



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: Tabitha Boschetti, AICP, Assistant Planner

DATE: March 22, 2021

SUBJECT:

Consideration of Ordinance 1454-21 amending Tualatin Comprehensive Plan Map 10-1 to amend the Neighborhood Commercial zone (CN) AND Medium Low Density Residential (RML) zones for parcels located at Tax Map 2S135D, tax lots 400, 401, 500, and 501; and amending Tualatin Development Code Sections 51.110 and 51.200 (PMA 20-0002 AND PTA 20-0005)

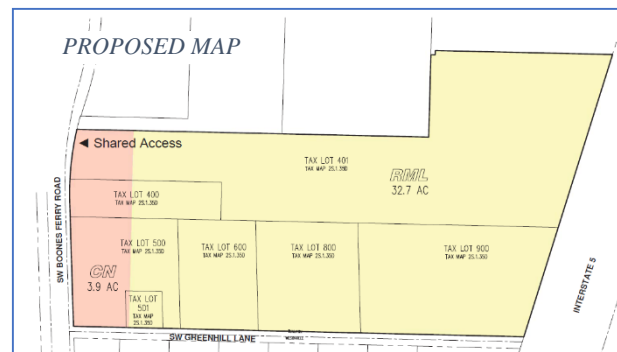
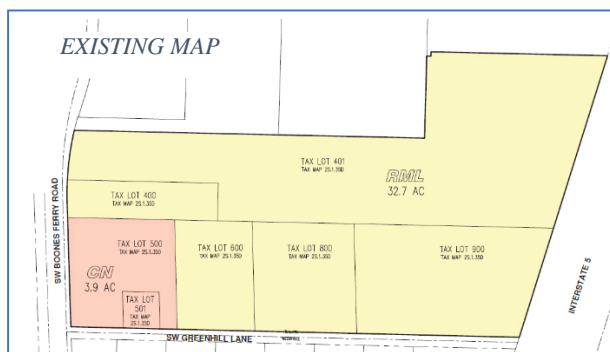
RECOMMENDATION:

Staff recommends Council adopt the ordinance following their vote to approve PMA 20-0002 and PTA 20-0005 at their regular meeting March 8, 2021.

EXECUTIVE SUMMARY:

Ordinance 1454-21 amends Comprehensive Plan Map 10-1, the combined Comprehensive Plan and zoning map for the City of Tualatin, adjusting the existing boundaries between the Neighborhood Commercial (CN) and Medium Low Density Residential (RML) zones at a location east of SW Boones Ferry Road approximately at SW Greenhill Lane. The net area of each zone would stay consistent, but rather than forming a rough square at the intersection of Greenhill and Boones Ferry with additional residential zoning to the north, the commercial zone would occupy a more elongated rectangle fronting on SW Boones Ferry, with residential areas at a more distant remove from the arterial.

The effected parcels include Tax Map 2S135D, Lots 400, 401, 500, and 501. The maps below compare the existing and proposed zoning, with the RML zone in yellow, and CN zone in pink:



This ordinance would also implement a Plan Text Amendment to remove wording that prevents the mapping of this zone within 300 feet of a “school property” and add “basic utilities” including stormwater facilities as a permitted use in the Neighborhood Commercial (CN) zone.

FINANCIAL IMPLICATIONS:

No financial implications are identified.

ATTACHMENTS:

- Ordinance No. 1454-21
 - Exhibit 1: Legal Description
 - Exhibit 2: Legal Description Map
 - Exhibit 3: Revised Map 10-1
 - Exhibit 4: Findings and Analysis