

Willow Glen Plan Zoning Map Adjustment (PMA 24-0001)

Tualatin Planning Commission
July 17, 2024



PROJECT DESCRIPTION

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 (tax lot 3200). The request is being processed as a Plan Map Amendment (PMA)



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PROPOSAL

The requested Plan Map Amendment (PMA) would:

- Change the existing zoning from Light Manufacturing (ML) to Medium-Low Density Residential (RML).
- Not create additional dwelling units or developable land; the adjustment is intended to better reflect “on the ground” conditions.
- Change industrial zoning to residential zoning on an approximately 9’ x 405’ or 3,681 sq. ft. area of land to match the current residential use.
- Eliminate what is currently a nonconforming use of industrial land for residential use.

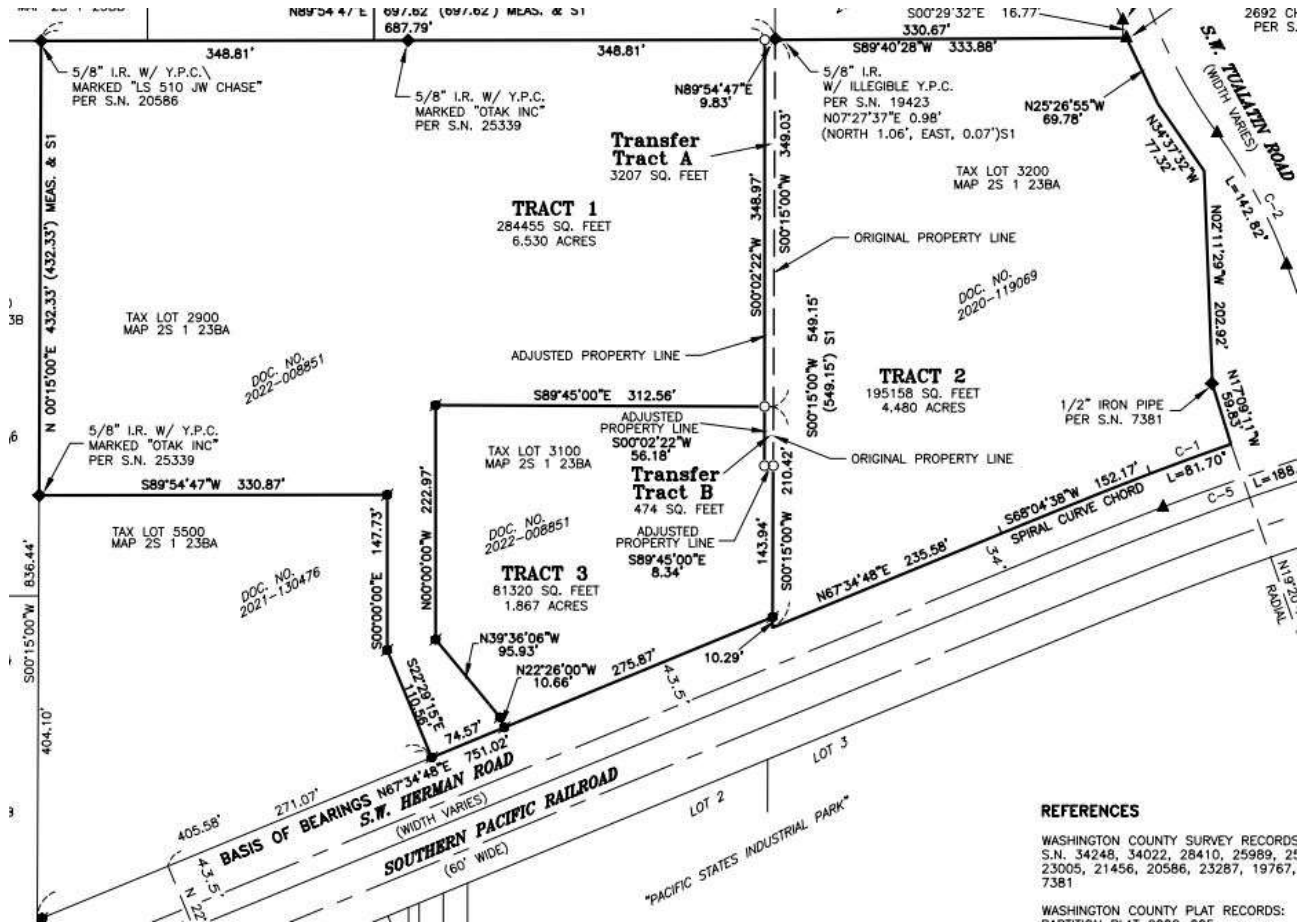
PMA SUBJECT AREA & EXISTING USE



PMA CURRENT ZONING



SURVEY



APPLICABLE CRITERIA

- The Amendment is consistent with applicable Oregon Statewide Planning Goals and Administrative Rules.
- The Amendment is consistent with applicable Metro Chapter 70 Urban Growth Management Functional Plan
- The Amendment Conforms with Tualatin's Comprehensive Plan
- No conflicts with the Tualatin Development Code.
 - The Recommendation meets applicable approval criteria found in TDC 33.070 (5)



OREGON STATEWIDE PLANNING GOALS & ADMINISTRATIVE RULES

- State Planning Goals – The proposed PMA is in compliance with applicable goals
- State Administrative Rules – No conflicts with State Administrative Rules were identified and due to the limited scope of the PMA a Transportation Impact Analysis is not warranted.



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AMENDMENT CONFORMS TO THE TUALATIN COMPREHENSIVE PLAN

Comprehensive Plan goals and policies serve as the adopted expression of the public interest. The applicant has provided evidence that the proposed **Map Amendment** would satisfy the following Plan goal and policies:

- GOAL 1.1 COMMUNITY INVOLVEMENT. Implement community involvement practices in line with Statewide Planning Goal 1.
- POLICY 1.1.1 Support community advisory committees to provide recommendations on planning matters.
- POLICY 1.1.3. Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood
- Due to the limited scope of the proposed zoning map adjustment, lack of new residential development capacity, there are few goals and policies from the Comprehensive Plan that apply to this proposal.



METRO CHAPTER 3.07 URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

- No conflicts with approval of this PMA and Metro Chapter 3.07 were identified.
- Due to the limited scope of the PMA, 3,861 sqft, no noticeable impact is expected to industrial land.



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TUALATIN DEVELOPMENT CODE (TDC)

- TDC 33.070 (5) Plan Amendment Criteria
 - No conflict with the PMA criteria identified.
 - No conflict with Table 41-3 Development Standards in the RML Zone.
 - Proposal will actually eliminate the nonconforming use of industrially zoned land being used for residential use.
 - The public interest is best protected by granting the amendment at this time.



TPC ACTION

The Planning Commission is asked to make a recommendation to City Council on PMA 24-0001. The TPC may recommend to the council:

- *Approval either as proposed or with modifications;*
- *Denial; or*
- *Neither approval nor denial (i.e a “neutral” recommendation).*

