

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Amending Figure III-1 of the Comprehensive Plan Land Use Map for Three Properties Located at 18043 SW Scholls Ferry Road, SCM Blackbird Farms (Map: 2S106B, Tax Lots: 200, 203 and 204); CPA 2020-0008

FOR AGENDA OF: 08-03-21 **BILL NO:** 21194

CITY MANAGER APPROVAL: [Signature]

DEPARTMENT OF ORIGIN: CDD Cheryl Twete

DATE SUBMITTED: 07-27-21

CLEARANCES: City Attorney [Signature]
CSE [Signature]
Planning AS

PROCEEDING: PUBLIC HEARING

- EXHIBITS:**
1. Ordinance
 2. Land Use Order No. 2810
 3. Planning Commission Staff Report Dated June 16, 2021, Supplemental Memoranda and Exhibits
 4. Planning Commission Minutes, July 7, 2021

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$0	BUDGETED \$0	REQUIRED \$0

RECOMMENDED ACTION:

The City Council conducts a public hearing regarding the possible adoption of an ordinance (set forth in Exhibit 1), amending the Figure III-1 of the Comprehensive Plan Land Use Map for three properties located at 18043 SW Scholls Ferry Road, associated with the SCM Blackbird Farms Planned Unit Development (Map: 2S106B, Tax Lots: 200, 203 and 204); application CPA 2020-0008. At the close of the public hearing, the City Council either: (1) moves to adopt the proposed ordinance and approves application CPA 2020-0008, or (2) specifies future actions to be taken regarding the proposed ordinance and application CPA 2020-0008.

ISSUE STATEMENT SUMMARY:

To change the land use designation on a portion of the site (identified as Lot 6 within the applicant's materials) from High Density (NR-HD) to Community Commercial (CC) to enable commercial zoning on that portion of the site. Request that the Corridor Commercial zoning district be applied to Lot 6 is addressed in a separate agenda bill and resolution.

A detailed discussion of technical considerations, testimony received, and findings related to City plans and policies may be found in the staff report and memorandums in Exhibit 2 prepared for the Planning Commission hearing.

HISTORICAL PERSPECTIVE:

On July 7, 2021, the Planning Commission (Commission) held a public hearing to consider the amendment of the Comprehensive Plan Land Use Map to change the land use designation on a portion of a site, consisting of three properties within the South Cooper Mountain Community Plan area. The request is to change the land use designation of Lot 6 (as identified on the applicant's plans) from High Density (NR-HD) to Community Commercial. The Comprehensive Plan Amendment was considered concurrently with a Planned Unit Development proposal for the development of 373 multi-family units, including 145 affordable multi-family units, and a commercial lot (Lot 6). The proposal also includes a Zoning Map Amendment to apply Residential Urban High Density (R1) zoning to Lots 1-5 and Corridor Commercial zoning to that portion of the site requesting the Comprehensive Plan Amendment, Lot 6. The properties are located at 18043 SW Scholls Ferry Road and are identified as Tax Lots 200, 203 and 204 on Washington County's Tax Assessor's Map 2S106B. The request for the Zoning Map Amendment is addressed in a separate agenda bill and resolution.

Pursuant to Ordinance 4187 (Comprehensive Plan) Section 1.6 and Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal. The Commission discussed the proposal and found that it met the approval criteria, including consistency with the City's Comprehensive Plan and Development Code. The Commission, therefore, recommended approval of the ordinance to City Council.

COMMUNITY VISION/COUNCIL GOALS/MASTER PLANS:

The proposed modifications to the Land Use Map are intended to provide more opportunities for a variety of uses within the South Cooper Mountain Community Plan area and enable more services to be located closer to residential neighborhoods.

FOR MORE INFORMATION:

Contact Associate Planner, Elena Sasin at 503-278-1482 or esasin@beavertonoregon.gov