

The Iron Price Pub Hours of Operation (CU2014-0999)

Zoning: Community Service (CS)

Use: Eating & Drinking Establishment

Lot Size: 16,500 square feet

Building Square Footage: 3,000 square feet

Hours of Operation Requested: 7:00 am to 2:00 am

Outdoor Patio: Yes, to the rear of the building

Outdoor Sound System: No

Within 500 feet of a residential use on residentially zoned land: Yes

The applicant proposes hours of operation from 7:00 am to 2:00 am seven days a week for the newly constructed Iron Price Pub. In the CS Zone properties within 500 feet of a residentially zone property which contains a residential use must get Conditional Use approval to operate between the hours of 10:00 pm and 7:00 am. Below are a few questions to think about while looking over the approval criteria and proposal.

- Do you have any concerns about this proposal?
- How can your concerns be addressed through the approval criteria?
- What might be reasonable compromises for your concerns?



Subject Site

R7
Urban Standard
Density

CS
Community
Service

91st AVE

CLUB MARGROW LN

BEAVERTON HILLSDALE HWY

WHITE PINE LN



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 4755 SW Griffith Drive
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-3720
 www.beavertonoregon.gov

PUBLIC HEARING NOTICE

Hearing Date: July 20, 2014 **Hearing Body:** Planning Commission

Project Name:	Iron Price Pub Hours of Operation
Case File No.:	CU2014-0999
Summary of Application:	The applicant, Greyjoy Inc, request approval for extended hours of operation from 7:00 am to 2:00 am, seven days a week for the Iron Price Pub. The Iron Price Pub is an eating and drinking establishment in the CS zone. Uses within 500 feet of exiting residential uses in residential zones require Conditional Use approval to operate between the hours of 10:00 pm and 7:00 am. No new development or physical improvements are proposed in conjunction with this Planned Unit Development.
Project Location:	9999 SW Beaverton Hillsdale Highway. The site is described by the Washington County Assessor as Map 1S10800, Tax Lot 999. The subject site area is approximately 0.38 acres.
Zoning & NAC:	Community Service (CS) / City Hall NAC
Applicable Criteria:	Development Code Sections 40.03 <i>Facilities Review</i> and 40.15.15.3.C. <i>New Conditional Use</i> .
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
Staff Contact:	Jana Fox (503) 526-3710 / jfox@beavertonoregon.gov

Due date for written comments to be addressed in the staff report: July 10, 2014 @ 5:00 p.m.

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number 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: Wednesday, July 3, 2014

The Facilities Review Committee is not a decision-making body, but advises the Director 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.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 12:00 pm and 1:00 pm to 5:00 p.m., Monday through Friday with the exception of a National Holiday. 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/departments/CDD/cdd_dev_projects.html

The Planning Commission shall conduct the hearing 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.



NEW CONDITIONAL USE TYPE 3 - APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Conditional Use shall address compliance with all of the following Approval Criteria as specified in 40.15.15.3.C.1-6 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Conditional Use application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal will comply with the applicable policies of the Comprehensive Plan.
- 4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
- 5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.
- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.