

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

City Council Meeting  
August 12, 2024



# PROJECT DESCRIPTION

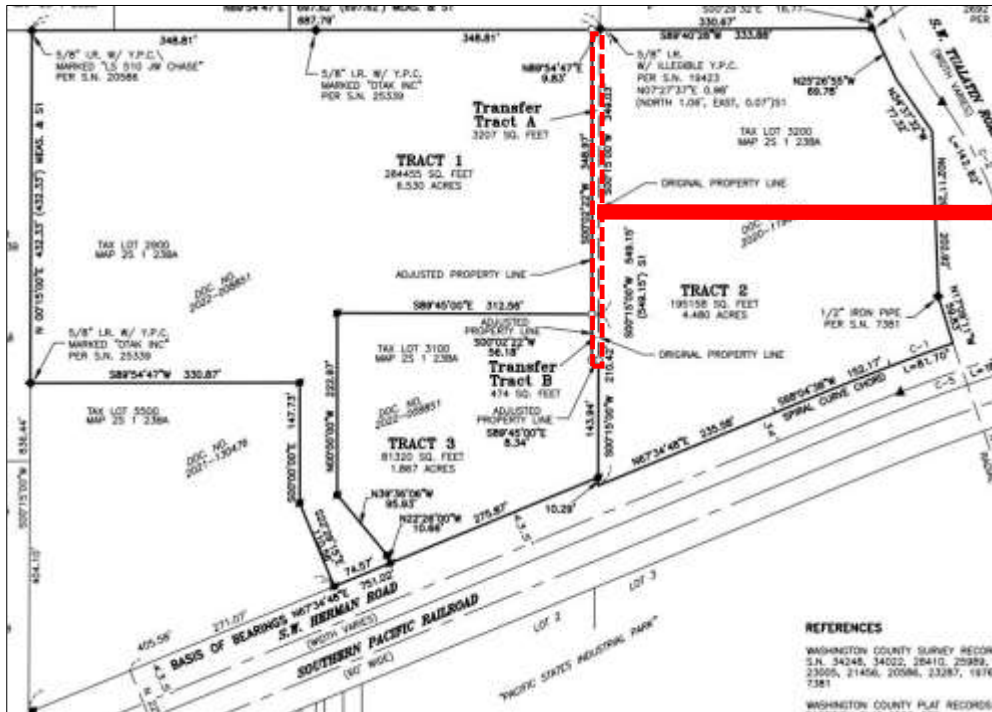
- Miller Nash LLP previously gained approval for a Property Line Adjustment that matches the area proposed for the Zoning Map Adjustment.
- Miller Nash LLP is requesting approval of a zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) of approximately 3,681 square-foot portion of land.
- As shown on the next slide, this land area has been historically used 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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# MAP ADJUSTMENT AREA



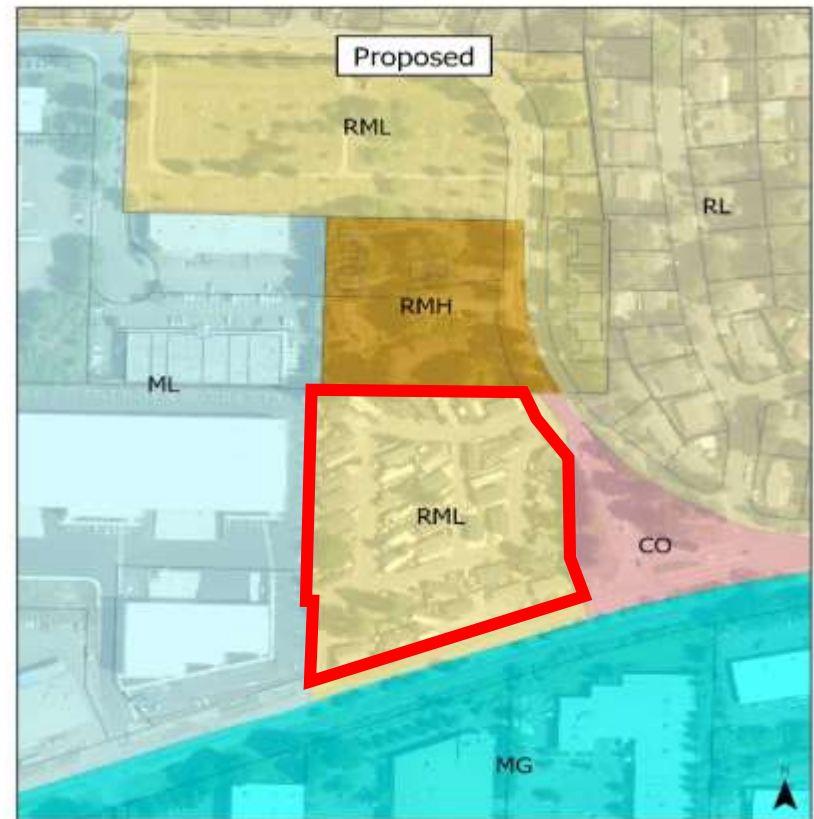
# PROPOSAL

## The requested Plan Map Amendment (PMA) would:

- Change the existing zoning from Light Manufacturing (ML) to Medium-Low Density Residential (RML) consistent with the mobile home park use.
- As shown on the next slide, the proposal would apply to a small - approximately 9' x 405' or 3,681 sq. ft. area.
- Not create additional dwelling units or developable land.
- Eliminate what is currently a nonconforming use of industrial land for residential use.



# EXISTING/PROPOSED ZONING



# APPLICABLE STATE PLANNING CRITERIA

- 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.



# APPLICABLE COMPREHENSIVE PLAN CRITERIA

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.

# APPLICABLE METRO FUNCTIONAL PLAN CRITERIA

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



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# APPLICABLE TUALATIN DEVELOPMENT CODE CRITERIA

- TDC 33.070 (5)
  - No conflict with the 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.



# TUALATIN PLANNING COMMISSION RECOMMEDATION

- On July 12, 2024, the Tualatin Planning Commission voted 5-0 to recommend approval of the PMA to the City Council.



# CITY COUNCIL ACTION

The City Council may make a decision to:

- Approve the PMA either as proposed or with additional modification;
- Deny the PMA; or

Alternatively, the Council may:

- Continue consideration of the applications to a specified future Council hearing, leaving the hearing and written record open.
- Close the hearing and the written record, but continue Council deliberations on the applications to a specified future Council hearing.

