

# Norwood Road Plan Text & Plan Map Amendment (PTA 23-0001 & PMA 23-0001)

City Council Meeting  
June 12, 2023



# PROJECT DESCRIPTION

AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner, Horizon Community Church propose two land use applications – a Plan Text Amendment and a Plan Map Amendment – applicable to a 9.2-acre site at 23370 SW Boones Ferry Road (Tax Lot: 2S135D000106).



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# APPLICATIONS PROPOSED

## Plan Text Amendment (PTA) to:

- Remove the locational factors from the High-Density High-Rise (RH-HR) purpose statement in Tualatin Development Code (TDC) Section 44.100, which currently limits the zone to downtown.
- Revise TDC Table 44-3 to limit structure height to 4 stories or 50 feet in the RH-HR zoning district south of Norwood Road, which would be applicable to the subject site.

## The requested Plan Map Amendment (PMA) would

- Change the existing zoning on 9.2 acres of property from 1 acre of Medium Low Density Residential (RML) and 8.2 acres of Institutional (IN) to High Density High Rise (RH-HR).



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# TEXT AMENDMENT

## Chapter 44 High Density High Rise Zone (RH-HR)

### TDC 44.100. Purpose.

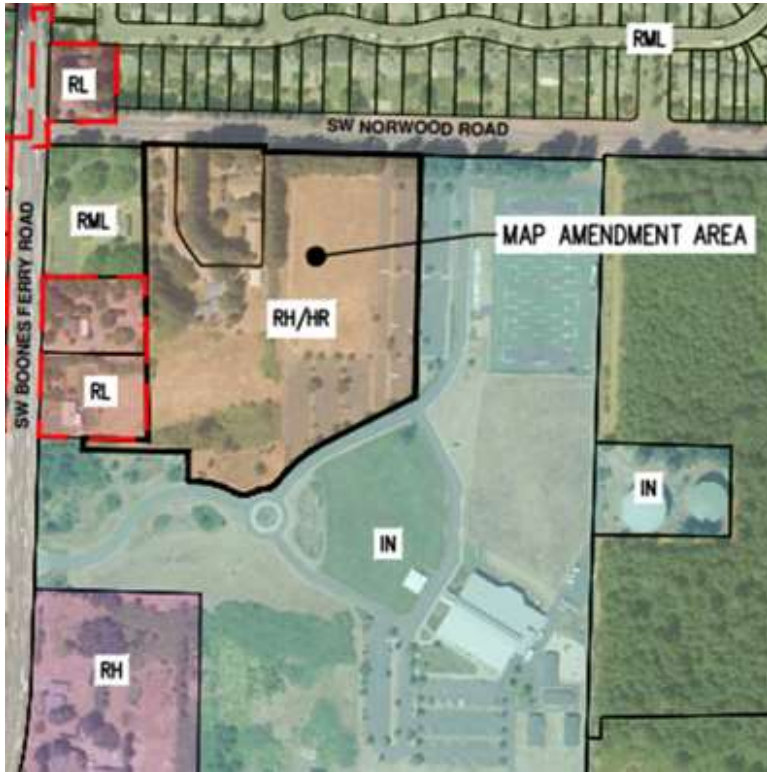
The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City ~~within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club~~ that are suitable for high density apartment or condominiums ~~towers~~.

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
STRUCTURE HEIGHT		
Minimum Height, Multi-Family and Condominium Developments	4 stories	
Maximum Height	64 feet	<u>South of SW Norwood Road, structure height is limited to 4 stories or 50 feet, whichever is less.</u> If structure does not include underground parking, maximum height is 5 stories. If the first story includes underground parking, maximum height is 6 stories. Regardless of the number of stories, structure height must not exceed 64 feet.

# EXISTING AND PROPOSED ZONING



EXISTING



PROPOSED



# VOLUNTARY APPLICANT CONDITIONS

- A traffic signal at the SW Norwood Road & SW Boones Ferry Road prior to occupancy of future site development
- A 60-foot buffer along SW Norwood Rd to preserve trees that do not need to be removed for the future access or public roadway improvements





# ADDITIONAL VOLUNTARY APPLICANT CONDITIONS

- Commitment to restrict 10% of the units so they are affordable to workforce/middle income households earning 80% of area median income (AMI) or median family income (MFI) for 15 years
- Construct 40 electric vehicle charging stations
- Build a sustainable apartment project that meets a US Green Building Council LEED green building standard



# ADDITIONAL CONDITIONS

- Based on the TIA, in addition to the traffic signal at SW Norwood Road & SW Boones Ferry, staff recommends that should the Council approve the applications, the applicant be conditioned to:
  - Construct a left turn on SW Norwood Road;
  - Contribute a proportional share to the City of Tualatin for future construction of the identified transportation system improvements in RTP project (11489) for the proposal to construct a second right-turn lane on the I-5 southbound off-ramp prior to Certificate of Occupancy.





# APPLICABLE CRITERIA – TDC 33.070

- (a) Granting the amendment is in the public interest.
- (b) The public interest is best protected by granting the amendment at this time.
- (c) The proposed amendment is in conformity with the applicable goals and policies of the Tualatin Comprehensive Plan.



# APPLICABLE CRITERIA – TDC 33.070

- (d) The following factors were consciously considered:
  - (1) The various characteristics of the areas in the City;
  - (2) The suitability of the areas for particular land uses and improvements in the areas;
  - (3) Trends in land improvement and development;
  - (4) Property values;
  - (5) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;
  - (6) Natural resources of the City and the protection and conservation of said resources;
  - (7) Prospective requirements for the development of natural resources in the City;
  - (8) The public need for healthful, safe, esthetic surroundings and conditions;
  - (9) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.



# APPLICABLE CRITERIA – TDC 33.070

- (e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.
- (f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).
- (g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

# TUALATIN PLANNING COMMISSION RECOMMENDATION

- On April 20, 2023, the Tualatin Planning Commission voted 4-1 to recommend denial of both the Plan Text and Plan Map Amendments to the City Council.



# CITY COUNCIL ACTION

The City Council may make a decision to:

- Approve the PTA and PMA either as proposed or with additional modification;
- Deny the PTA and PMA; or
- Approve the PTA but deny the PMA.

Alternatively, the Council may:

- Continue consideration of the applications to a specified future Council hearing, leaving the hearing and written record open.
- Close the hearing and the written record, but continue Council deliberations on the applications to a specified future Council hearing.

