

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

Tualatin City Council
February 14, 2022
(Continued Hearing from January 24, 2022)



PROPOSAL

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

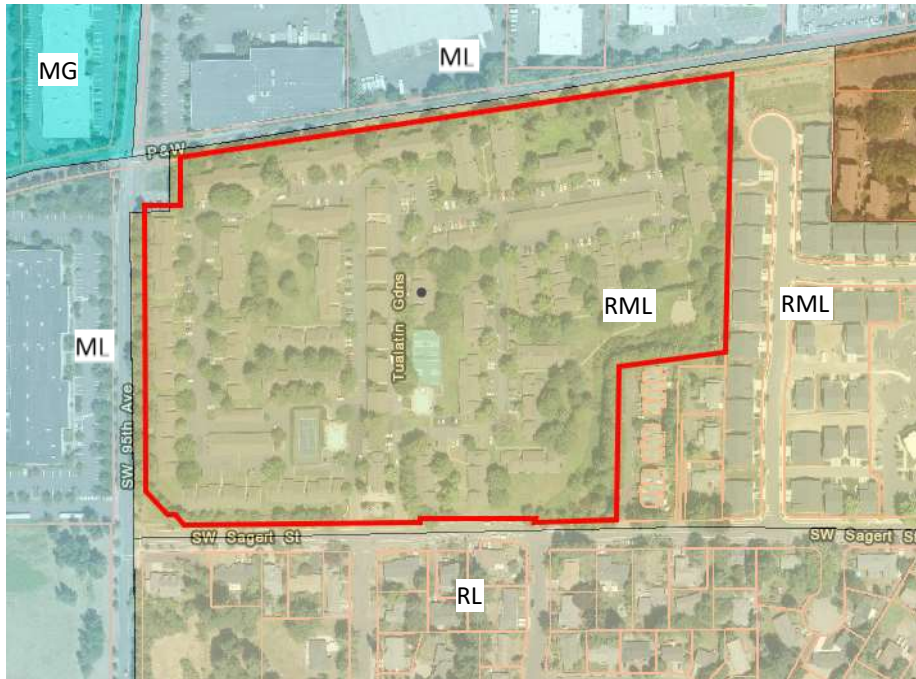
Future development would required submittal and approval of an Architectural Review Application, and would include an additional Traffic Impact Assessment at that time.



LOCATION



EXISTING/PROPOSED ZONING



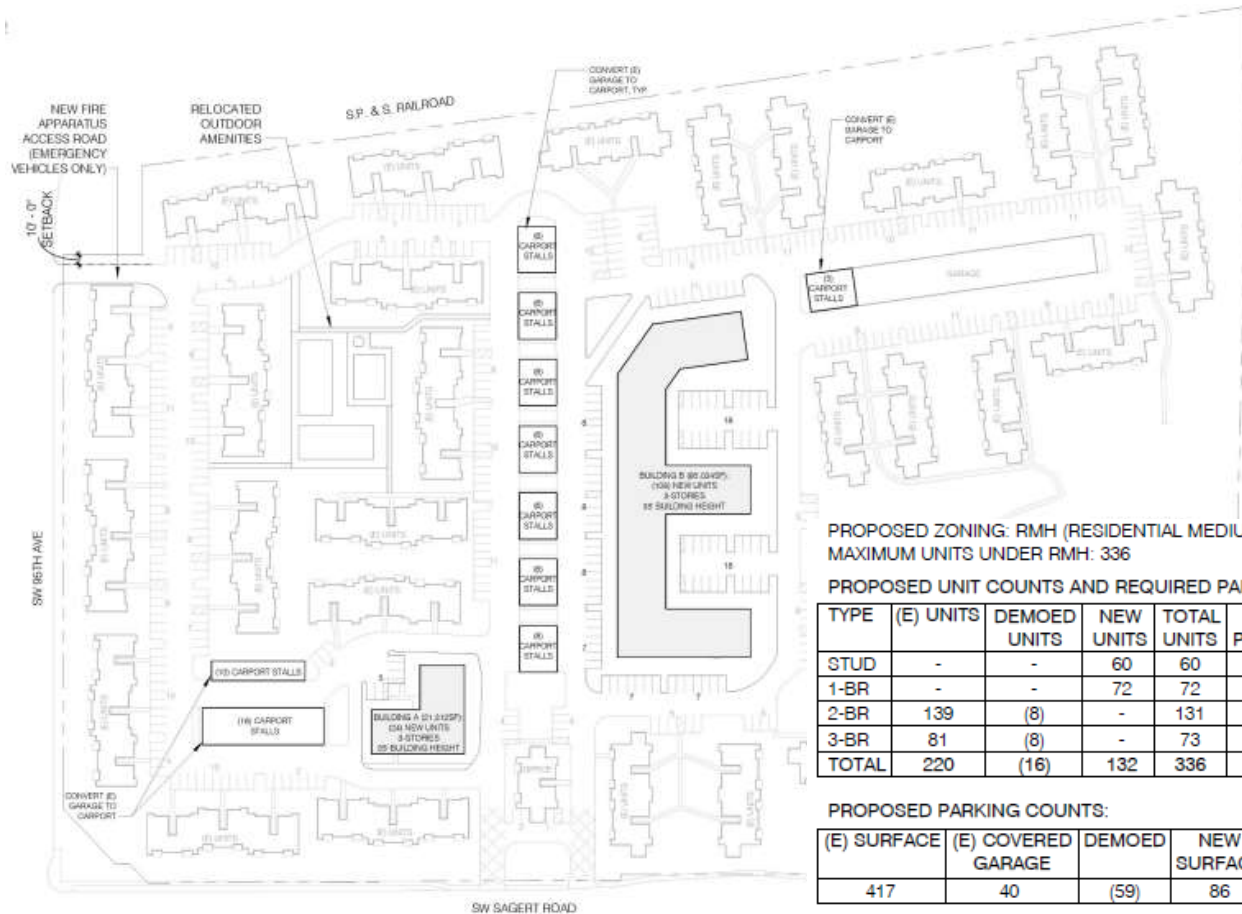
Existing



Proposed



CONCEPTUAL REDEVELOPMENT



PROPOSED ZONING: RMH (RESIDENTIAL MEDIUM HIGH)
 MAXIMUM UNITS UNDER RMH: 336

PROPOSED UNIT COUNTS AND REQUIRED PARKING:

TYPE	(E) UNITS	DEMOED UNITS	NEW UNITS	TOTAL UNITS	REQ. PARKING	REQ. GARAGE
STUD	-	-	60	60	60	0
1-BR	-	-	72	72	90	0
2-BR	139	(8)	-	131	196.5	0
3-BR	81	(8)	-	73	127.75	0
TOTAL	220	(16)	132	336	475	0

PROPOSED PARKING COUNTS:

(E) SURFACE	(E) COVERED GARAGE	DEMOED	NEW SURFACE	NEW COVERED	TOTAL
417	40	(59)	86	64	548

WHERE ARE WE IN THE PROCESS?



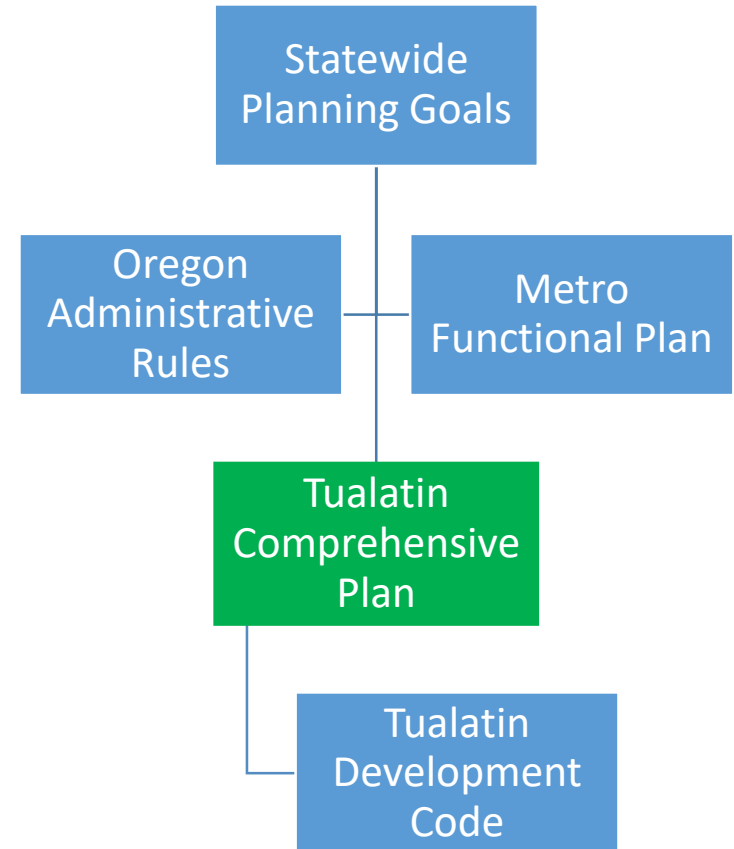
IS THE PROPOSAL CONSISTENT WITH THE COMPREHENSIVE PLAN?

Staff role:

- Make findings based on evidence in record
- Make analysis according to the criteria

Council role:

- Decide whether the proposed change in zoning to Medium High Density Residential is consistent with the Comprehensive Plan



PLAN AMENDMENT CRITERIA

- *TDC 33.070 (a) Granting the Amendment is in the Public interest*
 - The proposed change in zoning is in the public interest in that it facilitates the opportunity for the construction of new dwelling units
 - The proposed change satisfies a need identified in the Housing Needs Analysis, which was created with extensive public, Planning Commission and City Council input
 - A zoning change that is consistent with the Housing Needs Analysis is in the public interest



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)



PLAN AMENDMENT CRITERIA

- *TDC 33.070 (b) The Amendment Conforms with Tualatin Community Plan*
 - Response: the proposed zone change meets Chapter 3 of the Comprehensive Plan and is consistent with other Chapters of the Comprehensive Plan.
 - Evaluate opportunities to increase development densities to address deficiencies identified in the Housing Needs Analysis within Tualatin's existing zones
 - Evaluate opportunities to rezone land to provide additional opportunities for multifamily housing development



COMPREHENSIVE PLAN VS. DEVELOPMENT CODE

Comprehensive Plan Considerations	Development Code Considerations
High level goals and policies	Measurable and specific standards
How Tualatin complies with State and Metro regulations	How the Comprehensive Plan goals and policies are implemented
Example of Goal and Policy	Example of Implementation
<p>Goal: Ensure that a 20-year land supply is designated and has urban services planned to support the housing types and densities identified in the Housing Needs Analysis.</p>	<p>Implementation: Zone areas of the City RMH the purpose of which is to provide areas of the City suitable for townhouses, garden apartments and condominiums.</p>
<p>Policy to meet Goal: Provide zoning for multifamily development, which may be located in areas adjacent to transit.</p>	<p>Implementation: Allow multifamily as a permitted use subject to clear and objective development standards (setbacks, minimum parking, etc.).</p>

ARCHITECTURAL REVIEW

CRITERIA FOR FUTURE REVIEW

- Chapter 42 RMH Standards (setbacks, height)
- Chapter 73A Site Design Standards (outdoor area requirements, internal vehicle and pedestrian circulation)
- Chapter 73B Landscaping Standards (minimum percent site landscaping, standards for type of landscaping)
- Chapter 73C Parking Standards (number of spaces, parking lot landscaping)
- Chapter 73D Waste and Recyclables (sign off from Republic Services, screening, minimum adequacy standards)
- Chapters 74 and 75 (traffic study at time of development, minimum access standards)



RECOMMENDATION

- *The Planning Commission has recommended approval of the proposed Plan Map Amendment (PMA 21-0001).*
- *Based on the Findings & Analysis, staff recommends that the proposed rezone is consistent with the Comprehensive Plan.*
- *Council approval of PMA 21-0001 and adoption of Ordinance 1464-22 would apply the proposed Medium High Density (RMH) Zoning District to the site.*

