Staff Report

STAFF REPORT DATE: April 1, 2020
HEARING DATE: April 8, 2020
TO: Interested Parties
FROM: Lauren Russell, AICP, Associate Planner

PROPOSAL: 14830-14852 SW Farmington Road Comprehensive Plan and Zoning Map Amendments (CPA2020-0003 / ZMA2020-0003)

SUMMARY: The City of Beaverton proposes to amend the City Comprehensive Plan Land Use Map and the Zoning Map to apply city land use and zoning designations to three parcels that are currently annexing into the City of Beaverton and right of way abutting the properties and extending west along SW Watershed Lane and north along SW 149th Avenue to connect with SW Farmington Road. The properties are currently designated Washington County R-15.

The proposed amendment to the Land Use Map (CPA2020-0003) would apply the city's Medium Density Neighborhoods land use designation. The proposed amendment to the Zoning Map (ZMA2020-0003) would apply the city’s R2 Residential Urban Medium Density zone. Uses that could be allowed with the Medium Density Neighborhoods designation and R2 zone include Attached and Detached Residential Dwellings, Accessory Dwelling Units, Home Occupations, Manufactured and Mobile Homes, Residential Care Facilities, and Community Gardens.

LOCATION: The properties are at 14830-14852 SW Farmington Road, specifically identified as Tax Lots 00600, 00601, and 00602 on Washington County Tax Assessor’s Map 1S117AD.

TOTAL AREA: Approximately 0.85 acres

OWNERS: Kim-Hein Nguyen
George Wienholz
Veronica Wienholz
15 Duberstein Dr
San Ramon, CA 94583
APPLICANT: City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97005

APPROVAL CRITERIA: Comprehensive Plan Section 1.5.1.B and Development Code Section 40.97.15.4.C

DECISION: Recommendation of APPROVAL of 14830-14852 SW Farmington Road Comprehensive Plan and Zoning Map Amendments CPA2020-0003 / ZMA2020-0003

Planning Commission approval would be forwarded as a recommendation to City Council to adopt an ordinance applying the Medium Density Neighborhoods land use designation and the R2 Residential Urban Medium Density zoning district to the subject properties and right of way, effective 30 days after adoption of the proposed ordinance or upon the effective date of the related annexation, whichever occurs later.
BACKGROUND

CPA2020-0003 proposes an amendment of the Land Use Map and ZMA2020-0003 proposes an amendment of the Zoning Map. The amendments are requested to apply a City land use designation and zoning to three parcels and right of way being annexed into the City through a separate but concurrent process. The parcels currently carry Washington County’s R-15 designation, as depicted on the County’s Aloha-Reedville-Cooper Mountain Community Plan Map.

The Washington County-City of Beaverton Urban Planning Area Agreement (UPAA) states in Section V.B that:

> Upon annexation, the CITY shall initiate changes to the Comprehensive Plan land use and zoning designations corresponding as closely as possible to designations already adopted by the COUNTY. The CITY shall maintain a list of COUNTY land use designations and the corresponding CITY comprehensive plan and zoning designations. If a property is subject to a concept, neighborhood, of community plan adopted by the CITY, the CITY shall apply the applicable CITY comprehensive plan and zoning designations upon annexation. In addition, the COUNTY shall advise the CITY of adopted policies that apply to the annexed area.

Table 1 in Section 1.5.2 of the Comprehensive Plan was adopted pursuant to UPAA Section V, which requires the City to maintain a list of corresponding County-to-City plan and zone designations where the decision to apply a specific Land Use Map designation is made under land use standards that do not require interpretation or the exercise of policy or legal judgment. Comprehensive Plan Section 1.5.2.A states that County land use districts not consistent with Table 1 and associated footnotes shown shall be subject to a Type 3 discretionary process. Table 1 does not contain the County R-15 land use district. Therefore, a discretionary process is required to determine the corresponding City plan and zone designations for the subject parcels zoned County R-15.
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Attachment B: ZMA2020-0003 Zoning Map Amendment ZMA-1 – ZMA-4
Attachment C: Conclusion C-1

Exhibits

Exhibit 1. Materials Submitted by Staff
   Exhibit 1.1 Vicinity Map (page SR-5)
   Exhibit 1.2 Zoning Map (page SR-6)

Exhibit 2. Public Comment
   None received
VICINITY MAP

Proposed Action:
Replace Wash, Co. R-15 Zoning with Beaverton R2 Zoning
Replace Wash, Co. R-15 Zoning with Beaverton Medium Density Neighborhoods

Legend
- Area Proposed for Annexation
- Beaverton City Limits
- Taxlots

CPA2020-0003 / ZMA2020-0003: SW Farmington Road Annexation-Related Plan and Zone Amendments
COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION

03/02/2020
Tax map: IS117 AD
Tax lots: 00600, 00601, & 00622
Proposed Action:
Replace Wash. Co. R-15 Zoning with Beaverton R2 Zoning
Replace Wash. Co. R-15 Zoning with Beaverton Medium Density Neighborhoods

Legend
- Area Proposed for Annexation
- Beaverton City Limits
- Taxlots

CPA2020-0003 / ZMA2020-0003: SW Farmington Road Annexation-Related Plan and Zone Amendments
COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION

04/01/2020
Section 1.3 Amendment Procedural Categories

Quasi-Judicial Amendments are amendments to a Land Use Map designation as it applies to specific parcels or that applies to a small number of individuals or properties or locations.

FINDING:
The proposed amendment is to apply a City land use designation to specific parcels and right of way that is being annexed into the City through a separate but concurrent process.

Therefore, staff finds that the proposal satisfies Comprehensive Plan Section 1.3. for quasi-judicial Comprehensive Plan Amendments.

Section 1.4.2 Quasi-Judicial Amendments

A. Notice of the initial hearing shall be provided as follows:

1. By mailing the required inter-agency DLCD notice to DLCD, Metro, and Washington County at least thirty-five (35) calendar days prior to the initial hearing;

2. By mailing the required inter-agency DLCD notice to the chair(s) of any City-recognized Neighborhood Association Committee (NAC) or County-recognized Citizen Participation Organization whose boundaries include the property for which the change is contemplated, and the Chair of the Beaverton Committee for Community Involvement at least thirty-five (35) calendar days prior to the initial hearing;

3. By publication of a notice with the information specified in 1.4.2.B.1., 2., 3., and 4. in a newspaper of general circulation within the City;

4. By posting notice with the information specified in 1.4.2.B. at Beaverton City Hall and the Beaverton City Library;

5. By mailing notice with the information specified in 1.4.2.B. to property owners included in the proposed change area, if applicable, and within an area enclosed by lines parallel to and 500 feet from the exterior boundary of the property for which the change is contemplated; and

6. By placing notice with the information specified in 1.4.2.B. on the City’s website.

Notice required by Oregon Revised Statutes (ORS 227.186, also known as Ballot Measure 56) shall be provided, when applicable. ORS 227.186(6) specifies notice requirements for city-initiated amendments related to Periodic Review.

Hearing notices required by numbers 3. through 6. of this subsection shall be given
not less than twenty (20) and not more than forty (40) calendar days prior to the date of the initial hearing.

FINDING:
Notice of the initial hearing for the proposed discretionary map amendment was provided to DLCD on March 2, 2020, which was 36 days prior to the initial hearing. A copy of the DLCD notice was mailed the following day, 35 days prior to the initial hearing, to Metro, Washington County, the Chair of the West Beaverton NAC, the Chair of Community Participation Organization 6, and the Chair of the Beaverton Committee for Community Involvement. Notice was published in the Beaverton Valley Times on March 12, 2020, which was 27 days prior to the initial hearing. Notice was mailed to the required parties, posted at City Hall and the City Library, and placed on the City’s website on March 12, 2020, which was 27 days prior to the initial hearing.

Because this is an annexation-related map amendment and the owners of the properties submitted petitions for a consent annexation, the notice requirements in ORS 227.186 are not applicable.

B. **Notice required by subsection 1.4.2.A.4. and 5. shall:**

1. **State the date, time, and location of the hearing, and the hearings body;**
2. **Explain the nature of the application and the use or uses, which could be authorized;**
3. **Include the case file number, title, or both of the proposed ordinance to be considered at the time of the hearing;**
4. **List the applicable criteria from the Comprehensive Plan by section number that apply to the application at issue;**
5. **State that a copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost and include the days, times, and location where available for inspection;**
6. **State that a copy of the staff report will be available for inspection at no cost at least seven (7) calendar days prior to the hearing and will be provided at reasonable cost and include the days, times, and location where available for inspection;**
7. **Include the name and phone number of the City staff person assigned to the application from whom additional information may be obtained;**
8. **State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the Planning Commission an opportunity to respond to the issue precludes appeal to the City Council and the Land Use Board of Appeals based on that issue;**
9. **Include a general explanation of the requirements for submission of testimony and procedure for conduct of the hearing; and**
10. Set forth the street address or other easily understood geographical reference to the subject property, and include a map, if applicable.

FINDING:
All notices for the proposed discretionary map amendment contained the information listed in subsection 1.4.2.B, above.

Therefore, staff finds that the proposal satisfies Comprehensive Plan Section 1.4.2 for quasi-judicial Comprehensive Plan Amendments.

Section 1.5.1 Criteria for Legislative and Quasi-judicial Comprehensive Plan Amendments

B. The following criteria apply to all annexation-related quasi-judicial Comprehensive Plan Amendments.

1. In applying the most appropriate Comprehensive Plan designation, the decision-making authority shall use the relevant criteria below.

   a. If the property is or properties are subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan approved consistent with Section 1.5.1.A. wherein zoning is specified, the decision-making authority shall apply the specified Comprehensive Plan designation or designations; or

   b. If the Washington County designation is Institutional, the decision-making authority shall find that the designation is consistent with Beaverton Comprehensive Plan policies in the Land Use Element; or

   c. If neither Section 1.5.1.B.1.a. or b. apply, the decision-making authority shall find that the designation is consistent with one or more of the following criteria in applying a Beaverton Comprehensive Plan designation:

      i. City Comprehensive Plan policies in the Land Use Element

      ii. Consistency with the County Land Use Districts.

FINDING:
The subject properties are not subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan approved consistent with Section 1.5.1.A wherein zoning is specified. The subject properties do not carry the Washington County Institutional designation. Therefore, the decision-making authority shall find that the designation is consistent with City Comprehensive Plan policies in the Land Use Element or is consistent with the County Land Use Districts.

City Comprehensive Plan Policies
The subject properties currently carry a Washington County residential designation, R-15, and are developed with residential dwellings. For these reasons, staff only analyzed City Comprehensive Plan policies for residential land uses. Section 3.8 of the Comprehensive
Plan, Neighborhoods, contains two goals that are specific to each type of Neighborhoods: Low Density Neighborhoods, Standard Density Neighborhoods, Medium Density Neighborhoods, and High Density Neighborhoods.

Goal 3.8.2, Low and Standard Density Neighborhoods, is to provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions. Policy 3.8.2.d states that the Standard Density Neighborhood designation may be applied in areas that have limited access to transit and are not located at a major intersection or highway interchange; or areas that are presently developed with predominantly single family homes.

The subject properties are in an area that has good access to transit. Three bus lines stop within one-half mile of the site. Bus Line 52-Farmington/185th stops within one-tenth of a mile of the subject properties and runs between Beaverton Transit Center, Aloha, Willow Creek Transit Center, Tanasbourne, and PCC Rock Creek along Farmington, 185th, and Springville. Bus Line 62-Murray Blvd stops within one-quarter mile of the subject properties and runs between Washington Square and Sunset Transit Center along Scholls Ferry Road, Murray, Millikan, Hocken, Jenkins, Cornell, and Barnes. Bus Line 57-TV Highway/Forest Grove, a frequent service bus line that generally runs at least every 15 minutes, stops within one-third mile of the subject properties and connects Forest Grove, Cornelius, Hillsboro, Aloha, and Beaverton via Pacific, Baseline, TV Highway, and Canyon Road.

The subject properties are between two major intersections. The site is located approximately 150 feet east of the intersection of SW Farmington Road and SW 149th Avenue and approximately 600 feet west of the intersection of SW Farmington Road and SW Murray Boulevard. At these locations, SW Farmington Road and SW Murray Boulevard are classified as arterials in the Transportation System Plan (TSP). Arterial streets serve to interconnect and support principal arterials and freeways and they link major commercial, residential, industrial, and employment areas. SW 149th Avenue is classified as a neighborhood route in the TSP at this location. Neighborhood routes provide connectivity to collectors and arterials.

The subject properties are not in an area predominantly developed with single-family homes. Properties to the north of the subject site are developed with several schools, a nursing home, and a convent; properties to the east of the subject site are developed with a mix of single-family homes and large apartment complexes; and properties to the south and west of the subject site are developed with a mix of single-family homes and attached dwellings.

For these reasons, the Low Density Neighborhoods and Standard Density Neighborhoods designations are not consistent with Comprehensive Plan policies in the Land Use Element for the subject properties.

Goal 3.8.3, Medium and High Density Neighborhoods, is to provide for a variety of housing types and higher residential densities in areas with more amenities and transit services. Policy 3.8.3.h states that the Medium and High Density Neighborhood designations may be applied in areas that have walkable access to transit, commercial services, parks, and/or other amenities. The Medium Density Neighborhood may serve as a transition between
Standard Density or Low Density Neighborhoods and higher density neighborhoods or commercial or mixed use designations.

The subject properties have walkable access to transit. As stated above, there are three bus lines that stop within one-half mile of the site. All three bus lines provide access to transit centers, which are major transit hubs served by several bus or rail lines. The MAX Blue Line and Red Line light rail services stop at both the Sunset Transit Center and the Beaverton Transit Center. The MAX Blue Line connects Hillsboro, Beaverton, Portland City Center, East Portland, and Gresham. The MAX Red Line connects Portland International Airport, East and Northeast Portland, Portland City Center, and Beaverton. Additionally, the Westside Express Service (WES) commuter rail line stops at the Beaverton Transit Center. The WES commuter rail line serves Beaverton, Tigard, Tualatin, and Wilsonville on weekdays during the morning and afternoon rush hours.

The subject properties have walkable access to commercial services. At the intersection of SW Farmington Road and SW Murray Boulevard, which is approximately a one-tenth mile walk to the east, there is a convenience store, a dry cleaner, and a daycare facility. At the intersection of SW Tualatin Valley Highway and SW Murray Boulevard, which is approximately a one-half mile walk to the northeast, there are retail stores, eating and drinking establishments, and medical offices. The subject properties also have walkable access to parks. Eichler Park is just under a one-half mile walk to the east and the Lilly K. Johnson Woods Natural Area is just over a one-half mile walk to the west.

For these reasons, staff finds that applying the Medium Density Neighborhoods and High Density Neighborhoods land use designations is consistent with City Comprehensive Plan policies in the Land Use Element for the subject properties.

**Washington County R-15 District**
In Washington County’s R-15 District, the permitted residential density is no more than 15 units per acre and no less than 12 units per acre, which equals a density no more than one unit per 2,904 square feet and no less than one unit per 3,630 square feet. Policy 3.8.3.b of the Beaverton Comprehensive Plan states that the residential density for Medium Density Neighborhoods is no more than one unit per 2,000 square feet and no less than one unit per 5,000 square feet. The residential density for High Density Neighborhoods is no more than one unit per 1,000 square feet and no less than one unit per 2,000 square feet. Therefore, the residential densities of the Washington County R-15 district and the Medium Density Neighborhoods land use designation are consistent.

For these reasons, staff finds that for the subject properties, the Medium Density Neighborhoods land use designation is consistent with both the City Comprehensive Plan policies in the Land Use Element and the County R-15 Land Use District.

**Therefore, staff finds that the proposal satisfies Comprehensive Plan Section 1.5.1.B. for annexation-related quasi-judicial Comprehensive Plan Amendments.**
Other Applicable Approval Criteria

As a post-acknowledgement plan amendment to the City’s Comprehensive Plan Land Use Map, the proposed comprehensive plan map amendment is subject to ORS 197.175(1), which requires the City to demonstrate that the proposal is consistent with the relevant Statewide Planning Goals. Staff has determined that Goal 2 is applicable.

Goal 2: Land Use Planning – To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Beaverton’s Comprehensive Plan contains procedures for applying Comprehensive Plan land use designations and policies regarding use of land in the Plan’s Land Use Element. The Comprehensive Plan has been found to be consistent with the Metro Urban Growth Management Functional Plan and Oregon’s Statewide Planning Goals and it has been acknowledged by the Land Conservation and Development Commission.

Changes to the Comprehensive Plan Land Use Map require a Type 3 process, which includes noticing and a comment period prior to an initial public hearing before the Planning Commission. The hearing is open to the public and testimony, if any, will be received. At the conclusion of the hearing, the Planning Commission can continue the hearing to a later date, keep the record open for more information, or make a recommendation to the City Council, which is the ultimate decision-making authority for annexation-related discretionary Comprehensive Plan amendments.

Consistent with procedures outlined in the Beaverton Comprehensive Plan, notice of the initial hearing for the proposed discretionary map amendment was provided to DLCD on March 2, 2020, which was 36 days prior to the initial hearing. A copy of the DLCD notice was mailed the following day, 35 days prior to the initial hearing, to Metro, Washington County, the Chair of the West Beaverton NAC, the Chair of Community Participation Organization 6, and the Chair of the Beaverton Committee for Community Involvement. Notice was published in the Beaverton Valley Times on March 12, 2020, which was 27 days prior to the initial hearing. Notice was mailed to the required parties, posted at City Hall and the City Library, and placed on the City’s website on March 12, 2020, which was 27 days prior to the initial hearing. Staff finds that the City has provided adequate notice and opportunity for public involvement for the proposed comprehensive plan amendment and public hearing.

Copies of the staff report and exhibits are made available to the public at least seven days prior to the Planning Commission hearing for review. Prior to the adoption of the Comprehensive Plan amendment, the City Council will consider all the evidence in the record, including any public testimony provided at the Planning Commission hearing and any recommended changes to the proposal. Staff finds that the proposed Comprehensive Plan amendment has followed the established process and framework. Furthermore, staff finds that the findings contained within Attachment A of this report establish an adequate factual base for any decision on this proposal.
For these reasons, staff finds that the proposal is consistent with all relevant Statewide Planning Goals.
Section 40.97.15.4.C Discretionary Annexation-Related Zoning Map Amendment Approval Criteria
In order to approve a Discretionary Annexation-Related Zoning Map Amendment application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Discretionary Annexation-Related Zoning Map Amendment application.

FINDING:
The proposal meets threshold:

1. The change of zoning to a City zoning designation as a result of annexation of land into the City consistent with 10.40.3.B.

Section 10.40.3.B states that for parcels where Table 1 in Section 1.5.2 of the Comprehensive Plan does not identify a specific City zone and discretion is required, a public hearing shall be held. Table 1 does not identity a specific City zone for parcels that carry Washington County R-15 designation.

Therefore, staff finds that the proposal meets the approval criterion.

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

FINDING:
There is no fee associated with a Discretionary Annexation-Related Zoning Map Amendment application.

Therefore, staff finds that the proposal meets the approval criterion.

3. In applying the most appropriate zoning, the decision-making authority shall use the relevant criteria below.
   a. If the property is or properties are subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan wherein the zoning is specified, the decision-making authority shall apply the specified zoning district or districts.
   b. If the Washington County designation is Institutional, the decision-making authority shall at its discretion consider one or more of the following criteria in applying a Beaverton zoning district:
      i. Existing or planned use of the property.
      ii. Zoning allowed in the most appropriate Beaverton Comprehensive Plan
**FINDING:**

The subject properties are not subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan wherein zoning is specified. The subject properties do not carry the Washington County Institutional designation. Therefore, the decision-making authority shall consider the criteria in Section 40.97.15.C.3.c.

Staff has proposed that the Medium Density Neighborhoods land use designation be applied to the subject properties. According to the Comprehensive Plan and Zoning District Matrix found in Chapter 3 of the Comprehensive Plan, the Medium Density Neighborhoods comprehensive plan designation has two implementing zoning districts:

- R2 Residential Urban Medium Density District (2,000), and
- R4 Residential Urban Medium Density District (4,000).

The R2 and R4 zones equally correspond to the Washington County R-15 designation in terms of allowed uses. The following table summarizes the uses that are Permitted (P), allowed with a Conditional Use (C), or Prohibited (N) in the R2 and R4 zones compared to the uses permitted through a Type I procedure (P), a Type II or III procedure (C) or prohibited (N) in the R-15 designation.

<table>
<thead>
<tr>
<th>Use</th>
<th>R2 zone</th>
<th>R4 zone</th>
<th>R-15 designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Care Facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Attached Dwellings</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Detached Dwellings</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactures and Mobile Homes</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured and Mobile Homes Parks and Subdivisions</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Planned Unit Development</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Hospitals</td>
<td>C</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>Medical Clinics</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Child Care Facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Residential Care Facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Temporary Living Quarters: Boarding, Rooming, and Lodging House</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Self-Storage Facilities</td>
<td>C</td>
<td>C</td>
<td>N</td>
</tr>
</tbody>
</table>
Although the allowed commercial and civic uses differ between the R2 and R4 zones and R-15 designation, the allowed residential uses are identical.

The R2 zone more closely corresponds to the Washington County R-15 designation in terms of site development standards. The following table summarizes the applicable site development standards.

<table>
<thead>
<tr>
<th>Standard</th>
<th>R2 zone</th>
<th>R4 zone</th>
<th>R-15 designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>2,000 SF</td>
<td>4,000 SF</td>
<td>1,600 SF (attached dwelling) 2,100 SF (detached dwelling)</td>
</tr>
<tr>
<td>Minimum Residential Density</td>
<td>1 unit per 1,600 SF</td>
<td>1 unit per 3,200 SF</td>
<td>1 unit per 2,904 SF</td>
</tr>
<tr>
<td>Maximum Residential Density</td>
<td>1 unit per 2,000 SF</td>
<td>1 unit per 4,000 SF</td>
<td>1 unit per 3,630 SF</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>14’ (interior lot)</td>
<td>24’ (attached dwelling) 20’ (attached dwelling) 40’ (detached dwelling) 23’ (detached dwelling)</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>None</td>
<td>80’</td>
<td>60’</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0/10’ (attached dwelling) 5’ (detached dwelling)</td>
<td>0/10’ (attached dwelling) 5’ (detached dwelling)</td>
<td>0/10’ (attached dwelling) 5’ (detached dwelling)</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
<td>15’</td>
<td>15’</td>
<td>12’</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40’</td>
<td>35’</td>
<td>35’ (detached dwelling) 50’ (attached dwelling)</td>
</tr>
</tbody>
</table>

For these reasons, staff finds that the most appropriate zone for the subject properties is
R2 Residential Urban Medium Density District.

Therefore, staff finds that the proposal meets the approval criterion.

4. Applications and documents related to the request, which will require further City approval, have been submitted to the City in the proper sequence.

FINDING:
The Zoning Map Amendment application is being reviewed concurrently with the Comprehensive Plan Map Amendment application and separate annexation petition. The request will not require additional applications or documents.

Therefore, staff finds that the proposal meets the approval criterion.
CONCLUSION
Based on the facts and findings presented, staff concludes that amending the Comprehensive Plan Land Use Map to apply the Medium Density Neighborhoods land use designation and amending the Zoning Map to apply the R2 Residential Urban Medium Density District is appropriate for the subject properties. Therefore, staff recommends that Planning Commission approve the proposed Comprehensive Plan and Zoning Map Amendments.