



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners  
**THROUGH:** Steve Koper, Assistant Community Development Director  
**FROM:** Erin Engman, Senior Planner  
**DATE:** November 18, 2021

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### **SUBJECT:**

Consideration of a Variance (VAR 21-0003) for 23500 & 23550 SW Boones Ferry Road, Tax ID: 2S135D000303.

### **EXECUTIVE SUMMARY:**

- The subject Variance proposal is a Type-III land use application.
- This hearing is quasi-judicial in nature.
- The proposed Variance would allow:
  - An increase from maximum structure height standard in the High-Density Residential Zone from 35-feet to 54-feet.
  - A decrease to minimum vehicle parking standards for multi-family dwellings in complexes with private internal driveways from 188 required spaces to 170 spaces.
- The property is roughly 4.66 acres, located on the east side of Boones Ferry Road adjacent to the Horizon Christian School, north of Greenhill Lane, south of Norwood Road, and is zoned High-Density Residential (RH).
- Approval criteria for the proposed Variance include showing: proposed relief is from a hardship based on the property that was not self-created, it is necessary to preserve the applicant's property rights, it is not detrimental to the goals of the Comprehensive Plan and surrounding property rights, and it is the minimum relief necessary.
- 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 use and density are Permitted in the RH zone. Building setbacks and right-of way limit off-site impacts. Therefore the applicant argues taller buildings and less parking is needed, to the extent proposed, as the minimum necessary to preserve their property right.
- Development of the proposed use will require separate approval through the Architectural Review application process, subject to a hearing and decision by the Architectural Review Board.

### **RECOMMENDATION:**

Based on the application materials and the analysis and findings presented (Attachment 2), staff recommends approval of the proposed Variance (VAR 21-0003) with conditions of approval.

### **OUTCOMES OF DECISION:**

Approval of the subject Variance (VAR 21-0003) will facilitate further development of a 116-unit affordable housing complex at this location.

**ALTERNATIVES TO RECOMMENDATION:**

The Planning Commission may alternatively:

- Approve VAR 21-0003 with further amendments or conditions;
  - Deny VAR 21-0003; or
  - Continue the hearing to a later date.
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**ATTACHMENTS:**

- 1: Presentation
- 2: Analysis and Findings for VAR 21-0003
  - A: Applicant's Narrative
  - B: Plan Set
  - C: Supporting Documents
  - D: Geotechnical Report
  - E: Parking Study
  - F: Memorandum from Clean Water Services
  - G: Memorandum from Trimet
  - H: Notification Materials
  - I: Public Comments
- 3: Final Order