



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

SUBJECT: Willow Glen Zoning Map Adjustment (PMA24-0001)

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, Assistant Community Development Director
Keith Leonard, Associate Planner

DATE: August 12, 2024

SUBJECT:

Consideration of **Ordinance No. 1488-24** a Plan Map Amendment (PMA) to rezone a 3,681 square foot portion of the Willow Glen Mobile Home Park located at 9700 SW Tualatin Road (Tax Map 2S123BA, Tax Lot 3200) from the Light Manufacturing (ML) Zoning District to the Medium Low Density Residential (RML) Zoning District.

RECOMMENDATION:

The Tualatin Planning Commission has unanimously voted 5-0 at their July 17, 2024 meeting to forward a recommendation of approval to the City Council for 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.

OUTCOMES OF RECOMMENDATION:

If approved, 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.

ALTERNATIVES TO THE RECOMMENDATION:

- Continue the discussion to a later date;
- Approve the amendments and adopt the Ordinance as is or with additional changes; or
- Deny the amendments and decline to adopt Ordinance 1488-24.

FINANCIAL IMPLICATIONS:

No financial implications are anticipated with the Approval of Ordinance 1488-24 and PMA24-0001.

ATTACHMENTS:

- Attachment 1: City Council Presentation
- Attachment 2: Ordinance 1488-24
- Exhibit 1: Legal Description
- Exhibit 2: Amended Comprehensive Plan Map 10-1 Planning Districts (Proposed)
- Exhibit 3: Analysis and Findings
- Exhibit A: Narrative
- Exhibit B: Site Plan
- Exhibit C: Survey
- Exhibit D: Supporting Documents
- Exhibit E: Public Noticing