



City of Tigard

Planning Commission – Agenda – **REVISED**

MEETING DATE: January 26, 2009, 7:00 p.m.
MEETING LOCATION: City of Tigard – Town Hall
13125 SW Hall Blvd., Tigard, OR 97223

1. CALL TO ORDER 7:00 p.m.

2. ROLL CALL 7:00 p.m.

3. COMMUNICATIONS 7:02 p.m.

4. APPROVE MINUTES 7:05 p.m.

5. **PUBLIC HEARING** 7:10 p.m.

PLANNED DEVELOPMENT REVIEW (PDR) 2008-00003 - RED ROCK CENTER

REQUEST: The applicant is requesting Planned Development Review “Concept Plan” approval for a proposed commercial development of three buildings totaling approximately 45,800 square feet for medical offices, bank, retail and food service uses on a 4.09-acre vacant property. The proposal includes approximately an acre of open space with a quarter of that in enhanced wetlands. In addition, the proposal includes substantial improvements to the street abutting the property, surface parking of 178 spaces, landscaping, lighting, and access and utility infrastructure improvements. **LOCATION:** 12625 SW 70th Avenue; Washington County Tax Map 2S101AB, Tax Lots 00100 and 00300. The property is located south of SW Dartmouth Road and east of SW 72nd Avenue, within the Tigard Triangle. **ZONE:** C-G (PD): General Commercial District. The C-G zoning district is designed to accommodate a full range of retail, office and civic uses with a City-wide and even regional trade area. (PD)The subject property has a planned development overlay on a portion of the site. MUE: Mixed-Use Employment. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.350 and 18.390.

6. **PUBLIC HEARING** 7:55 p.m.

COMPREHENSIVE PLAN AMENDMENT

(Originally scheduled for 12-15-08 – canceled due to weather)

(CPA) 2008-00008/ZONE CHANGE (ZON) 2008-00002 - FIELDS ZONE CHANGE

REQUEST: The applicant is requesting amendments to the Comprehensive Plan and Zoning Maps to

change the Comprehensive Plan Designation and Zoning Classification for one parcel (approximately 25 acres) from Light Industrial (I-L) to Medium High Density Residential (R-25). The parcel is located east of Hall Boulevard at the dead end of Wall Street. Surrounding properties are zoned I-L to the north and south, R-12 to the west, and I-P to the east across the railroad tracks. **LOCATION:** The site is vacant and has no address. It is located east of the Hall Boulevard and Wall Street intersection, east of Fanno Creek and west of the railroad tracks. Washington County Tax Assessor's Map 2S10100, Tax Lot 1200.

ZONES: I-L: Light Industrial District. The I-L zoning district provides appropriate locations for general industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, and wholesale sales activities with few, if any, nuisance characteristics such as noise, glare, odor, and vibration. R-25: Medium High-Density Residential District. The R-25 zoning district is designed to accommodate existing housing of all types and new attached single-family and multi-family housing units at a minimum lot size of 1,480 square feet. A limited amount of neighborhood commercial uses is permitted outright and a wide range of civic and institutional uses are permitted conditionally. **COMPREHENSIVE PLAN DESIGNATION:** Light Industrial to Medium-High Density Residential.

APPLICABLE REVIEW CRITERIA: Community Development Code Chapters 18.380, 18.390; Comprehensive Plan Goals 1, 2, 6, 7, 9, & 10 of the updated Comprehensive Plan, and Policies 3 and 8 of the previous Comprehensive Plan; Metro Functional Plan, Titles 3, 4, 7, and 13, and Statewide Planning Goals 1, 2, 5, 6, 7, 9, 10, 11, and 12.

7. OTHER BUSINESS 8:40 p.m.
8. ADJOURNMENT 8:45 p.m.