

Plan Text Amendment for Basalt Creek Medium-Low Residential (RML)

PTA 20-0003

City Council
August 10, 2020



AREA OF APPLICATION



PROPOSAL

The applicant is proposing a Plan Text Amendment to make the following changes that would apply to approximately 58 acres of RML zoned land in the Basalt Creek area (15+ acre sites):

- Allow detached single-family dwellings as an outright Permitted rather than Conditional Use (via the Small Lot Subdivision process).
 - A corresponding amendment to Section 5.040(2) of the Comprehensive Plan is also proposed.
- Reduce lot sizes and lot size averaging.
- Increase permitted lot coverage.



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PROPOSAL

Existing Code

Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home

Conditional Use Permit required for:
Small-Lot Subdivision for single-family dwellings

Small Lot Size: Minimum 4,500 square feet

Small Lot Frontage: 50 feet; 30 feet on cul-de-sacs and where not fronting a public street

Small Lot Setbacks: To building: 12 feet
To rear: 15 feet

Small Lot Coverage: 45%

Proposed changes in underline

Permitted: Single-Family Dwellings for Development sites in Basalt Creek area over 15 acres, Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home

Conditional Use Permit required for:
Small-Lot Subdivision for single-family dwellings

Basalt Creek RML Lot Size: Minimum average of 3,000 square feet

Basalt Creek RML Frontage: Minimum average of 26 feet

Basalt Creek Setbacks: To building: 10 feet
To rear: 10 feet

Basalt Creek RML Coverage: 55%

MEDIUM-LOW DENSITY EXAMPLES

- Small Lot Detached Single-Family Subdivisions



MEDIUM-LOW DENSITY EXAMPLES

- Attached and Multifamily Development



MEDIUM-LOW DENSITY EXAMPLES



- Attached Development



2019 HOUSING NEEDS ANALYSIS

- City needs to plan for 1,014 new dwelling units to accommodate forecasted household growth between 2020 and 2040.
- Planned mix: 40% detached single-family; 15% attached single-family; 45% multifamily.
- Existing mix: 53% detached single-family; 6% attached single-family; 41% multifamily.
- 69 total acres of RML zoned buildable land in Basalt Creek area. Proposal would impact about 58 acres.



PLANNING COMMISSION RECOMMENDATION

- *The Planning Commission voted 4-3 to recommend denial of PTA 20-0003.*
- *Comments from the Planning Commission are included as Exhibit 7.*



COUNCIL ACTION

City Council may:

- *Deny PTA 20-0003*
- *Approve PTA 20-0003 as written or with further modifications;*
 - *If approved, the Council may direct staff to draft an Ordinance for consideration at a future Council meeting.*
- *Continue the public hearing to later hearing date.*



QUESTIONS & DISCUSSION

