



CITY OF TUALATIN

Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, Assistant Community Development Director

FROM: Madeleine Nelson, Assistant Planner

DATE: November 20, 2024

SUBJECT:

Plan Map Amendment:

The applicant, Westlake Consultants, Inc., is requesting approval of a Plan Map Amendment (PMA) from Institutional (IN) to Medium Low Density Residential (RML) for a 8.3-acre site located at 23370 SW Boones Ferry Road.

EXECUTIVE SUMMARY:

The Westlake Consultants, Inc., on behalf of Norwood Horizon Holdings, LLC and Property Owner, Horizon Community Church propose a Plan Map Amendment (PMA) for a 8.3-acre located site at 23370 SW Boones Ferry Road (Tax Lot: 2S135D000106). The requested PMA would change the existing zoning from Institutional (IN) to Medium Low Density Residential (RML). Future development would require submittal and approval of an Architectural Review application subject to compliance with design and siting standards applicable to the RML District.

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 C) and Utility Availability Memorandum (Exhibit E).

The Findings and Analysis include a review of the proposal and application materials against the applicable criteria and standards, which include: Oregon 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.

REQUESTED RECOMMENDATION:

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, December 9, 2024. If the Plan Map Amendment application is approved by the Council, the subject property would change to Medium Low Density Residential (RML). If the application is denied, the existing zoning would continue to apply.

ATTACHMENTS:

- Attachment 1: Presentation
- Attachment 2: Analysis & Findings
- Exhibit A: Application & Narrative
- Exhibit B: Existing and Proposed Zoning Maps
- Exhibit C: Transportation Impact Analysis
- Exhibit D: Tualatin Engineering Memorandum
- Exhibit E: Utility Availability Memorandum
- Exhibit F: Site Concept Plan
- Exhibit G: Supporting Documents
- Exhibit H: Sherwood School District Service Provider Letter
- Exhibit I: Public Noticing
- Exhibit J: Housing Needs Analysis (2019)
- Exhibit K: Housing Production Strategies (2021)