



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: Keith Leonard, AICP, Associate Planner

DATE: February 14, 2022

SUBJECT:

Consideration of a Plan Map Amendment (PMA) to rezone the Tualatin Heights Apartments site located at 9301 SW Sagert Street (Tax Map 2S123DC, Tax Lot 600) from the Medium Low Residential (RML) Zoning District to the Medium High Density Residential (RMH) Zoning District. This item was continued to this date by the City Council at its January 24, 2022 meeting.

RECOMMENDATION:

The Tualatin Planning Commission unanimously voted at their December 16, 2021 meeting to forward a recommendation of approval of PMA 21-0001 to City Council. Based on the Findings and Analysis (Exhibit 3), staff recommends that the proposal is consistent with the Comprehensive Plan.

EXECUTIVE SUMMARY:

The proposal was submitted by Frank Angelo of Angelo Planning Group on behalf of the property owner United Dominion Realty. The request is for a “rezone” (Plan Map Amendment) from Medium Low Density Residential (RML) (a maximum of 10 dwelling units per acre) to Medium High Density Residential (RMH) (a maximum of 15 dwelling units per acre) for the Tualatin Heights Apartments site. The site is 22.4 acres located at 9301 SW Sagert Street which is presently development with an existing 220 unit multi-family complex. No development is proposed as part of this application. Future development would require submittal and approval of a separate Architectural Review application.

The Findings (Exhibit 3) 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.

The applicant’s responses to these criteria and standards are included within their Narrative (Exhibit A). 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 and Parking Study (Exhibit B & C) are intended to demonstrate that peak parking demand of the existing and conceptual development scenarios do not provide significant adverse off-site impacts.

OUTCOMES OF DECISION:

Council approval of PMA 21-0001 and adoption of Ordinance No. 1464-22 would implement the proposed rezone, and apply the Medium High Density (RMH) Zoning District to the site.

ALTERNATIVES TO RECOMMENDATION:

Alternatively, Council may:

- Propose modifications to the proposed Plan Map Amendment;
- Continue the discussion to a future hearing date; or
- Vote to deny the proposed Plan Amendment.

ATTACHMENTS AND EXHIBITS:

- Attachment 1: City Council Presentation
- Attachment 2: Ordinance No. 1464-22
 - Exhibit 1: Legal Description
 - Exhibit 2: Existing and Proposed Comprehensive Plan Map 10-1
 - Exhibit 3: Analysis and Findings
 - Exhibit A: Applicant's Land Use Application and Supporting Documents
 - Exhibit B: Applicant's Conceptual Site and Parking Plans
 - Exhibit C: Applicant's Parking Studies
 - Exhibit D: Applicant's Transportation Planning Rule (TPR) Analysis
 - Exhibit E: DKS Review of Applicant's TPR Analysis
 - Exhibit F: Public Comments
 - Exhibit G: Affidavit of Mailing
 - Exhibit H: Newspaper Notice