



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Erin Engman, Senior Planner
DATE: November 17, 2022

SUBJECT:

Consideration of an Industrial Master Plan application (IMP 22-0001) to amend a setback standard memorialized under IMP 00-01, for the Lam campus on 58 acres zoned Manufacturing Park (MP) at 11155 SW Leveton Drive. (Tax Lots: 2S122AA 00500, 00800 and 2S122AB 00100)

RECOMMENDATION:

Based on staff analysis and findings, as well as the application materials demonstrating compliance with the applicable approval criteria, staff respectfully recommends approval of the subject Industrial Master Plan application (IMP 22-0001) with recommended conditions of approval, provided in the attached written order.

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Tualatin Planning Commission.
- The subject site comprises 58 acres of land in the Manufacturing Park zone, located on SW Leveton Drive, west of 108th Avenue, and south of SW Tualatin Road. The land is currently occupied by Lam Research Corporation and is improved with five buildings and associated parking.
- The Industrial Master Plan process is intended to achieve a campus-like setting, while allowing development to occur independently on a number of smaller parcels within that area. An Industrial Master Plan is optional for any development in the Manufacturing Park (MP) Zone and may be used to modify development standards for internal circulation, building location and orientation, street frontage, parking, setbacks, building height, or lot size.
- The subject site has a previously approved Industrial Master Plan 00-01, which was adopted by Resolution 3805-01 (Exhibit D) and included three conditions of approval to: (1) establish modified development standards, (2) recognize that public facilities are reviewed under the Architectural Review process, and (3) establish building material and colors for the campus.
- The applicant requests approval to amend Conditions of Approval 1.a. and 1.b. from IMP 00-01, as such:
 - Building Setbacks:
 - Interior side and rear yard setback: Reduced from 20 feet to 0 feet.
 - Side yard setback to JAE (property to west): Reduced from 100 feet to 50 feet.
 - Parking and Circulation Setbacks:
 - Adjacent to Leveton Drive: Reduced from 108 feet to 50 feet.
 - Interior to site: Plan sheet reference to 0 feet
 - Side yard setback to JAE (property to west): Plan sheet reference to 9.5 feet

- The request to amend setbacks will: bring some modified standards into conformance with the underlying MP Zone, will remove the nonconforming development status for accessory structures that resulted from a property line adjustment recorded after Resolution No. 3805-01 was adopted, and will remove reference to a scanned plan sheet that provides no dimensions.
- The setback requests also support a corresponding Architectural Review application (AR 22-0006) to construct a four-story, 120,000 square foot office building, two new access drives off of SW 108th, and parking lot expansions by approximately 578 stalls. While IMP 00-01 did anticipate this future office building, the campus parking areas have been modified. IMP 00-01 originally envisioned two parking structures on the east side of the campus with a surface parking lot on the north east end of the site. Lam would now like to trade the anticipated parking structures with surface parking, by expanding two existing lots and by creating new lots that wrap along the eastern edge of the site. The setback reduction would provide flexibility to construct additional surface stalls near the new building.
- One public comment was received (Exhibit C) which inquired about the existing street trees and screening along SW Tualatin Road. With recommended Condition of Approval 3, the applicant will be required to maintain this existing landscape screening.
- Staff proposes to streamline and format the amended IMP 00-01 conditions into a more concise and legible fashion.

OUTCOMES OF DECISION:

Approval of IMP 22-0001 will:

- Modify building setbacks for interior side and rear yards from 20 feet to 0 feet;
- Modify building setbacks for the side yard adjacent to JAE from 100 feet to 50 feet;
- Modify parking and circulation setback adjacent to SW Leveton Drive from 108 feet to 50 feet;
- Modify parking and circulation setbacks for interior side and rear yards from a plan sheet reference to 0 feet;
- Modify parking and circulation setbacks for the side yard adjacent to JAE from a plan sheet reference to 9.5 feet;
- Uphold other modified development standards approved under IMP 00-01 in a concise and legible fashion; and
- Facilitate review of AR 22-0006 as proposed.

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may alternatively:

- Approve IMP 22-0001 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny IMP 22-0001.

ATTACHMENTS:

- Attachment A - Analysis and Findings
 - Exhibit A1 - Narrative
 - Exhibit A2 – Plan Set and Elevations
 - Exhibit A3 – Supporting Documents
 - Exhibit A4 – Recorded Easements
 - Exhibit B – Public Noticing Requirements

Exhibit C – Public Comment

Exhibit D – Resolution 3805-01

Exhibit E – Record of Survey 33034 (PLA 16-006)

- Attachment B - Presentation

- Attachment C - Written Order