

Basalt Creek
Neighborhood Commercial
Map/Text Amendment
PMA 20-0002/PTA 20-0005

Tualatin Planning Commission
February 18, 2021



PROPOSAL

The applicant is requesting to:

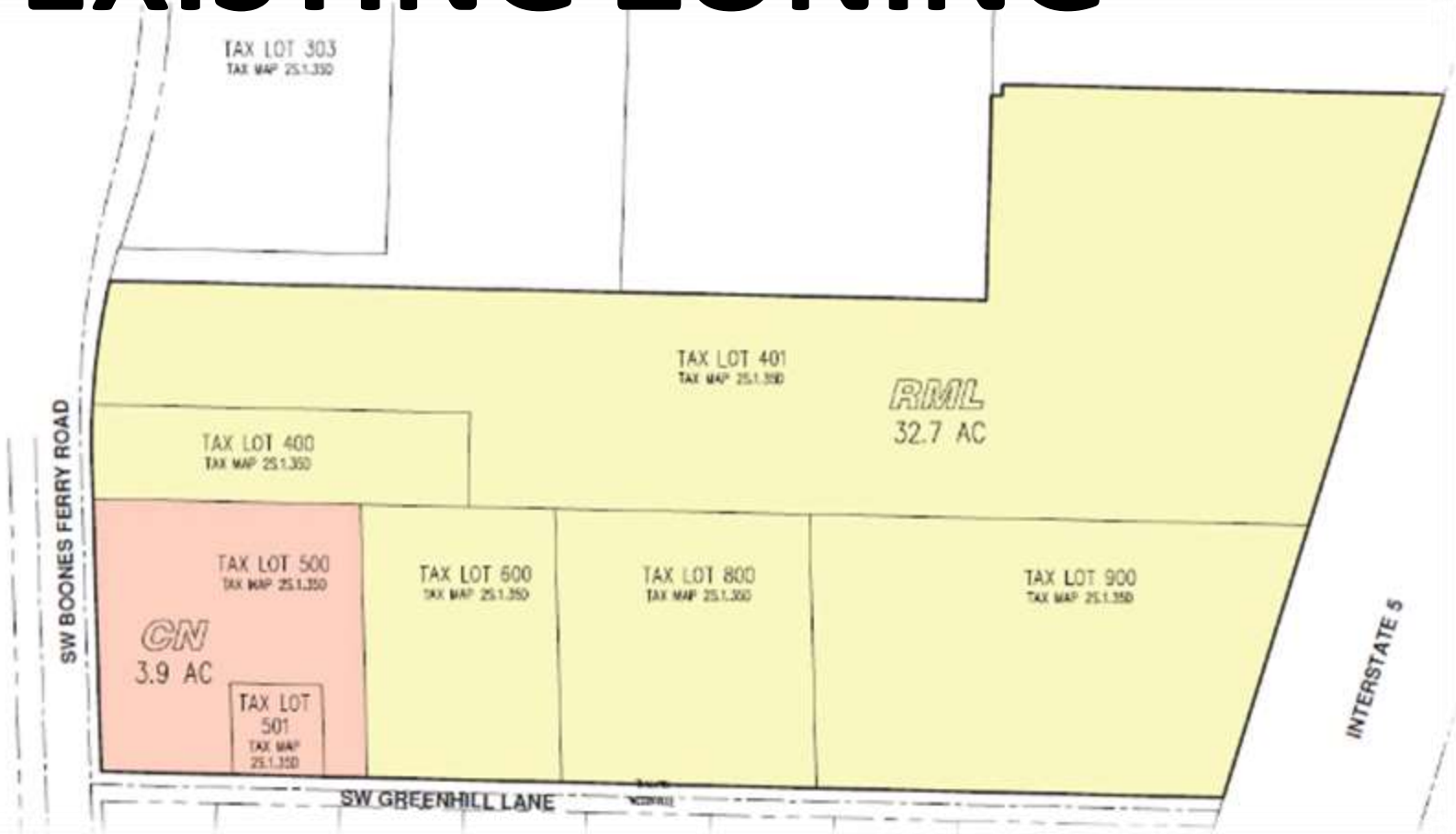
- Change the configuration of the existing Neighborhood Commercial (CN) zone with no net change in acreage; and
- Update Development Code Chapter 51 to remove siting prohibition with 300 feet of a school to accommodate proposed reconfiguration



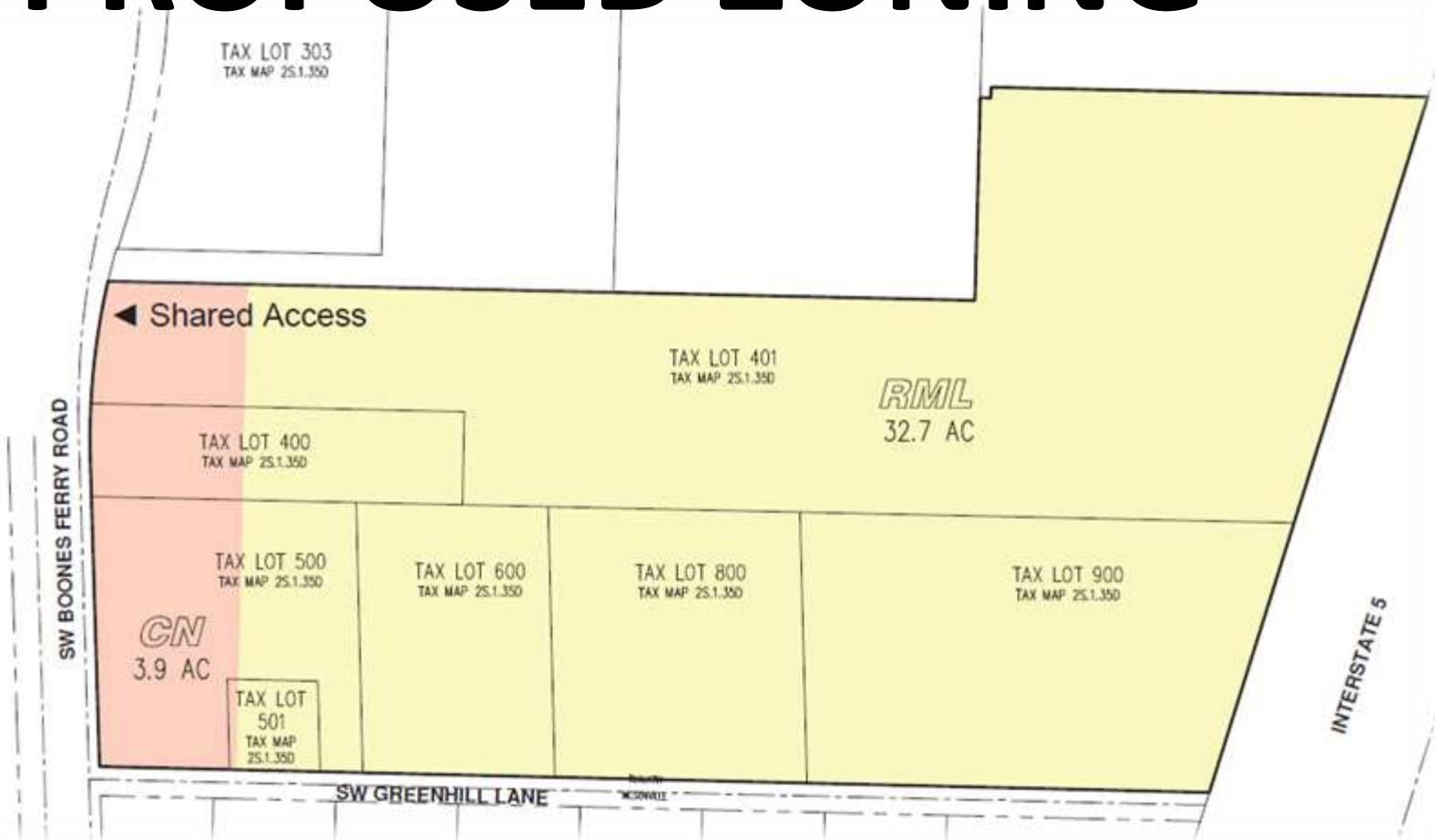
SUBJECT AREA



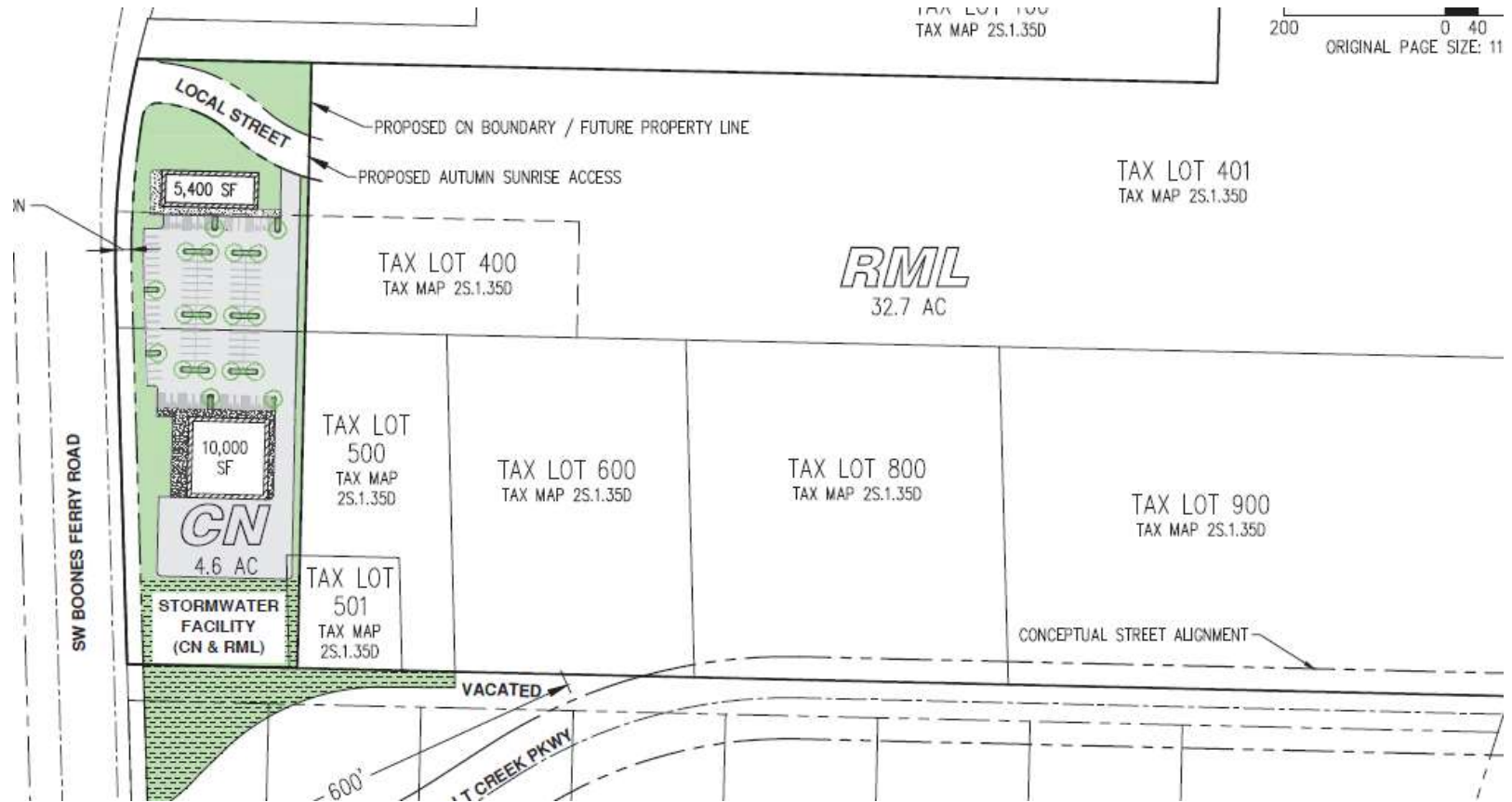
EXISTING ZONING



PROPOSED ZONING



CONCEPTUAL DEVELOPMENT DIAGRAM



TEXT AMENDMENT

TDC 51.110. - District Location Standards.

(1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.

(2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.



TEXT AMENDMENT



APPLICABLE CRITERIA

- TDC 33.070 requires findings that:
 - Granting the Amendment is in the Public interest
 - The Amendment Conforms with Tualatin Community Plan
 - The Recommendation Considers the characteristics of city, land development trends, health and safety, natural resources
 - The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules



RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval of the proposed Map and Text Amendments PMA 20-0002/PTA 20-0005) to City Council.

The TPC may alternatively recommend to the Council:

- *Approval with additional changes;*
- *Neither approval nor denial (i.e. a “neutral” recommendation); or*
- *Denial*



QUESTIONS?

