



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Keith Leonard, Associate Planner
DATE: December 16, 2021

SUBJECT:

The Planning Commission is asked to make a recommendation to the City Council on a request for a Plan Map Amendment (PMA) from Medium Low Residential (RML) to Medium High Density Residential (RMH) for the existing Tualatin Heights Apartments.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the proposed Plan Map Amendment to the City Council

EXECUTIVE SUMMARY:

The proposal was submitted by Frank Angelo of Angelo Planning Group on behalf of the applicant, Andrew Lavaux of United Dominion Realty. The request is for a “rezone” (Plan Map Amendment) from Medium Low Density Residential (RML) (maximum of 10 dwelling units per acre) to Medium High Density Residential (RMH) (maximum of 15 dwelling units per acre) for a 22.4 acre property located at 9301 SW Sagert Street which is presently development with an existing 220 unit multi-family complex. Future development of additional units would require submittal and approval of a separate Architectural review application.

The applicant’s Narrative (Exhibit A) addresses the applicable criteria to the proposal for Comprehensive Plan Amendments. The applicant has also included a Conceptual Site Plan (Exhibit B) that demonstrates how future development of the site might be accomplished. The applicant’s Conceptual Parking Plan (Exhibit D) is intended to demonstrate that peak parking demand of the existing and conceptual development scenarios do not provide significant adverse off-site impacts.

The Findings and Analysis include a review of the proposal and application materials against the applicable criteria and standards, which include: Statewide Planning Goals, Oregon Administrative Rules, Metro Code, and the Tualatin Comprehensive Plan and Development Code, and have found the proposed Plan Map Amendment to be consistent with these requirements. The specific approval criteria for a Plan Amendment are found at Tualatin Development Code (TDC) Section 33.070(5), and include other applicable criteria and standards that must be met.

OUTCOMES OF RECOMMENDATION:

A Planning Commission recommendation of approval would be forwarded to the Council. Although not bound by this recommendation, if the application is approved by the Council, the subject property would be rezoned to Medium High Density Residential (RMH). Future development of additional units would require submittal and approval of an Architectural Review application and compliance with the design and siting standards applicable to multi-family housing in the RMH District.

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may recommend approval of the application with recommended amendments. Alternatively, the Planning Commission may forward a recommendation of denial of the application to the City Council.

ATTACHMENTS:

- Attachment 1: Presentation
- Attachment 2: Findings and Conditions
- Exhibit A: Narrative
- Exhibit B: Conceptual Site Plan
- Exhibit C: Supporting Documentation
- Exhibit D: Parking Study
- Exhibit E: Transportation Planning Rule (TPR) Analysis