

**Autumn Sunrise  
Conditional Use Permit  
(CUP21-0001) and  
Subdivision (SB21-  
0001)**

23620 & 23740 SW Boones  
Ferry Road; 9185, 9335, &  
9415 SW Greenhill Lane







# ZONING

- Medium-Low Density Residential Zone (CN)
  - Townhomes are a Permitted Use
  - Single-family homes are a Conditional Use subject to “Small Lot” Conditional Use Permit and Subdivision
    - Maximum density for these uses is 10 dwelling units per acre
  - Development standards (e.g. setbacks) for townhomes are determined through Architectural Review process and subject to Table 41-3
  - Single-family homes in the Basalt Creek area are a Conditional Use subject to the development standards (e.g. setbacks) in Table 41-4
- Neighborhood Commercial Zone (CN)
  - No development is proposed as part of this application; future development requires approval through Architectural Review process
  - Community services are a Permitted use
  - Small retail uses are Permitted subject to TDC 51.210, which includes square footage limitations on certain uses and combinations of uses are allowed
  - Child care centers are Permitted subject to TDC 34.100.



# PROPOSED DEVELOPMENT



LOT DIMENSION	HOUSE TYPE	PH-1	PH-2	PH-3	PH-4	TOTAL UNITS
50'x100'	Detached	35	25	7	35	102
40'x100'	Detached	21	15	25	60	121
34'x100'	Detached	29	1	59	8	97
29'x100'	Attached	24	14	42	-	80

- 400 single-family attached and detached residential lots, and two commercial lots (for future development)
  - 320 detached single-family
  - 80 townhomes
- 5 percent of gross site area as open space (shown in green)
- 4 phases (102, 121, 97, and 80 units respectively).
- Maximum site density is 411 units



# TRANSPORTATION ANALYSIS

- Traffic study required and provided (Exhibits D and M)
- City standards:
  - Ensure an acceptable level of service for roadways and a level of service of at least D and E for signalized and unsignalized intersections respectively, after the future traffic impacts are considered; and
  - Construct improvements that are necessary to meet this standard if existing infrastructure does not support
- Required improvements need to:
  - Be related to this specific development (i.e. development does not need to mitigate for unrelated system deficiencies)
  - Be approximately in proportion to impacts from this development (i.e. development is not responsible for fixing larger existing system deficiencies)



# TRANSPORTATION PLAN



- Signalized intersection at Boones Ferry Road
- New system of local streets
- Sidewalks included along all streets
- Trail connections
- Frontage improvements
  - Boones Ferry Road
  - Norwood Road
- Dedication of right-of-way for future parkway extension in location of Greenhill Lane



# UTILITY PLAN



- Construction and extension of gravity and pump sanitary sewer and potable water system loop to facilitate development in Basalt Creek area, including:
  - Construction of sanitary sewer pump station in collaboration with Clean Water Services (Red)
  - Connections to City's "B Level" reservoir (Blue) and "C Level reservoir (off-site)
- Construction of new public stormwater infrastructure located at low-points to capture new run-off (Green)

Autumn Sunrise CUP and Subdivision

TUALATIN PLANNING COMMISSION  
December 2, 2021



# CONDITIONAL USE PERMIT (CUP)

## **TDC 33.040(5). - Conditional Use Permit approval criteria:**

- (a) The use is listed as a conditional use in the underlying zone;
- (b) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features;
- (c) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
- (d) The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone; and
- (e) The proposal satisfies those objectives and policies of the Tualatin Comprehensive Plan that are applicable to the proposed use.





# SUBDIVISION (SB)

## **TDC 36.120(4). - Tentative Subdivision Plan approval criteria:**

- Complies with lot and infrastructure standards.
- Does not impede the future use or development of the property or adjacent land.
- Street system complies with the Transportation System Plan and is designed for safe and orderly circulation for vehicles, bicycles and pedestrians
- Mitigates impacts to the transportation system.
- Takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable and such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.

## **TDC 36.130(4) . - Phased Tentative Subdivision Plan approval criteria**

- Phasing plan meets connectivity standards between each phase and each phase is both self-sustaining and supports the overall infrastructure requirements of all phases.



# RECOMMENDATION (CUP21-0001)

- Staff recommends the Planning Commission approve the Conditional Use Permit (CUP 21-0001) application, with recommended conditions of approval.
- The Planning Commission may alternatively:
  - Vote to approve CUP21-0001 with amended conditions of approval;
  - Vote to continue consideration of CUP21-0001 to a date certain; or
  - Deny CUP21-0001 based on a preponderance of evidence, supported by findings and analysis that show that one or more criterion in the TDC have not been met.



# RECOMMENDATION (SB21-0001)

- If the Planning Commission has voted to approve or approve with amended conditions CUP21-0001, staff additionally recommends the Planning Commission approve the Subdivision (SB21-0001) application, with recommended conditions of approval.
- The Planning Commission may alternatively:
  - Vote to approve SB21-0001 with amended conditions of approval;
  - Vote to continue consideration of SB21-0001 to a date certain; or
  - Deny SB21-0001 based on a preponderance of evidence, supported by findings and analysis that show that one or more criterion in the TDC have not been met.