CITY OF TUALATIN
Staff Report

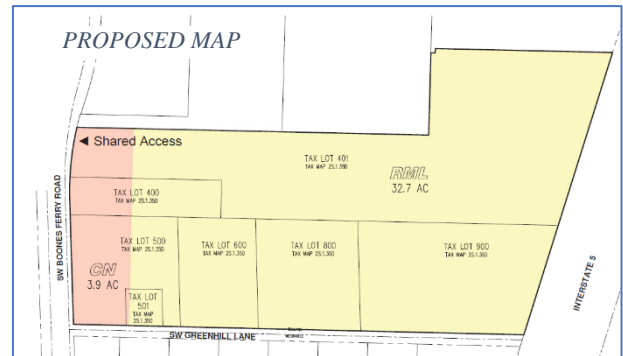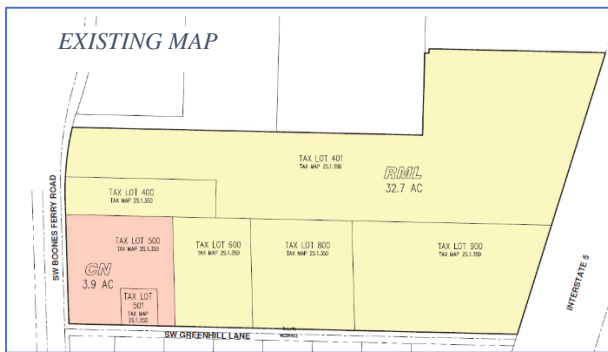|	
TO:	Tualatin Planning Commissioners
THROUGH:	Steve Koper, AICP, Assistant Community Development Director
FROM:	Tabitha Boschetti, AICP, Assistant Planner
DATE:	February 18, 2021

SUBJECT:
Consideration of a recommendation to City Council on a Plan Map Amendment and corresponding Plan Text Amendment to adjust to existing boundary location of Neighborhood Commercial (CN) zoning in the Basalt Creek area with no net change to acreage, east of Boones Ferry Road and north of Greenhill Lane in the Basalt Creek area (File Nos. PMA 20-0002 and PTA 20-0005).

EXECUTIVE SUMMARY:
The applicant proposed to modify the boundary location of the Neighborhood Commercial (CN) zoning with no net change to acreage as shown below and in Attachment 2. The applicant has provided a Conceptual Development Plan (Attachment 3) which shows how the proposed reconfiguration would interact with the future proposed street system and development patterns in the surrounding area.

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:

The applicant also proposes to amend Chapter 51 of the development code which eliminate a preexisting prohibition on siting of the CN zone within 300 feet of a school, which due to the site's location adjacent to the Horizon Christian Church and School would otherwise preclude the proposed reconfiguration.

RECOMMENDATION:
Staff respectfully recommends that the Planning Commission forward a recommendation of approval of the proposed Plan Map and Text Amendments (File No. PTA File Nos. PMA 20-0002 and PTA 20-0005).

ATTACHMENTS:

- Attachment 1: Presentation
- Attachment 2: Existing and Proposed Zoning
- Attachment 3: Conceptual Development Plan
- Attachment 4: Proposed Development Code Chapter 51 Text Amendment
- Attachment 5: Application Package
- Attachment 6: Findings and Analysis