NOTICE OF ADOPTED AMENDMENT

05/04/2009

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Larry French, Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment
DLCD File Number 004-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, May 15, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Jana Fox, City of Beaverton
    Gloria Gardiner, DLCD Urban Planning Specialist
    Meg Fernekees, DLCD Regional Representative
Notice of Adoption

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR chapter 660 - Division 18.

Jurisdiction: City of Beaverton
Local file number: ZMA2009-0001
Date of Adoption: 4/20/2009
Date Mailed: 4/24/2009

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Select one
- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other: □

Summarize the adopted amendment. Do not use technical terms. Do not write “See Attached”.

The City of Beaverton changed the zoning of a parcel, 11730 SW Bel Aire Lane, from the Urban Standard Density (R7) to Urban Medium Density (R2) zone, bringing the property into compliance with the existing Comprehensive Plan land use designation, Corridor (COR).

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: N/A to: N/A
Zone Map Changed from: R7 Urban Standard Density to: R2 Urban Medium Density
Location: 11730 SW Bel Aire Lane
Acres Involved: 0
Specify Density: Previous: 5DU/Acre New: 17 DU/Acre

Applicable statewide planning goals:

Was an Exception Adopted? □ YES □ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing? □ Yes □ No
If no, do the statewide planning goals apply? □ Yes □ No
If no, did Emergency Circumstances require immediate adoption? □ Yes □ No
Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro

Local Contact: Jana Fox
Address: PO Box 4755
City: Beaverton
Phone: (503) 526-3710
Fax Number: 503-526-3720
E-mail Address: jfox@ci.beaverton.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

   ATTENTION: PLAN AMENDMENT SPECIALIST
   DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
   635 CAPITOL STREET NE, SUITE 150
   SALEM, OREGON 97301-2540

2. Electronic Submittals: At least one hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing maraulloa@state.or.us.

3. Please Note: Adopted materials must be sent to DLCD not later than FIVE (5) working days following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within TWENTY-ONE (21) days of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. Need More Copies? You can now access these forms online at http://www.lcd.state.or.us/. Please print on 8-1/2x11 green paper only. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to maraulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

http://www.lcd.state.or.us/LCD/forms.shtml

Updated November 27, 2006
ORDINANCE NO. 4511

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP, ZMA 2009-0001, 11730 SW BEL AIRE LANE FRENCH CHATEAU APARTMENTS
ZONING MAP AMENDMENT

WHEREAS, on March 25, 2009, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, redesignating a parcel on which French Chateau Apartments are located so that the zoning will become consistent with the Comprehensive Plan land use designation for the subject parcel; and

WHEREAS, the zoning map amendment will change the zoning of the subject parcel from R7 Urban Standard Density to R2 Urban Medium Density; and

WHEREAS, the Planning Commission received and considered the submitted staff report, exhibits, and staff recommended approval of this zoning map amendment; and

WHEREAS, no appeals were filed with the City; and

WHEREAS, the Council adopts as to criteria applicable to this request and findings thereon the Planning Division Staff Report dated March 18, 2009, and Planning Commission Land Use Order No. 2135. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 2050, the Zoning Map, is amended to redesignate the parcel identified in Section 2 to the zoning designation R2 Urban Medium Density.

Section 2. The property affected by this ordinance is depicted in the attached map, marked Exhibit “A” and incorporated herein. The property is more specifically described on the records of the Washington County Department of Assessment and Taxation as Tax Lot No. 1S122CD08900, Beaverton, Washington County, Oregon.

First reading this 13th day of April, 2009.

Passed by the Council this 20th day of April, 2009.

Approved by the Mayor this 21st day of April, 2009.

ATTEST:  
SUE NELSON, City Recorder

APPROVED: 
DENNY DOYLE, Mayor
VICINITY MAP

EXHIBIT A - ORDINANCE NO. 4511

Legend

SITE

Proposed Change From Urban Standard Density (R7) to Urban Medium Density (R2)

Zoning Map Amendment
ZMA2009-0001

1/09/09

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

City of Beaverton

Tax Lot #'s
1S122CD08900

Project Name
11730 Bel Aire Dr
French Chateau Apts