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STAFF REPORT

STAFF REPORT DATE: April 25, 2018

HEARING DATE: May 2, 2018

TO: Planning Commission

FROM: Jana Fox, Senior Planner
Elena Sasin, Associate Planner

PROPOSAL: **Fox Hollow/Vineyard South Cooper Mountain
Comprehensive Plan Amendment (CPA2018-0001)**

LOCATION: The site is located west of 175th Avenue, at Horse Tale Drive, a private drive. Addresses: 17520, 18200 & 18218 SW Horse Tale Drive. Tax Lots 1600, 1602, and 1605 on Washington County Tax Assessor's Map 1S13100.

ZONING: Washington County interim zone AF-20 & EFU

NEIGHBORHOOD: Neighbors Southwest

SUMMARY: The applicant, Metropolitan Land Group, requests approval of a Comprehensive Plan Amendment for two development sites in South Cooper Mountain. The applicant proposes to swap comprehensive plan land use designations between the Fox Hollow and Vineyard development sites. The total amount of area in each land use district does not change over the two developments.

APPLICANT/
REPRESENTATIVE: Pioneer Design Group, LLC
9020 SW Washington Square Road, Suite 170
Portland, OR 97223

PROPERTY OWNERS: Tri-County Investments LLC
17933 NW Evergreen Pkwy #300
Beaverton, OR 97006

Robert J Gross by Cooper Mountain Vineyards
20121 SW Leonardo Lane
Beaverton, OR 97007

STAFF RECOMMENDATION:

CPA2018-0001 (Fox Hollow / Vineyard South Cooper Mountain CPA):
Approval subject to conditions identified at the end of this report.

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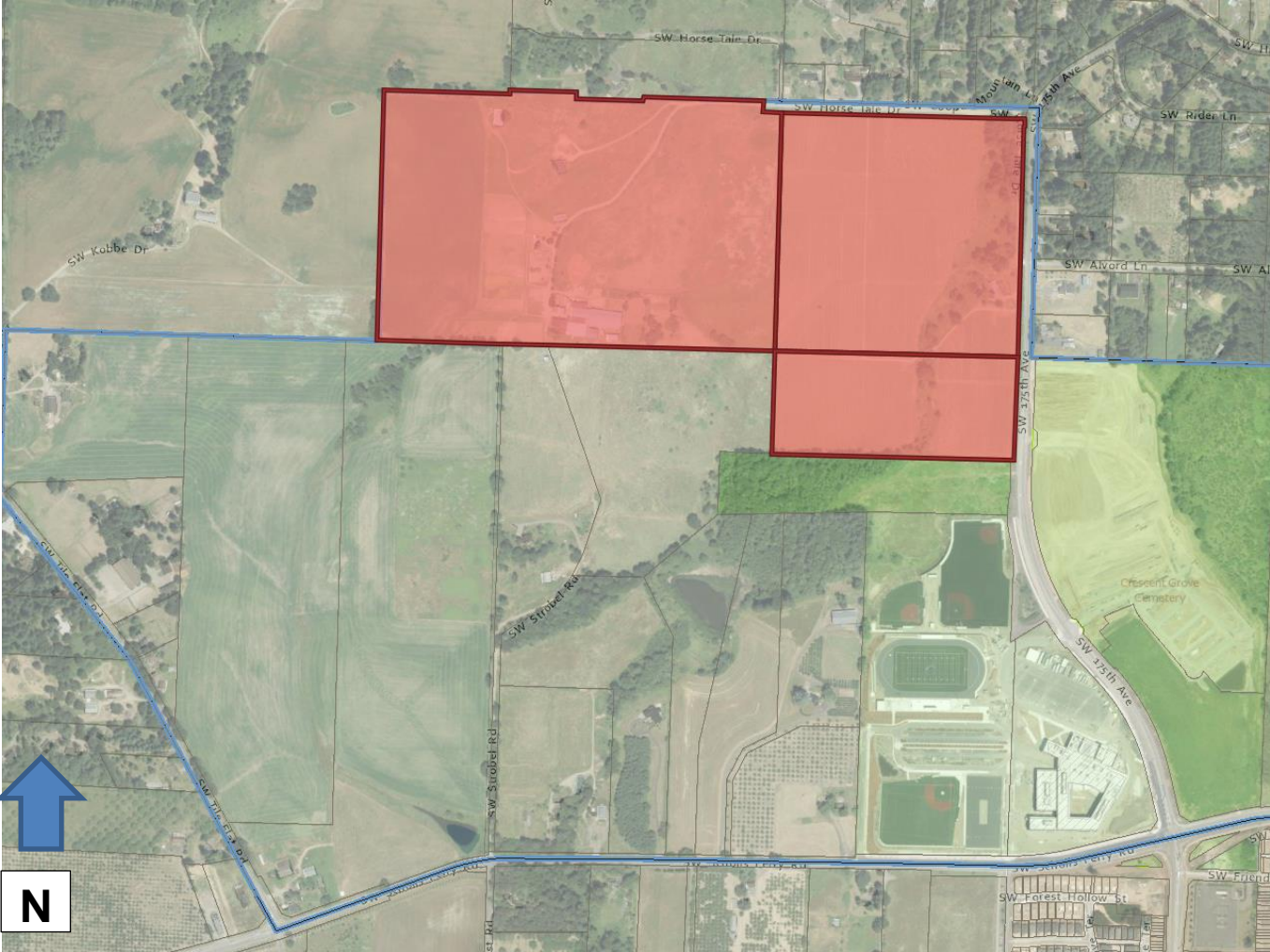
| | |
|--|-------------------|
| Attachment A: CPA2018-0001 <i>Comprehensive Plan Amendment</i> | CPA1-CPA4 |
| Exhibit 1: Exhibits by City Staff | |
| Exhibit 1.1 Aerial and Vicinity Map (page of this report) | SR3 – SR5 |
| Exhibit 1.2 Existing Land Use Designation Comprehensive Plan Map | |
| Exhibit 1.3 Proposed Land Use Designation Comprehensive Plan Map | |
| Exhibit 2: Exhibits by Applicant | Combined |
| Exhibit 2.1 Combined plans and materials package prepared by applicant. | materials package |
| Exhibit 3: Public Testimony / Comments | Exhibits by # |
| None Received | |

Background

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and was adopted in December 2014. The SCMCP identifies various policies intended to guide future development of this area which is comprised of 544 acres of rural land that was added to the Urban Growth Boundary (UGB) in 2011. The SCMCP emphasizes development to be designed as safe, convenient, active and healthful with a variety of housing types, recreational spaces, and pedestrian and vehicular circulation.

The applicant proposes this Comprehensive Plan Map Amendment application to run parallel to the Fox Hollow development applications. The applicant has elected to have this application run in a parallel process as the Vineyard site is not subject to current review for physical development. This CPA application must be approved prior to the Fox Hollow development application, and is thus on the agenda before Fox Hollow.

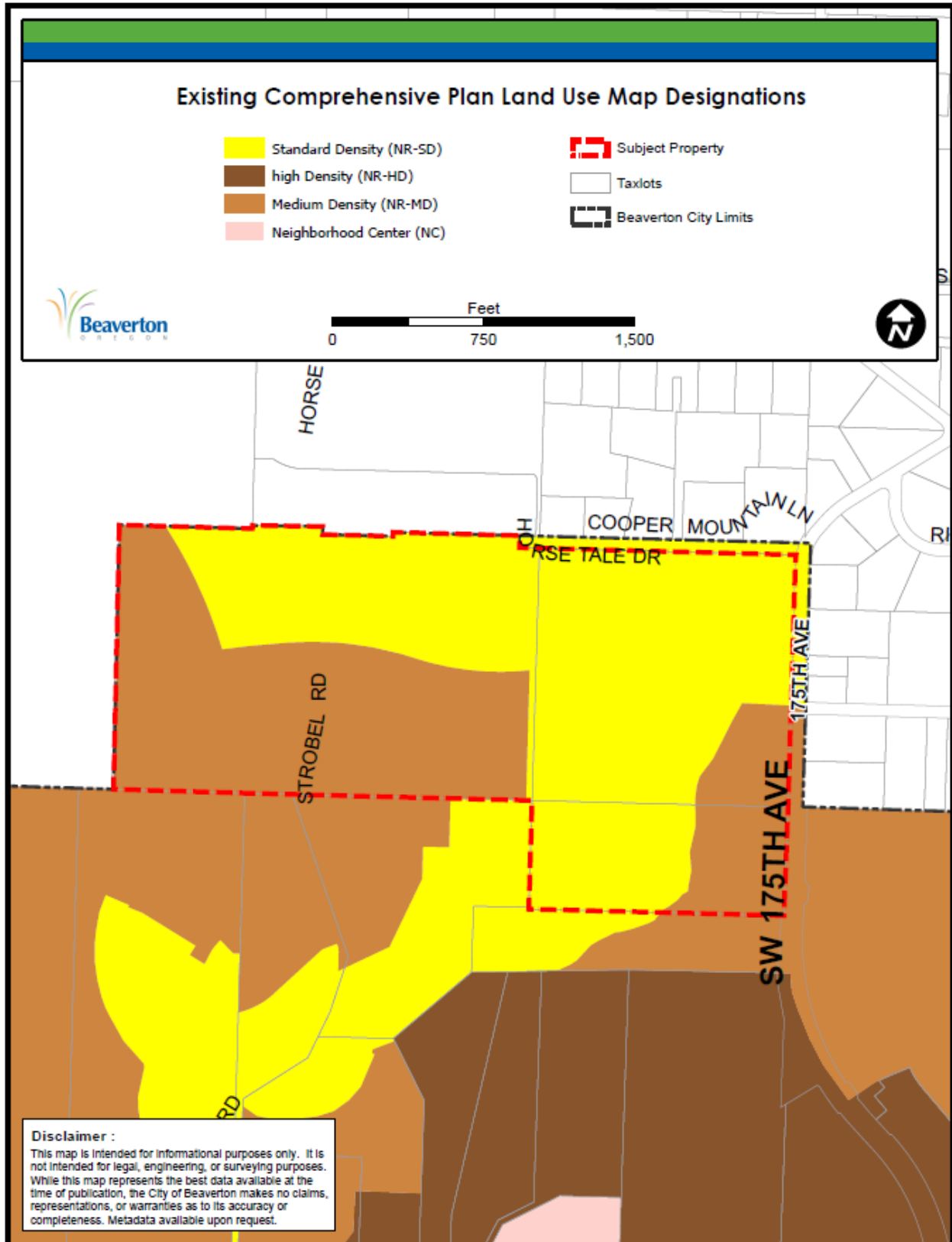
Aerial and Vicinity Map



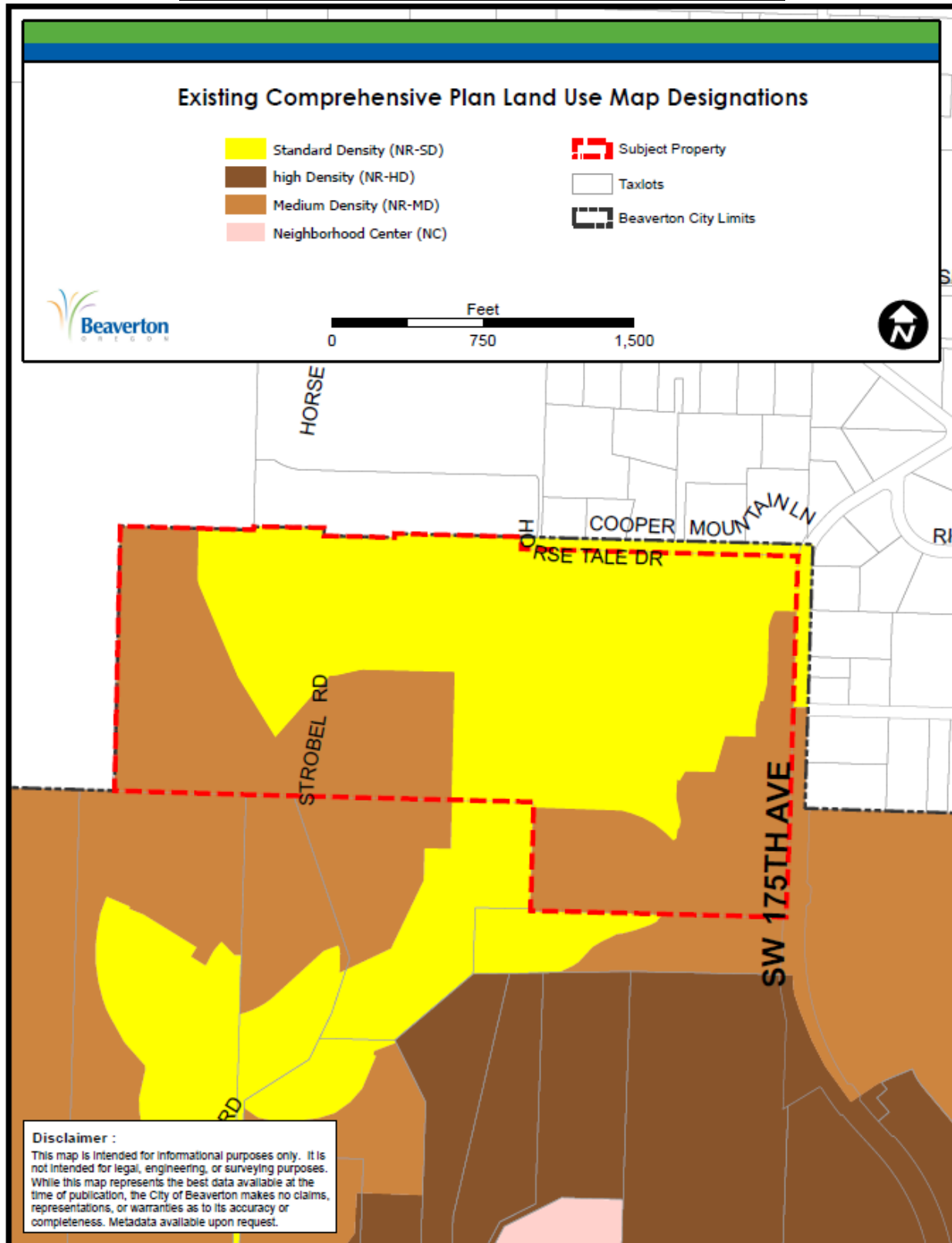
Fox Hollow / Vineyard South Cooper Mountain Comprehensive Plan Amendment

CPA2018-0001

Existing Comprehensive Plan Land Use Map Designations



Proposed Comprehensive Plan Land Use Boundary



**CPA2018-0001
ANALYSIS AND FINDINGS FOR
QUASI-JUDICIAL COMPREHENSIVE MAP AMENDMENT APPROVAL**

Chapter 1: Section 1.3 Comprehensive Plan 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.

Chapter 1: Section 1.5.1 Criteria for Quasi-Judicial Comprehensive Plan Amendment.

The adoption by the City Council of any amendment to the Plan shall be supported by findings of fact, based on the record, that demonstrate the criteria of this Section have been met. The City Council and Planning Commission may incorporate by reference facts, findings, reasons, and conclusions proposed by the City staff or others into their decision.

1.5.1 Approval Criteria (A through D)

A. The proposed amendment is consistent and compatible with relevant Statewide Planning Goals and related Oregon Administrative Rules;

Staff incorporates the applicant's written response to specific Statewide Planning Goals. In this case, the proposed Quasi-Judicial Comprehensive Plan Map Amendment (CPA) is intended to adjust an existing boundary between two Land Use designations (Standard Density and Medium Density) over two development sites, Fox Hollow and The Vineyard, which were applied during the South Cooper Mountain Community Plan (SCMCP) process. The SCMCP acknowledges that the land use district boundaries may have to be adjusted to fit with development patterns on individual sites. The applicant's plan shows equal land areas being exchanged, ensuring no changes to minimum and maximum densities in the South Cooper Mountain Community Plan (SCMCP) area. The applicant states that given the minor nature of the amendment, compliance and compatibility with the Statewide Planning Goals and related OARs will not be impacted by the proposed Comprehensive Map Amendment. All residential developments over ten (10) acres in South Cooper Mountain are required to obtain PUD approval. The PUD approval allows for many variations in housing types, lot sizes and reductions, therefore, the difference between lots within the zoning districts and land use designations is minimal, so long as the minimum density is maintained.

Of the 19 Statewide Planning Goals, staff finds that Goals 1, 2, 5, 10, 12 and 14 (*Citizen Involvement, Land Use Planning, Natural Resources, Housing, Transportation and Urbanization*, respectively) are applicable for consideration. Staff also notes that these goals were evaluated as part of an earlier process to create the SCMCP which lead to subsequent amendment of the Comprehensive Plan Land Use Map and the same land use designations that apply today.

The applicant states that given the minor nature of the amendment, compliance and compatibility with the Statewide Planning Goals and related OARs will not be impacted by the proposed Comprehensive Plan Amendment.

In response to Goal 10 (Needed Housing) the total amount of land in each land use designation is not proposed to change. As the amounts of both the Medium Density and Standard Density residential land are not proposed to change the minimum density of the site is not effected by the proposal, therefore there is no change to needed housing. Staff finds that the applicant's proposal which results in no change to the minimum density of the site is consistent with the Comprehensive Plan, SCMCP and Goal 10 requirements.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

B. The proposed amendment is consistent and compatible with the applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan;

Staff incorporates the applicant's written response stating that the minor nature of the amendment will not impact the compliance and compatibility with the applicable Titles of the Metro Urban Growth Management Functional Plan or the Regional Transportation Plan. The proposed amendment to the Comprehensive Plan Land Use Designations is to relocate the boundary between the Standard Density and Medium Density designations established through the broader South Cooper Mountain Community Plan. Additionally, staff confirms that applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan were addressed as part of the South Cooper Mountain Community Plan and for subsequent adoption of existing Land Use designation that apply to subject properties. Staff observes the net result of this CPA is no change to the total amount of land within each land use designation on site. The applicant's narrative also states that no alterations to the Urban Growth Boundary are proposed and no street alignments or functional classifications identified on the Regional Transportation Plan are altered by the amendment. Staff also incorporates the facts and findings as stated above in response to Criterion A. In response to Criterion B, staff also finds the proposal to be consistent with the minimum housing capacity identified in Table 2 of the SCMCP, titled *Land Use Designation and Capacity Estimates*.

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

C. The proposed amendment is consistent and compatible with the Comprehensive Plan and other applicable local plans; and

Staff incorporates the facts and findings as stated above in response to Criteria A and B. Staff also incorporates the applicant's written response to specific plan policies identified in the narrative. As the applicant only proposes to shift the boundaries of two land use districts within the SCMCP area while maintaining the same amount of land in

each district many of the Comprehensive Plan Policies and SMCCP Policies to not apply. Physical development, such as the Fox Hollow PUD which is being processed at the same time as this amendment, will require responses to more detailed Comprehensive Plan and SCMCP policies which address physical development. Below are responses to relevant Comprehensive Plan and SMCCP policies related to this request for a Comprehensive Plan Map Amendment.

Comprehensive Plan Policies

Policy 3.8.2.d 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 predominately single family homes.

The applicant proposes to adjust the boundaries between the Standard Density and Medium Density land use districts which results in the Standard Density being further away from SW 175th Avenue, a major county road, meeting the intention of Policy 3.8.2.d. In addition the proposed land use designations better align with proposed roads and grades.

Policy 3.8.3.h 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 Neighborhood and higher density neighborhoods or commercial or mixed use designations.

The applicant proposes to adjust the boundaries between the Medium Density and Standard Density land use districts which will result in the Medium Density land use designation forming a buffer along the majority of 175th Avenue for the Standard Density land use designation, consistent with the intention of Policy 3.8.3.h.

South Cooper Mountain Community Plan

Additionally, in response to Criteria C, staff also refers to Policy 4 of Land Use Implementation section (cited below) from the SCMCP that recognizes the need for adjusting the boundaries of the Comprehensive Plan land use map to achieve consistency with proposed Zoning Map land use boundaries when development is proposed. Policy No. 4 reads:

“Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific conditions, and the placement of roads, housing densities, parks, schools and other development that will occur incrementally over time.”

In this case, staff acknowledges the applicant’s CPA proposal to be limited in scope and that future physical development plans will identify site-specific conditions. Staff

incorporates the applicant's written response to Criterion C, which states that the boundary adjustment between the land use designations is intended to better align existing topography with the proposed street layout, create a more cohesively design neighborhood and allow for a more natural transition between differing land use densities through the equal exchange of land areas. The applicant's proposed CPA is consistent with Policy 4 of the South Cooper Mountain Community plan.

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

D. If the proposed amendment is to the Land Use Map, there is a demonstrated public need, which cannot be satisfied by other properties that now have the same designation as proposed by the amendment.

Staff incorporates the facts and findings as stated for Criteria A, B and C. This CPA proposal does not change land use designations applied to the subject properties. As previously stated, the proposal is to modify the current boundaries for alignment with roads and property lines, consistent with direction under Policy 4 of the SCMCP.

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

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CPA2018-0001 (Fox Hollow / Vineyard South Cooper Mountain Comprehensive Plan Amendment)**.