

Tualatin Heights Apartments Plan Map Amendment (PMA 21-0001)

Tualatin Planning Commission
December 16, 2021



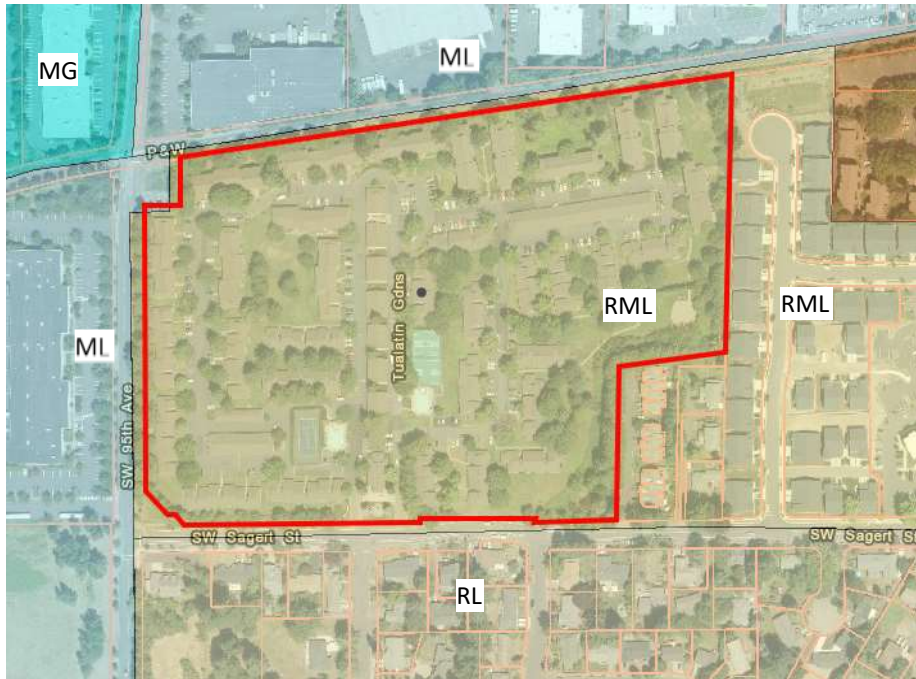
PROPOSAL

The applicant is requesting a Plan Map Amendment to rezone the property from Medium Low Density Residential (RML) to Medium High Density Residential (RMH).

- RML (10 units/acre maximum density)
- RMH (15 units/acre maximum density)
- Property Owner: United Dominion Realty
- Location: 9301 SW Sagert Street
- Acres: 22.3+/- acres



EXISTING/PROPOSED ZONING



Existing



Proposed



PLAN AMENDMENT CRITERIA

- TDC 33.070 Highlights
 - Granting the Amendment is in the Public interest
 - The Amendment Conforms with Tualatin Community Plan
 - The Recommendation Considers the characteristics of city, land development trends, health and safety, natural resources
 - The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).



NEED FOR RMH ZONED LAND

Exhibit 4. Comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Tualatin City Limits and Basalt Creek, 2020 to 2040

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Capacity (Dwelling Units)	Demand for New Housing	Remaining Capacity (Supply minus Demand)	Land Surplus or (Deficit) Gross Acres
Low Density	523	466	57	10
Medium Low Density	386	71	315	27
Medium High Density	13	122	(109)	(7)
High Density	285	254	31	2
High Density High-Rise	-	101	(101)	(4)



TPR COMPLIANCE

Response: The proposed rezone would slightly degrade operations of the SW Boones Ferry Road/SW Sagert Street intersection beyond 2040 background conditions. However, the intersection is already forecast to operate over capacity under 2040 background conditions. The installation of a northbound right-turn lane would restore long-term capacity to the intersection and result in acceptable operations under both the 2040 Background (no zone change) and 2040 Rezone (with RMH zoning) conditions.

Staff recommends that the applicant be required to provide a condition of development as part of the amendment, the improvements identified as deficient will be provided prior to approval of an Architectural Review application to add additional dwelling units to the site.



RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval of the proposed Plan Map Amendment (PMA 21-0001) to the City Council.

The TPC may alternatively recommend to the Council:

- *Approval with modifications; or*
- *Denial*

