

Norwood Project Plan Map Amendment (PMA 24-0004)

Tualatin Planning Commission
November 20, 2024



PROJECT DESCRIPTION

Westlake Consultants, Inc., on behalf of Norwood Horizon Holdings and Property Owner, Horizon Community Church, requests approval of:

Plan Map Amendment (PMA 24-0001): The proposal requests the zone change from Institutional (IN) to Medium Low Density Residential (RML) for a property located on an 8.3-acre site at 23370 SW Boones Ferry Road (Tax Lot: 2S135D000106).



EXISTING AND PROPOSED ZONING



APPLICABLE CRITERIA – TDC 33.070

- (a) Granting the amendment is in the public interest.
- (b) The public interest is best protected by granting the amendment at this time.
- (c) The proposed amendment is in conformity with the applicable goals and policies of the Tualatin Comprehensive Plan.

APPLICABLE CRITERIA – TDC 33.070

- (d) The following factors were consciously considered:
 - (1) The various characteristics of the areas in the City;
 - (2) The suitability of the areas for particular land uses and improvements in the areas;
 - (3) Trends in land improvement and development;
 - (4) Property values;
 - (5) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;
 - (6) Natural resources of the City and the protection and conservation of said resources;
 - (7) Prospective requirements for the development of natural resources in the City;
 - (8) The public need for healthful, safe, esthetic surroundings and conditions;
 - (9) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.



APPLICABLE CRITERIA – TDC 33.070

- (e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.
- (f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).
- (g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

Granting the Amendment is in the Public Interest

The applicant stated the public interest is best protected by granting the **Plan Map Amendment** at this time due to:

- The Medium Low Density Residential (RML) zone would permit the development of townhomes and cottage clusters which are diverse housing types identified as a community need in the Housing Needs Analysis.
- To address the needs of households with moderate incomes identified in the Housing Production Strategy. Townhomes and cottage clusters were cited as smaller and more affordable housing types which may provide opportunities for homeownership.
 - Noted the trends in both first-time home buyers and empty nesters/aging population looking to downsize which could be served by these housing types.
- The opportunity to achieve economies of scale and efficient site design to provide a significant number of housing units of needed diversity types to meet the needs of households with a variety of income levels.



Amendment Conforms to the Tualatin Community Plan

Comprehensive Plan goals and policies serve as the adopted expression of the public interest. The applicant has provided evidence that the proposed **Plan Map Amendment** would satisfy several existing Plan policies and goals:

- **POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.**
 - The Medium Low Density Residential (RML) Planning District requires a density between 10 and 25 units per acre depending on housing type. The proposed plan map amendment would increase the City's residential land supply and contribute to the minimum target density provisions.
- **GOAL 3.2.1 HOUSING TYPE DIVERSITY. Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.**
 - The proposed 8.3-acre Medium Low Density Residential (RML) Planning District includes a future planned development of townhouse and cottage cluster housing.
- **GOAL 3.5 HOUSING AND TRANSPORTATION. Encourage development and redevelopment in Tualatin that supports all modes of transportation, including walking, biking and mass transit.**
 - Future development would incorporate circulation for pedestrian, bicyclists and vehicles onsite. Development would include onsite street improvements and frontage improvements on SW Norwood Road. The subject site has Trimet bus service at the intersection of SW Norwood Road and SW Boones Ferry Road.

The Recommendation consciously considers the characteristics of city, land development trends, health and safety, natural resources

In response to the **Plan Map Amendment**, the applicant stated the site is:

- Located near public transportation bus lines, future goods and services and employment areas
- Not in an area with known environmental constraints, and would not be in need of environmental protection
- Located near areas that are experiencing housing development (Autumn Sunrise Subdivision, Plambeck Gardens Apartment)
- The applicant noted nearby service and planned improvements to include water, sanitary sewer, stormwater and transportation

***Any future development must go through an Architectural Review and any future development will be required to comply with Tualatin Development Code requirements to address safety, health, and aesthetic factors.**

The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

- The applicant provided a review of Oregon’s Transportation Planning Rule (TPR) (OAR 660-012-0060) and a trip generation analysis by Lancaster Mobley included in Exhibit C.
- TPR findings identified that subsection (a) and subsection (b) were not triggered as the functional classification of an existing or planned transportation system are not changed by the proposal. The standards for implementing a functional classification system are also not changed by the proposal.
- The Transportation Planning Rule Analysis (Exhibit C) stated subsection (c) would not be triggered since reasonable worst-case development for the proposed zone change is estimated to generate fewer peak hour and daily trips than reasonable worst-case development options under the existing zoning.

The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

- Two reasonable worst-case scenarios were considered for the 8.3-acre site under the current Institutional (IN) Planning District.
 - One option was a 260-student private school. The other option was a 50,000-SF Community Center with a park that includes a sports field and tennis courts.
- The proposed Medium Low Density Residential (RML) Planning District would allow for a worst-case development of 207 townhomes.
- The existing zoning scenarios could generate a greater number of trips when compared to the proposed zoning during each peak hour and over an average weekday.
- The existing and planned transportation system can accommodate the proposed zone change and the TPR criteria are satisfied. Therefore, no long-term analysis of traffic operations in the study area is warranted
- The City Engineer has reviewed the subject analysis and has determined that it meets the requirements of the Tualatin Development Code.

TPC ACTION

The Planning Commission is asked to make a recommendation to City Council on PMA 24-0004. 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).*

