.</p> <p>The site is currently developed with a single-family home and accessory structures.</p>
<b>Project Location:</b>	The site is located at 13335 SW Davies Road, Tax Lot 14600 of Washington County Assessor's Map 1S128AB.
<b>Zoning &amp; NAC:</b>	R5 Residential Urban Standard Density (R5) zoning district and within the South Beaverton Neighborhood Association Committee (NAC).
<b>Applicable Approval Criteria:</b>	Beaverton Development Code: 40.03 Facilities Review, 40.10.15.1.C Minor Adjustment (Type 2), 40.30.15.3.C Flexible Setback for a Proposed Residential Land Division (Type 2), 40.45.15.5.C Preliminary Subdivision (Type 2), 40.58.15.C Sidewalk Design Modification (Type 1), and 40.90.15.2.C Tree Plan (Type 2).
<b>Facilities Review Meeting:</b>	<p>Wednesday, January 22, 2020.</p> <p>The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.</p>
<b>Due Date for Written Comments:</b>	Wednesday, January 22, 2020, no later than 4:30pm.
<b>Anticipated Decision Date:</b>	On or about Wednesday, February 5, 2020, pursuant to Section 50.40.10, the Director shall issue a written decision on the application to the applicant, the property owner, and interested parties that submitted written comments prior to or on the comment closing date. Copies of the decision will be made available on the City's website or may be purchased at the Planning Division Counter at a reasonable cost.
<b>Staff Contacts:</b>	Elena Sasin, Associate Planner, 503.526.2494 / esasin@beavertonoregon.gov

Mailed written comments should be sent to the attention of Elena Sasin, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made a part of the record, correspondence needs to be received by **January 22, 2020**.

Please reference the Case File Number and Project Name in your written comments. Failure to raise an issue 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.

Facilities Review Committee Meeting Date: January 22, 2020

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.

Copies of documents and evidence submitted by or on behalf of the applicant, applicable review criteria and the staff report, are available for inspection at the City of Beaverton Planning Division, 4th Floor, City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday, except holidays. The Director's decision may also be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects>.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Elena Sasin by calling (503) 526-2494 or email [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).