

Norwood Multi-Family Plan Map & Text Amendment (PMA 23-0001 & PTA 23-0001)

Tualatin Planning Commission
April 20, 2023



PROJECT DESCRIPTION

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).



PROPOSAL

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
- 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



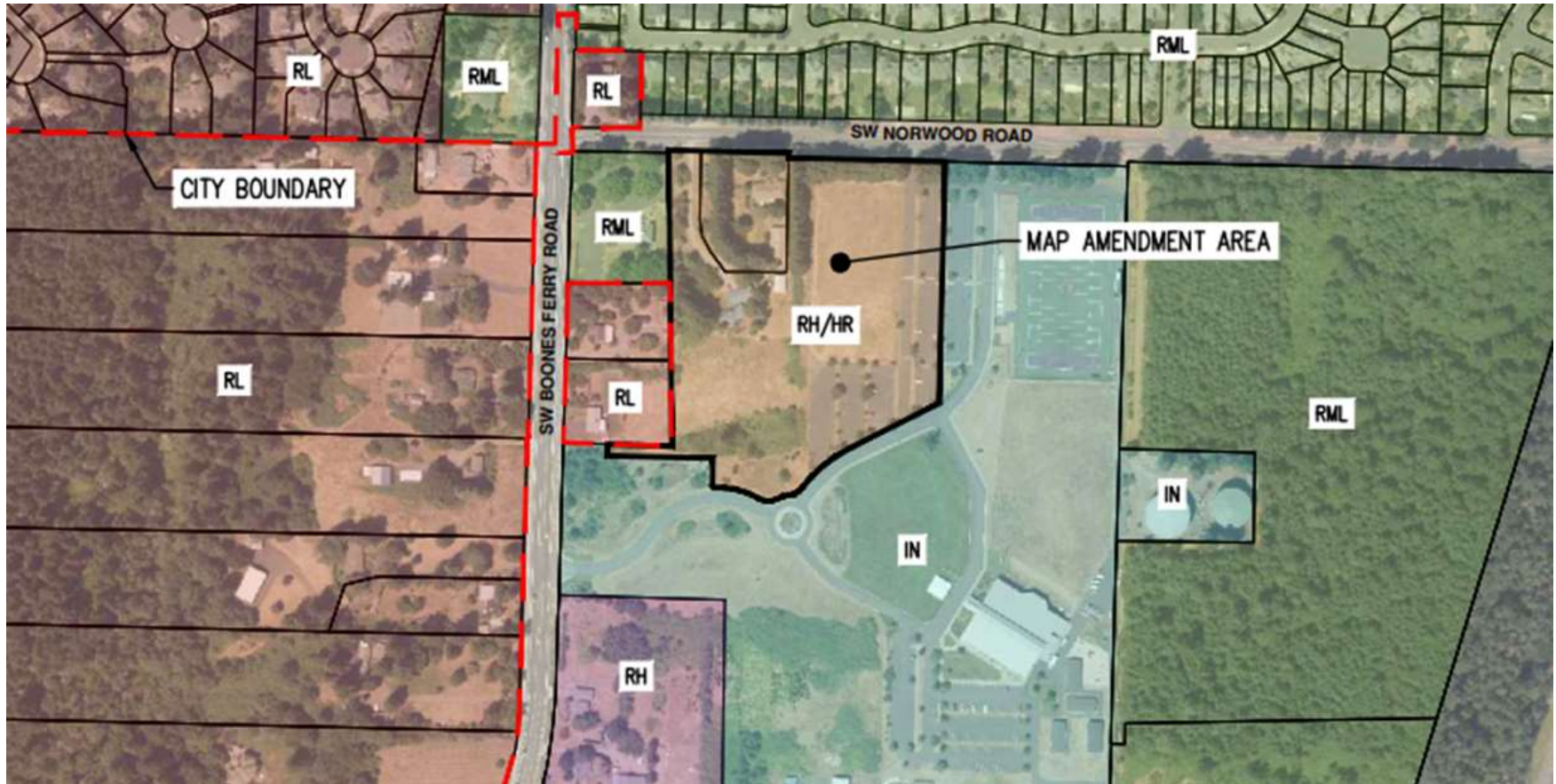
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PMA CURRENT ZONING



PMA PROPOSED ZONING



TEXT AMENDMENT

Chapter 44 High Density High Rise Zone (RH-HR)

TDC 44.100. Purpose.

The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City ~~within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club~~ that are suitable for high density apartment of condominiums ~~towers~~.

TEXT AMENDMENT

TDC 44.300. Development Standards.

Table 44-3
Development Standards in the RH-HR Zone

STRUCTURE HEIGHT		
Minimum Height, Multi-Family and Condominium Developments	4 stories	
Maximum Height	64 feet	South of SW Norwood Road, structure height is limited to 4 stories or 50 feet, whichever is less. If structure does not include underground parking, maximum height is 5 stories. If the first story includes underground parking, maximum height is 6 stories. Regardless of the number of stories, structure height must not exceed 64 feet.

APPLICANT CONDITIONS

The applicant has suggested and agreed to the following conditions of approval:

- Offsite improvements as recommended in the TIA, including the signal at the SW Norwood Rd & SW Boones Ferry Rd prior to occupancy of future site development
- A 60-foot buffer along SW Norwood Rd to preserve trees that do not need to be removed for the future access or public roadway improvements.
- Limiting the height allowed at the site to 4 stories or 50 feet



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APPLICABLE 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).



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TPC ACTION

The Planning Commission is asked to make a recommendation to City Council on PMA 23-0001/PTA 23-0001. The TPC may recommend to the council:

- *Approval either as proposed or with modifications;*
- *Denial; or*
- *Neither approval nor denial (i.e a “neutral” recommendation).*

