



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Madeleine Nelson, Assistant Planner
DATE: April 20, 2023

SUBJECT:

Plan Map Amendment:

The applicant, Vista Residential Partners, is requesting approval of a Plan Map Amendment (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR) located on a 9.2-acre site at 23370 SW Boones Ferry Road.

Plan Text Amendment:

The applicant, Vista Residential Partners, is requesting approval of a Plan Text Amendment (PTA) that would remove the locational factors from the High-Density High Rise (RH-HR) purpose statement in Tualatin Development Code Section 44.100 and revise Table 44-3 to limit the structure height to 4 stories or 50 feet in the RH-HR zoning district south of Norwood Road, which would be applicable to the subject site.

EXECUTIVE SUMMARY:

The proposal was submitted by AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner, Horizon Community Church propose two land use applications located on a 9.2-acre site at 23370 SW Boones Ferry Road (Tax Lot: 2S135D000106). The requested Plan Map Amendment (PMA) would change the existing zoning from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR). Future development would require submittal and approval of an Architectural Review application subject to compliance with design and siting standards applicable to the RH-HR District. The requested Plan Text Amendment (PTA) would remove the locational factors from the High-Density High Rise (RH-HR) purpose statement in Tualatin Development Code Section 44.100 and revise Table 44-3 to limit the structure height to 4 stories or 50 feet in the RH-HR zoning district south of Norwood Road, which would be applicable to the subject site.

The applicant's Narrative (Exhibit A) addresses the applicable criteria to the proposal for Comprehensive Plan Amendments. The applicant has also included a Transportation Impact Analysis (Exhibit D) and Utility Capacity Analysis (Exhibit F).

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.

RECOMMENDATION TO CITY COUNCIL:

The Planning Commission will be asked to vote on a recommendation on the proposed Plan Map Amendment that will be presented to the City Council. This recommendation may be in favor, against, or

neutral. The Planning Commission will also be asked to vote on a recommendation on the proposed Plan Text Amendment. This recommendation may be in favor, against, or neutral.

OUTCOMES OF RECOMMENDATION:

The Planning Commission's recommendation will be presented to the City Council, tentatively scheduled for its meeting on Monday, May 24, 2023. If the Plan Map Amendment application is approved by the Council, the subject property would change to High-Density High Rise (RH-HR). If the application is denied, the existing zoning would continue to apply. If the Plan Text Amendment application is approved by the Council, then the purpose statement in Tualatin Development Code Section 44.100 and Table 44-3 would be amended to remove the locational factors and limit the structure height to 4 stories or 50 feet in the RH-HR zoning district south of Norwood Road. If the application is denied, the locational criteria would remain.

ATTACHMENTS:

- Attachment 1: Presentation
- Attachment 2: Analysis & Findings
- Exhibit A: Application & Narrative
- Exhibit B: Existing and Proposed Zoning Maps
- Exhibit C: Proposed Development Code
- Exhibit D: Transportation Impact Analysis
- Exhibit E: DKS Memorandum
- Exhibit F: Utility Capacity Analysis
- Exhibit G: Murraysmith Water Capacity Memorandum
- Exhibit H: Preliminary Layouts & Maps
- Exhibit I: Supporting Documents
- Exhibit J: Arborist Report
- Exhibit K: Public Noticing
- Exhibit L: Housing Needs Analysis
- Exhibit M: Housing Production Strategies
- Exhibit N: Economic Opportunities Analysis
- Exhibit O: Public Comments