



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager
Steve Koper, AICP, Assistant Community Development Director

FROM: Tabitha Boschetti, AICP, Assistant Planner

DATE: March 8, 2021

SUBJECT:

Consideration of a Plan Map Amendment and Plan Text Amendment modifying Map 10-1 of the Tualatin Comprehensive Plan and Chapter 51 of the Tualatin Development Code, amending the designated boundaries of Neighborhood Commercial (CN) and Medium Low Density Residential (RML) zones for parcels located at Tax Map 2S135D, Lots 400, 401, 500, and 501 (File No. PMA 20-0002 and PTA 20-0005).

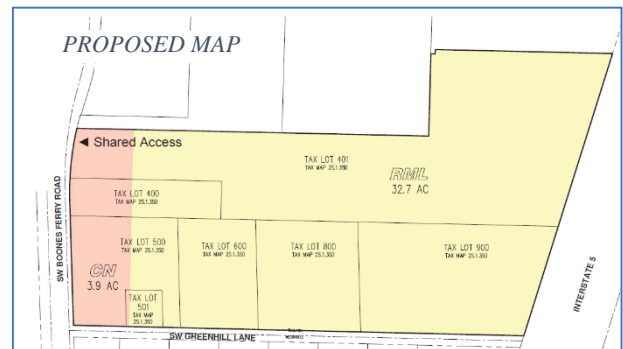
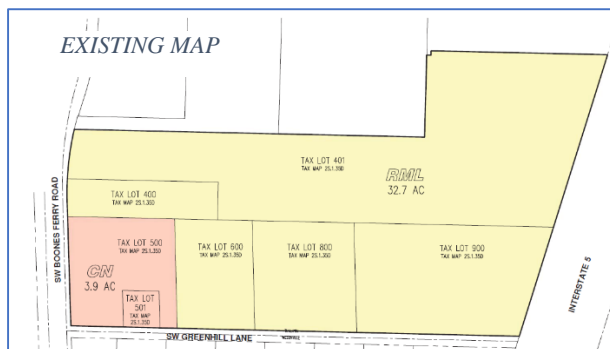
RECOMMENDATION:

The Tualatin Planning Commission unanimously voted at their February 18, 2021 meeting to forward a recommendation of approval to City Council.

EXECUTIVE SUMMARY:

The subject proposal includes a change to the combined Comprehensive Plan and zoning map for the City of Tualatin, adjusting the existing boundaries between the Neighborhood Commercial (CN) and Medium Low Density Residential (RML) zones at a location east of SW Boones Ferry Road approximately at SW Greenhill Lane. The net area of each zone would stay consistent, but rather than forming a rough square at the intersection of Greenhill and Boones Ferry with additional residential zoning to the north, the commercial zone would occupy a more elongated rectangle fronting on SW Boones Ferry, with residential areas more removed from the arterial.

The effected parcels include Tax Map 2S135D, Lots 400, 401, 500, and 501. The maps below compare the existing and proposed zoning, with the RML zone in yellow, and CN zone in pink:



A Plan Text Amendment is proposed as part of this application to remove wording that prevents the mapping of this zone within 300 feet of a “school property.”

OUTCOMES OF DECISION:

Approval of PMA 20-0002/PTA 20-0005 would amend Map 10-1 of the Tualatin Comprehensive Plan and Chapter 51 of the Tualatin Development Code. City Council would then be able to consider adoption of a related Ordinance at their next meeting.

ALTERNATIVES TO RECOMMENDATION:

Alternatively, Council may:

- Approve the Plan Text Amendment and deny/modify the Plan Map Amendment (note that the Plan Map Amendment is not approvable in its current form without the Plan Text Amendment);
- Deny both the proposed Plan Map Amendment and Plan Text Amendment;
- Propose modifications to the proposed Plan Map Amendment and/or Plan Text Amendment. In this case, the Plan Text Amendment would still need to enable the Plan Map Amendment;
- Continue the discussion to a future hearing.

FINANCIAL IMPLICATIONS:

No financial implications are identified with this Plan Map Amendment and Plan Text Amendment.

ATTACHMENTS:

- Findings and Analysis:
 - Exhibit 1 – Legal Description and Map
 - Exhibit 2 – Map of Proposed CN/RML Configuration
 - Exhibit 3 – Amended Comp Plan Map 10-1
 - Exhibit 4 Conceptual Development Plan
 - Exhibit 5 Full Application
 - Exhibit 6 Public Comment
- Attachment 1—City Council Presentation
- Attachment 2—Memo and Supplementary Application Materials *March 4, 2021*