



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Erin Engman, Associate Planner
Steve Koper, AICP, Planning Manager

DATE: June 8, 2020

SUBJECT:

Consideration of updates to Mixed Use Commercial provisions of the Tualatin Development Code to apply a Mixed Use Commercial Zone in the area subject to the existing provisions of the Mixed Use Commercial Overlay Zone (Chapter 57 of the Development Code). The updates also include a maximum building height increase from 70 to 100 feet in a limited geographic area, further limited to mixed use commercial/commercial lodging uses.

RECOMMENDATION:

The Planning Commission has recommended that the City Council approve the proposed amendments (File Nos. PTA 20-0001/PMA 20-0001).

EXECUTIVE SUMMARY:

The subject proposal to update the Mixed Use Commercial provisions of the Tualatin Development Code includes a Plan Text Amendment (PTA 20-0001) and Plan Map Amendment (PMA 20-0001), which are both legislative amendments.

Proposal

- City Council directed staff to assess whether the Mixed Use Commercial Overlay District (MUCOD) could support a maximum building height over the 70 feet presently allowed, but lower than 150 feet.
- Staff found that if limited to a smaller geographic area within the District, and limited further to specific uses, the District could support a maximum building height of 100 feet for mixed use residential/commercial lodging uses.
- Staff also found that due to external – developer and public – confusion regarding application of the current MUCOD, that reformatting the Overlay District into a zoning district, known as the Mixed Use Commercial (MUC) District, would provide greater clarity and certainty and better communicate the City's commitment to supporting mixed use development in the Bridgeport Village area.
- The proposed text amendments would update the following development code chapters (*see Attachment B*):
 - Chapters 5, 6 – To address Comprehensive Plan residential / commercial objectives
 - Chapter 31 – Addition of applicable definitions from former MUCOD chapter
 - Chapter 38 – To acknowledge sign standards of new zoning district
 - Chapter 54 – Remove MUCOD language from General Commercial district chapter
 - Chapter 57 – Establish MUC permitted uses and development standard tables largely based on existing MUCOD language. Maximum building height standards are

increased to 70 feet district wide and Figure 57-1 identifies an area with a 100 foot maximum building height standard limited to commercial lodging and mixed-use residential development.

- Chapter 73A – Add site design standards for MUC zone
- Chapter 73B – Add landscaping standards for MUC zone
- Chapter 73C – Add parking lot landscaping standards for MUC zone
- The proposed map amendment would rezone the Bridgeport area located north of Boones Ferry Road and west of I-5 and SW 72nd Avenue from General Commercial (CG) to Mixed Use Commercial (MUC) (*see Attachment C*).
- The area is presently developed with a regional shopping district, hotel, mixed use apartment complex, and small portion of vacant land.

Transportation Planning Rule (TPR) Compliance

- Application of the Mixed Use Commercial zone (MUC) to the Bridgeport area is achieved without a significant impact to the transportation system as defined by Oregon Administrative Rules Chapter 660 Division 12 Section 0060, also known as the "Transportation Planning Rule" or TPR (*see Attachment D, Exhibit 1*). The TPR requires that amendments do not create a significant impact on the transportation system beyond currently allowed, by comparing the change in trip potential between the existing zoning and proposed zoning.

The proposed amendments would increase the highest trip generation potential during the weekday p.m. peak hour by approximately 49 net new vehicle trips. Given that the code standards encourage compact, pedestrian scale development and the site location and accessibility from various existing roads that connect to the broader transportation system, the change would not likely add more than 20 trips to an individual movement during the weekday p.m. peak hour.

Compliance with Applicable Criteria

- As demonstrated within the Findings and Analysis (*see Attachment D*), the proposed amendments comply with the applicable criteria of: the Oregon Statewide Planning Goals; Oregon Administrative Rules; Metro Code; the Tualatin Comprehensive Plan; and the Tualatin Development Code.

Public Notice

- Notice of the proposed amendments was provided to the Oregon Department of Land Conservation and Development (DLCD), the required 35 days prior to the City Council public hearing. Notification of the upcoming City Council hearing was made consistent with Tualatin Development Code Section 32.250, which included Measure 56 notices mailed to affected property owners, and published and posted notices.

OUTCOMES OF DECISION:

Approval of PTA 20-0001 and PMA 20-0001 would support:

- Establishment of the Mixed Use Commercial (MUC) Zone in Chapter 57. Improved readability and organization of former MUCOD development standards. An increase in maximum building height within the MUC zone, limited in area, limited to specific uses.
- An amendment to Map 9-1 of the Tualatin Comprehensive Plan to apply the Mixed Use Commercial Zone (MUC) designation to the Bridgeport area.
- Increase potential of undeveloped property within the Bridgeport area.

ALTERNATIVES TO RECOMMENDATION:

The Council may alternatively:

- Approve PTA 20-0001 and/ or PMA 20-0001 with further amendments;
- Deny PTA 20-0001 and/ or PMA 20-0001; or
- Continue the public hearing to later hearing date.

FINANCIAL IMPLICATIONS:

These amendments may increase the economic vitality of the Bridgeport area.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B – Proposed Text Amendments
- Attachment C – Proposed Map Amendment
- Attachment D – Analysis and Findings
 - Exhibit 1 – TPR Memorandum