



# City of Tigard Planning Commission – Agenda

---

**MEETING DATE:** February 2, 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.
- 3.1 ELECTIONS 7:05 p.m.
4. APPROVE MINUTES 7:15 p.m.
5. **PUBLIC HEARING** 7:15 p.m.  
**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 72<sup>nd</sup> 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.

---

## PLANNING COMMISSION AGENDA – FEBRUARY 2, 2009

6. **PUBLIC HEARING** 8:15 p.m.  
**COMPREHENSIVE PLAN AMENDMENT**  
**(CPA) 2008-00012/ZONE CHANGE (ZON) 2008-00006**  
**COMMUNITY PARTNERS FOR AFFORDABLE HOUSING PLAN & MAP CHANGE**

**REQUEST:** The applicant is requesting amendments to the Comprehensive Plan and Zoning Maps to change the Comprehensive Plan Designation and Zoning Classification for three parcels (approximately .98 acres) from Low Density Residential (R-4.5) to Mixed Use Residential - 1 (MUR-1). The site is located on the east side of Hall Boulevard between Hunziker Street and Knoll Drive, within a small pocket of R-4.5 zoning. Sites on the west side of Hall Blvd. are zoned Central Business District (CBD). All three parcels of the site are within the Downtown Urban Renewal District. **LOCATION:** 12340 and 12360 SW Hall Boulevard, and 8485 SW Hunziker Street. Washington County Tax Assessor’s Map 2S101BC, Tax Lots 800, 900 and 1000. **ZONES:** R-4.5: Low-Density Residential District. The R-4.5 zoning district is designed to accommodate detached single-family homes with or without accessory residential units at a minimum lot size of 7,500 square feet. Duplexes and attached single-family units are permitted conditionally. Some civic and institutional uses are also permitted conditionally; and MUR-1: Mixed Use Residential District. The MUR-1 zoning district is a high density designation applied to predominantly residential areas where mixed-uses are permitted when compatible with the residential use. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Residential to Mixed Use Residential 1. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.380 and 18.390; Comprehensive Plan Goals 1, 2, 10 and 15 of the updated Comprehensive Plan, and Policy 8 of the previous Comprehensive Plan; Metro Functional Plan, Title 1; and Statewide Planning Goals 1, 2, 10 and 12.

7. **OTHER BUSINESS** 9:15 p.m.

8. **ADJOURNMENT** 9:20 p.m.