



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Tony Doran, Engineering Associate
DATE: December 2, 2021

SUBJECT:

Consideration of a Conditional Use Permit to allow a "small lot" Subdivision and said Subdivision which includes 400-lots for residential development comprised of a mix of detached and attached single-family units plus two commercial lots known as "Autumn Sunrise."

EXECUTIVE SUMMARY:

The Applicant, Lennar Northwest, Inc. requests Planning Commission approval of the "Autumn Sunrise" development, a 400-lot "Small Lot" Subdivision development (Conditional Use Permit CUP21-0001 and Subdivision SB21-0001) comprised of a mix of lots for single-family attached and detached homes. Approximately 3.1 acres (5% of gross site area) is proposed as open space and tree preservation. The project would also include two commercial lots reserved for future development.

The subject site is approximately 61.71 acres of property in the Basalt Creek planning area, located at 23620 & 23740 SW Boones Ferry Road; 9185, 9335, & 9415 SW Greenhill Lane. The site is south of SW Norwood Road, east of SW Boones Ferry Road, and north of SW Greenhill Lane. Tax Lots include 2S135D: 400, 401, 500, 501, 600, 800, and 900 and Tax Lot 1S35D 100. The lot's zones include Medium-Low Density Residential (RML) and Neighborhood Commercial (CN).

The development is proposed to be constructed in four phases.

- The first phase would start in the northeast portion of the site adjacent to SW Norwood Road. Access to the site is proposed from SW Norwood Road opposite SW 89th Avenue and SW Vermillion Court.
- The second phase would have a secondary emergency access to Boones Ferry Road replaced by public streets constructed with the third phase.
- The third phase would include an intersection with SW Boones Ferry Road ultimately signalized with the fourth and final phase of the development. The third phase includes two commercial lots adjacent to SW Boones Ferry Road.
- The fourth phase completes the interior residential lots including a neighborhood park within Tract M. This also completes a public access route including a 6-foot wide sidewalk from SW Vermillion Drive to SW Boones Ferry Road via SW "M" Street. This connectivity enables regional connectivity to expected future parks facilities west of SW Boones Ferry Road.

The proposed development would construct an internal system of Local public streets. These streets would enable connectivity from SW Norwood Road to SW Boones Ferry Road and SW Greenhill Road. Additional connectivity enabling future development to the north and west of this subdivision includes:

- SW “C” Street north of Tualatin’s B-level reservoirs west north of Horizon Community Church,
- A public accessway extending from the west end of SW “E” Street south of Horizon Community Church,
- A public accessway extending north from the north end of SW “L” Street towards the Horizon Community Church’s lot,
- Private Tract L with public access and utility easements north of SW “M” Street. This will serve as a full access route to the signalized intersection of SW Boones Ferry Road and SW “H” Street. Lots to the north of Autumn Sunrise are expected to include access restrictions to SW Boones Ferry Road with future redevelopment.

Findings demonstrate approval criteria are met or are met with conditions of approval for: Tualatin Comprehensive Plan Chapters 3 and 10; Tualatin Development Code (TDC) Chapters 32, 33, 36, 41, 51, 73A, 73B, 73C, 73G, 74, and 75, and Title 3 of the Tualatin Municipal Code (TMC).

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit. Staff also recommends subsequent approval of the Subdivision application.

OUTCOMES OF DECISION:

If both the Conditional Use Permit and Subdivision applications are approved, the Autumn Sunrise Development would be able to move forward to construction of public utility improvements, private improvements, final plat approval, and ultimately release of lots within each Phase of the subdivision, which will allow for submittal of building permits to construct new dwelling units. Development on the commercial lots would require separate Architectural Review Approval.

ALTERNATIVES TO RECOMMENDATION:

- The Planning Commission may continue consideration of this matter to a date certain.
- The Planning Commission may deny either the Conditional Use Permit and/or Subdivision
- If the Conditional Use Permit is not approved, the Subdivision application cannot be approved because it relies on prior approval of the Conditional Use Permit.

ATTACHMENTS:

- Attachment 1 – Presentation
- Attachment 2 – Findings
- Exhibit A: Land Use Application
- Exhibit B: Narrative
- Exhibit C: Preliminary Plans
- Exhibit D: Traffic Impact Analysis and Supplement
- Exhibit E: Preliminary Stormwater Report
- Exhibit F: Evidence of Mailed Notice
- Exhibit G: CWS Service Provider Letter
- Exhibit H: Public Comments
- Exhibit I: Applicant “120 day” waiver
- Exhibit J: ODOT Case # 11988 Autumn Sunrise Subdivision
- Exhibit K: 11.15.2021 - Memorandum - Analysis of Legal Basis for ODOT Requested Condition of Approval
- Exhibit L: 21 11 11 Tim Neary RE_ CUP21-0001 & SB21-0001 Comments
- Exhibit M: Lancaster Response to Neary Email_211119
- Exhibit N: CWS Memorandum Tualatin - Autumn Sunrise Subdivision - CUP21-0011, SB21-0001
- Exhibit O: Washington County Autumn Comments
- Exhibit P: Draft Tualatin Water Master Plan
- Exhibit Q: Map 8-3 Local Streets Plan of the Tualatin Comprehensive Plan