

Tualatin Heights Apartments Plan Map Amendment (PMA 21-0001)

Tualatin City Council
January 24, 2022



PROPOSAL

The applicant is requesting to rezone the property from Medium Low Density Residential (RML) to Medium High Density Residential (RMH), which is a Plan Map Amendment.

Future development would required submittal and approval of an Architectural Review Application, and would include an additional Traffic Impact Assessment at that time.

LOCATION



EXISTING/PROPOSED ZONING



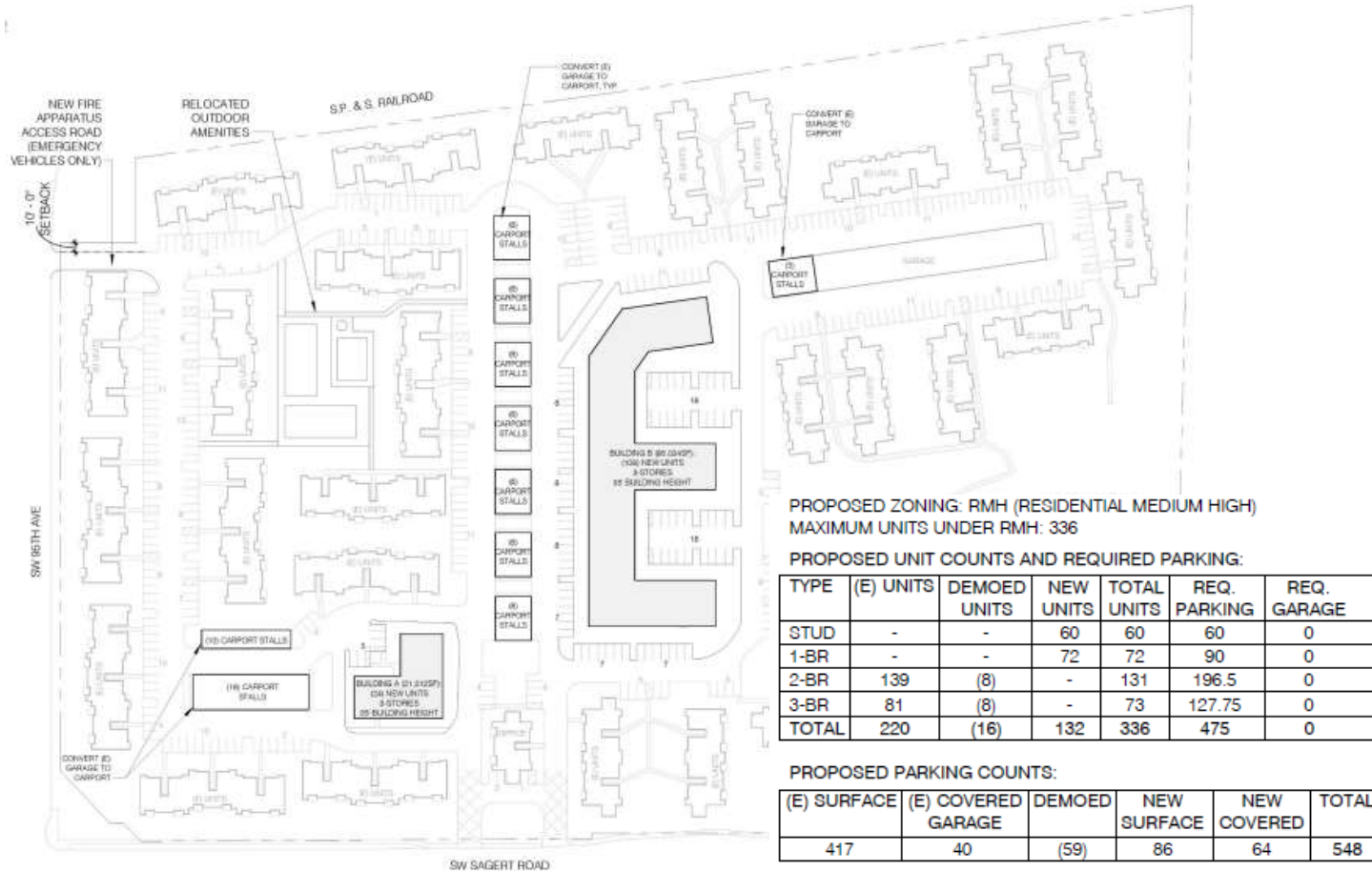
Existing



Proposed



CONCEPTUAL REDEVELOPMENT



PLAN AMENDMENT CRITERIA

- TDC 33.070 Highlights
 - Granting the Amendment is in the Public interest
 - The Amendment Conforms with Tualatin Community Plan
 - The Recommendation Considers the characteristics of city, land development trends, health and safety, natural resources
 - The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).



NEED FOR RMH ZONED LAND

Exhibit 4. Comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Tualatin City Limits and Basalt Creek, 2020 to 2040

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Capacity (Dwelling Units)	Demand for New Housing	Remaining Capacity (Supply minus Demand)	Land Surplus or (Deficit) Gross Acres
Low Density	523	466	57	10
Medium Low Density	386	71	315	27
Medium High Density	13	122	(109)	(7)
High Density	285	254	31	2
High Density High-Rise	-	101	(101)	(4)



RECOMMENDATION

The Planning Commission has recommended approval of the proposed Plan Map Amendment (PMA 21-0001).

Council approval of PMA 21-0001 and adoption of Ordinance 1464-22 would apply the proposed Medium High Density (RMH) Zoning District to the site.

