



City of Tigard Planning Commission – Agenda

MEETING DATE: December 1, 2008 7:00 p.m. (*training session 6:00 p.m.*)
MEETING LOCATION: City of Tigard – Red Rock Creek CR/Town Hall
13125 SW Hall Blvd., Tigard, OR 97223

1. PRE-MEETING COMMISSIONER REFRESHER
TRAINING SESSION 6:00 p.m.
[Red Rock Creek Conf. Room]
2. CALL TO ORDER 7:00 p.m.
[Town Hall]
- 2a. ROLL CALL 7:00 p.m.
3. COMMUNICATIONS 7:02 p.m. –
4. APPROVE MINUTES 7:05 p.m.
5. **PUBLIC HEARING** 7:15 p.m. –
- 5.1 **PLANNED DEVELOPMENT REVIEW (PD) 2008-00001**
- TIGARD RETAIL CENTER -
REQUEST: The applicant is requesting Planned Development Review approval for concurrent review of a Planned Development concept plan and detailed development plan (PDR2008-00001) for development of an 18.16-acre vacant property with a proposed 137,900 square foot Target retail building and two additional 12,000 square foot retail buildings. In addition, there will be surface parking, landscaping, lighting, access and utility infrastructure improvements. *The Concept and Detailed Plans will be reviewed separately by the Planning Commission with a separate decision on each plan at successive hearings.*
LOCATION: The property is located south of SW Dartmouth Street, west of SW 72nd Avenue within the Tigard Triangle. Washington County Tax Assessor's Map (WCTM) 1S136CD, Tax Lot 04200, WCTM 2S101BA, Tax Lot 00101, and WCTM 2S101AB Tax Lot 01400. **ZONE:** C-G (PD) General Commercial District with Planned Development Overlay. MUE: Mixed-Use Employment. The MUE zoning district is designed to apply to a majority of the land within the Tigard Triangle, a regional mixed-use employment district bounded by Pacific Highway (Hwy. 99), Highway 217 and I-5. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.350, 18.390, 18.520, 18.620, 18.705, 18.725, 18.745, 18.755, 18.765, 18.775, 18.780, 18.790, 18.795 and 18.810.
6. OTHER BUSINESS 9:30 p.m.
7. ADJOURNMENT 9:35 p.m.

PLANNING COMMISSION AGENDA – DECEMBER 1, 2008