



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
SUBJECT: Willow Glen Zoning Map Adjustment (PMA24-0001)
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Keith Leonard, Associate Planner
DATE: July 17, 2024

SUBJECT:

The applicant, Miller Nash LLP, is requesting approval of a zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) of approximately 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park. Plan Map Amendment (PMA24-0001).

EXECUTIVE SUMMARY:

The proposal was submitted by Miller Nash LLP on behalf of the property owners, Life Front 2 LLC and LU QBF II LLC, requesting a zoning map adjustment for an approximately 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park. This subject property will be deeded from the property owner to Willow Glen Mobile Home Park through property line adjustment (PLA24-0001). The Willow Glen Mobile Home Park, located at 9700 SW Tualatin Road (Tax Map/Lot 2S123BA03200) is zoned Medium Low Density Residential (RML). The proposed zoning map adjustment (Plan Map Amendment (PMA)) will rezone the 3,681 square foot portion of property located at 9975 SW Herman Road (Tax Map/Lot 2S123BA002900) and 9905 SW Herman Road (Tax Map/Lot 2S123BA03100) from Light Manufacturing (ML) to RML, consistent with its historical use as part of the Mobile Home Park. No additional dwelling units will result in approval of this PMA. The three tax lots consists of a total of 12.87 acres. Tax Lot 2900 consists of approximately 6.6 acres before the adjustment and 6.5 acres after the adjustment. Tax Lot 3100 consists of approximately 1.87 acres before the adjustment and 1.86 acres after the adjustment. Tax Lot 3200 consists of approximately 4.3 acres before the adjustment and 4.4 acres after the adjustment.

The applicant's Narrative (Exhibit A) addresses the applicable criteria to the proposal for Plan Map Amendment (PMA).

The Findings and Analysis include a review of the proposal and application materials against the applicable criteria and standards, which include: Statewide Planning Goals, Oregon Administrative Rules, Metro Code, and the Tualatin Comprehensive Plan and Development Code. The specific approval criteria for a Plan Amendment are found at Tualatin Development Code (TDC) Section 33.070(5), and include other applicable criteria and standards that must be met.

RECOMMENDATION TO CITY COUNCIL:

The Planning Commission will be asked to vote on a recommendation on the proposed PMA that will be presented to the City Council. This recommendation may be in favor, against, or neutral.

OUTCOMES OF RECOMMENDATION:

The Planning Commission's recommendation will be presented to the City Council Public Hearing meeting on Monday, August 12, 2024. If Council approves the PMA the subject property would be rezoned to Medium-Low Density Residential (RML) from Light Manufacturing (ML), which eliminates the nonconforming use of industrial land for residential purposes. If the Council does not approve the PMA then the existing zoning would continue to apply and what is now a nonconforming residential use of industrially zoned land would also continue.

ATTACHMENTS:

- Attachment 1: Presentation
- Attachment 2: Analysis and Findings
- Exhibit A: Narrative
- Exhibit B: Site Plan
- Exhibit C: Survey
- Exhibit D: Supporting Documents
- Exhibit E: Public Noticing