

VAR 21-000

- Maximum Building Height
- Minimum Vehicle Parking

Plambeck Gardens
23500 & 23550 SW Boones
Ferry Road

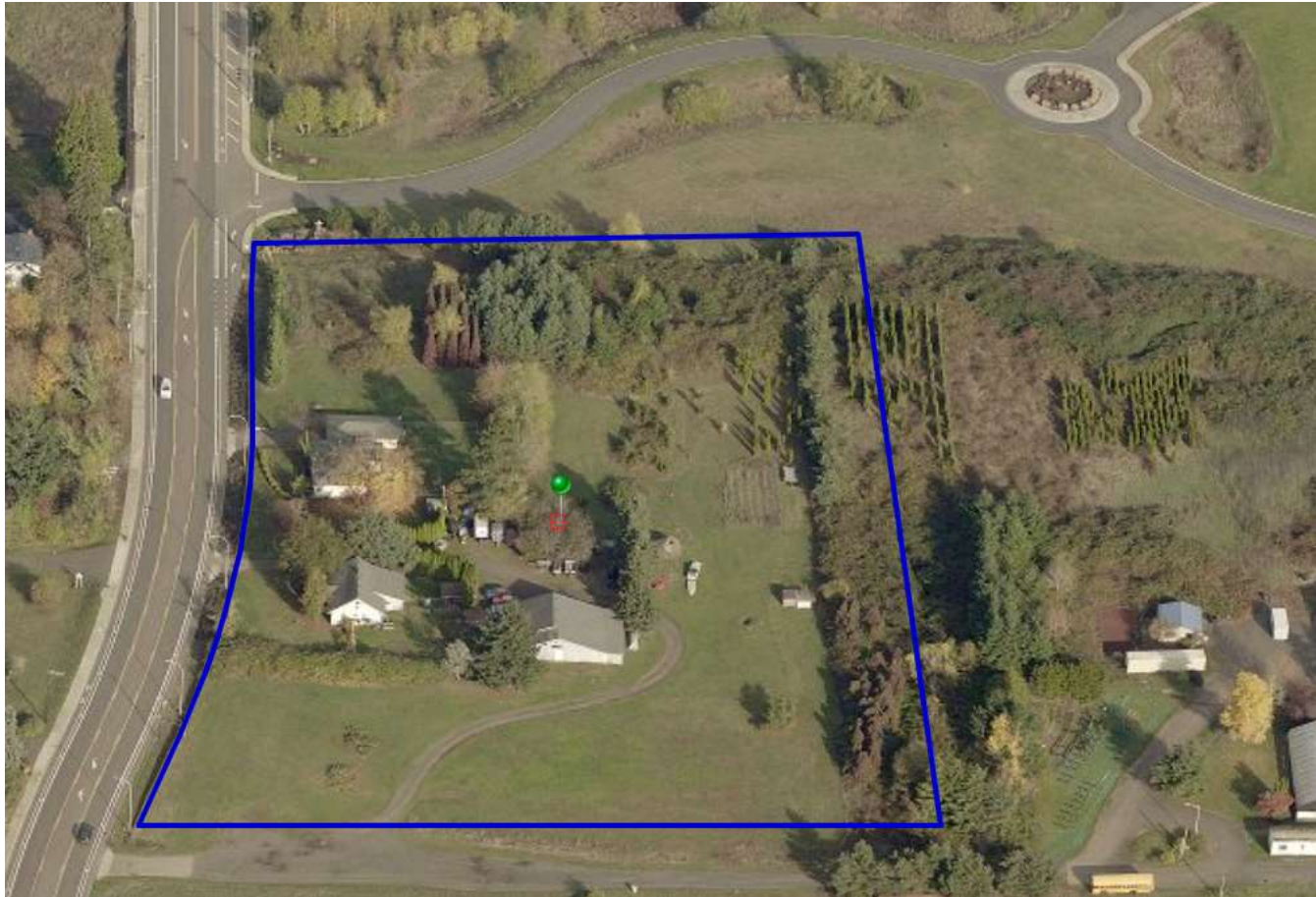


VAR 21-0003
Plambeck Gardens Variance

TUALATIN PLANNING COMMISSION
November 18, 2021



SITE BACKGROUND



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SITE BACKGROUND

Site and Project Description:

- 4.68 acres
- Zoned High-Density Residential
- Basalt Creek Planning Area
- Potential affordable housing development
- 116 units ranging from 1-bedroom to 4-bedroom
- Funding through the Washington Co. Metro Affordable Housing Bond Program



Variance

Variations:

- Relief to TDC standards may be allowed when:
 - Hardship due to property conditions;
 - Not created by the applicant;
 - Necessary for preservation of property right;
 - Not detrimental to Comprehensive Plan goals/policies or others' property rights; and
 - Relief is minimum necessary to address hardship.



VARIANCE

Table 43-3 Development Standards in the RH Zone

STANDARD	REQUIREMENT	PROPOSAL
Structure Height	35 feet	54 feet



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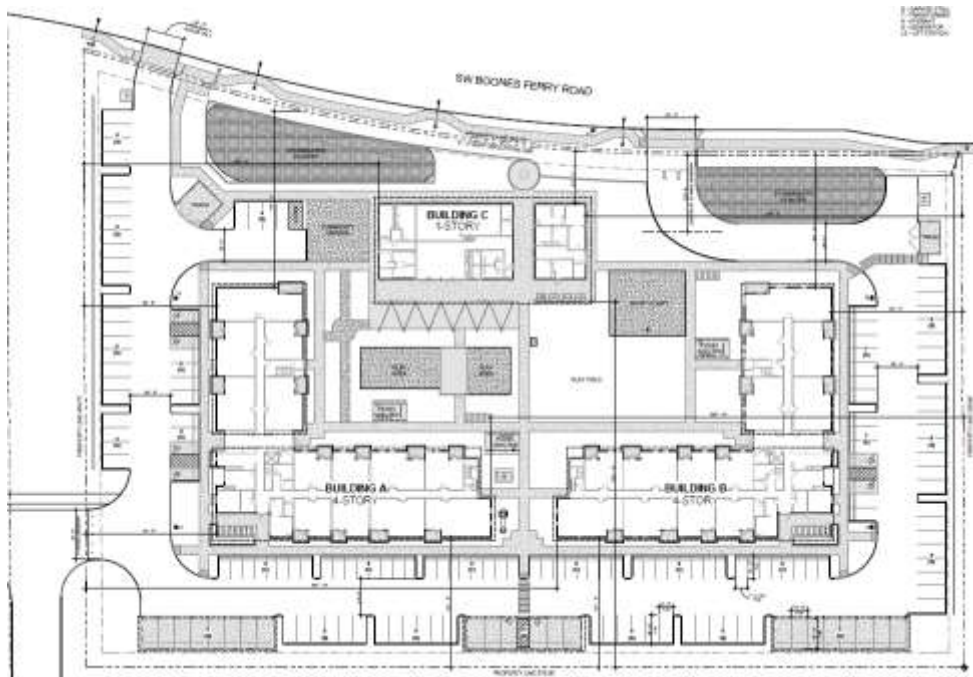
VARIANCE

TDC 73C.100(1)(a)(iii) Minimum Parking Requirements

USE	REQUIREMENT	PROPOSAL
Multi-family dwellings in complexes with private internal driveways	1.0 space / studio, 1.25 space / 1 bedroom, 1.50 space / 2 bedroom, 1.75 space / 3 bedroom in addition to garage	1.47 space / unit
TOTAL	188 stalls	170 stalls



VARIANCE



- The applicant has identified limited site access and steep site grading as hardships which limit the amount of buildable area available to build a proposed 116-unit multifamily project and associated landscaped, hardscaped, and vehicle parking and circulation areas.
- The proposed use is a Permitted use and density in the RH zone.
- Building setbacks and right-of way limit off-site impacts.
- Therefore the applicant argues taller buildings and less parking, as proposed, are the minimum needed to preserve their property right.

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RECOMMENDATION

Approval of Variance (VAR 21-0003) with conditions:

- VAR-1** Development of the proposed 116-unit multi-family project will require submittal and approval of an Architectural Review (Type III) application, in accordance with TDC 33.020(3)(d)(iii).
- VAR-2** Modification to this approval will require submittal and approval of a new Type III Variance application in accordance with TDC.
- VAR-3** Structure height for proposed 116-unit multi-family project shall not be more than 54 feet in as measured in TDC 31.060.
- VAR-4** A minimum of 170 vehicle parking spaces shall be provided for the proposed 116-unit multi-family project.