



Tonquin Commerce Center Annexation (ANN 24-0001)

April 28, 2025

Overview



- Consideration of a request to approve an Annexation for approximately 54.79 acres of land located at Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) into the City of Tualatin from unincorporated Washington County.
- Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site.
- The property is designated in the Basalt Creek Employment (BCE) Planning District.
- Future development of the property will require a separate Architectural Review and approval. Applicable Tualatin Development Code criteria would be reviewed at that time.



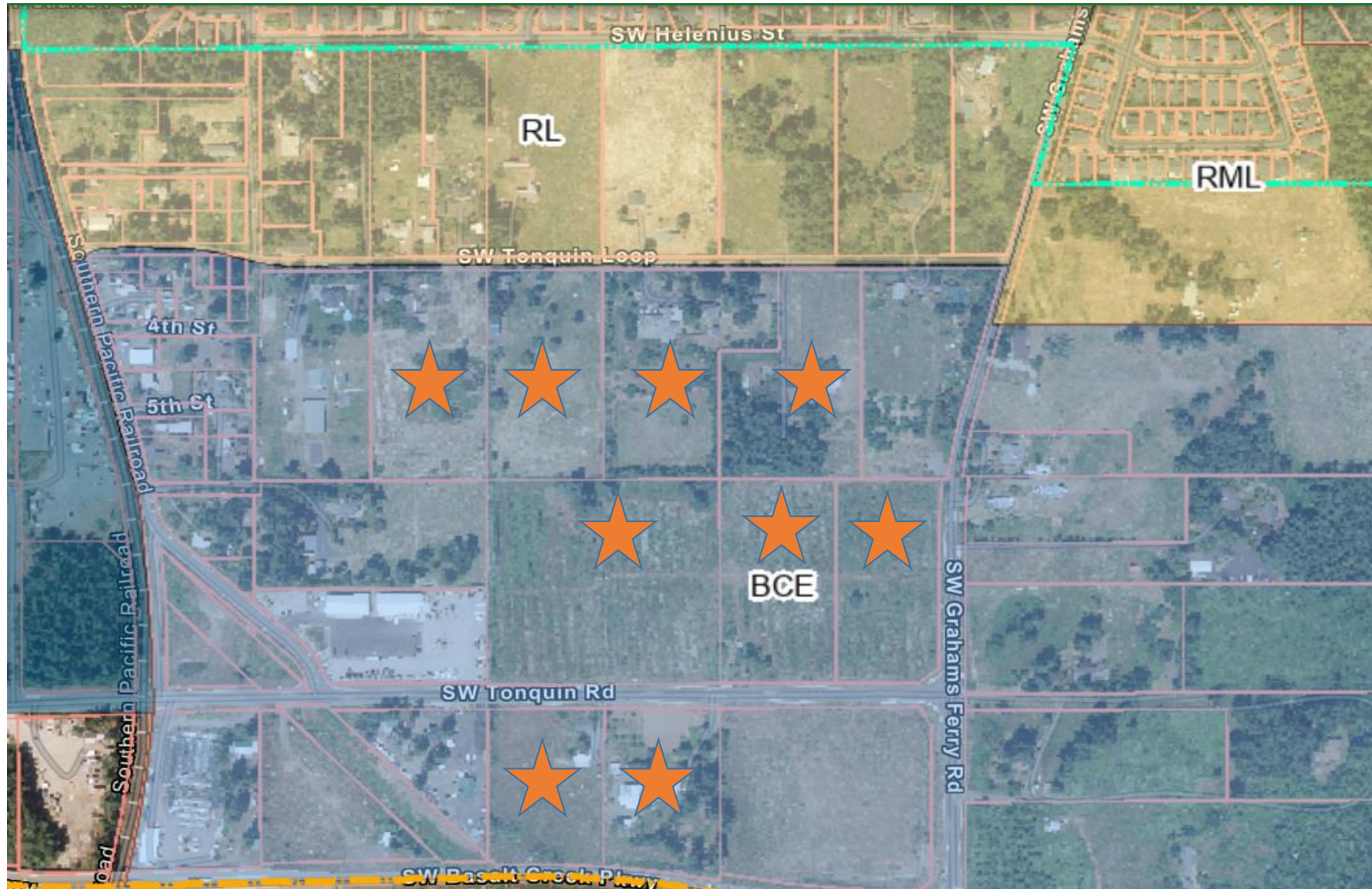
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Zoning



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Applicable Criteria



TDC 33.010 Annexation

- Within Urban Growth Boundary
- Owner has petitioned to be annexed

Meets Metro Code 3.09

- Adjacent to urban services (sewer, stormwater, water, roads) or services can be extended

Meets ORS Chapter 22

- Adjacent to the City to which the property is being annexed and not within another city

Note: No development proposed. Future development subject to Architectural Review and application of approval criteria in TDC.



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Conclusion & Recommendation



- The Findings & Analysis demonstrate that the proposed annexation complies with applicable standards of the Tualatin Development Code, Metro Code, and Oregon Revised Statutes.
- Staff recommends City Council approve ANN 24-0001 and adoption of Ordinance 1499-25.



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