

# Panzer Comprehensive Plan and Zoning Map Amendments CPA2022-0006/ZMA2022-0006

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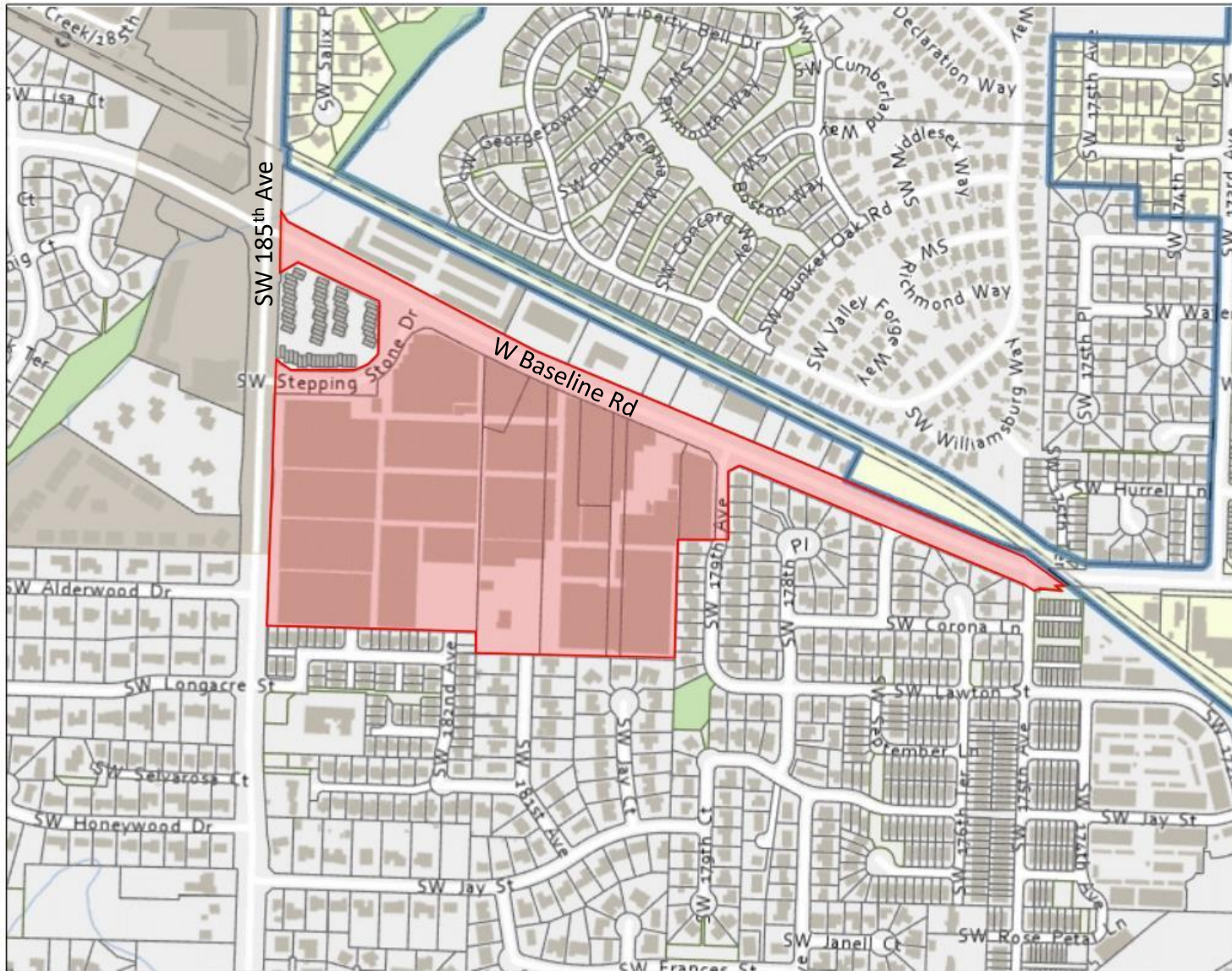
Planning Commission Hearing  
September 21, 2022

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Lina Smith, Associate Planner





# Panzer Annexation



### Legend

- Washington County Taxlots
- Beaverton City Limits
- County Line
- Proposed Annexation Area

0.2                      0                      0.09                      0.2 Miles

Report Date: 08/02/2022



The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

### Notes

# Annexation Process Overview

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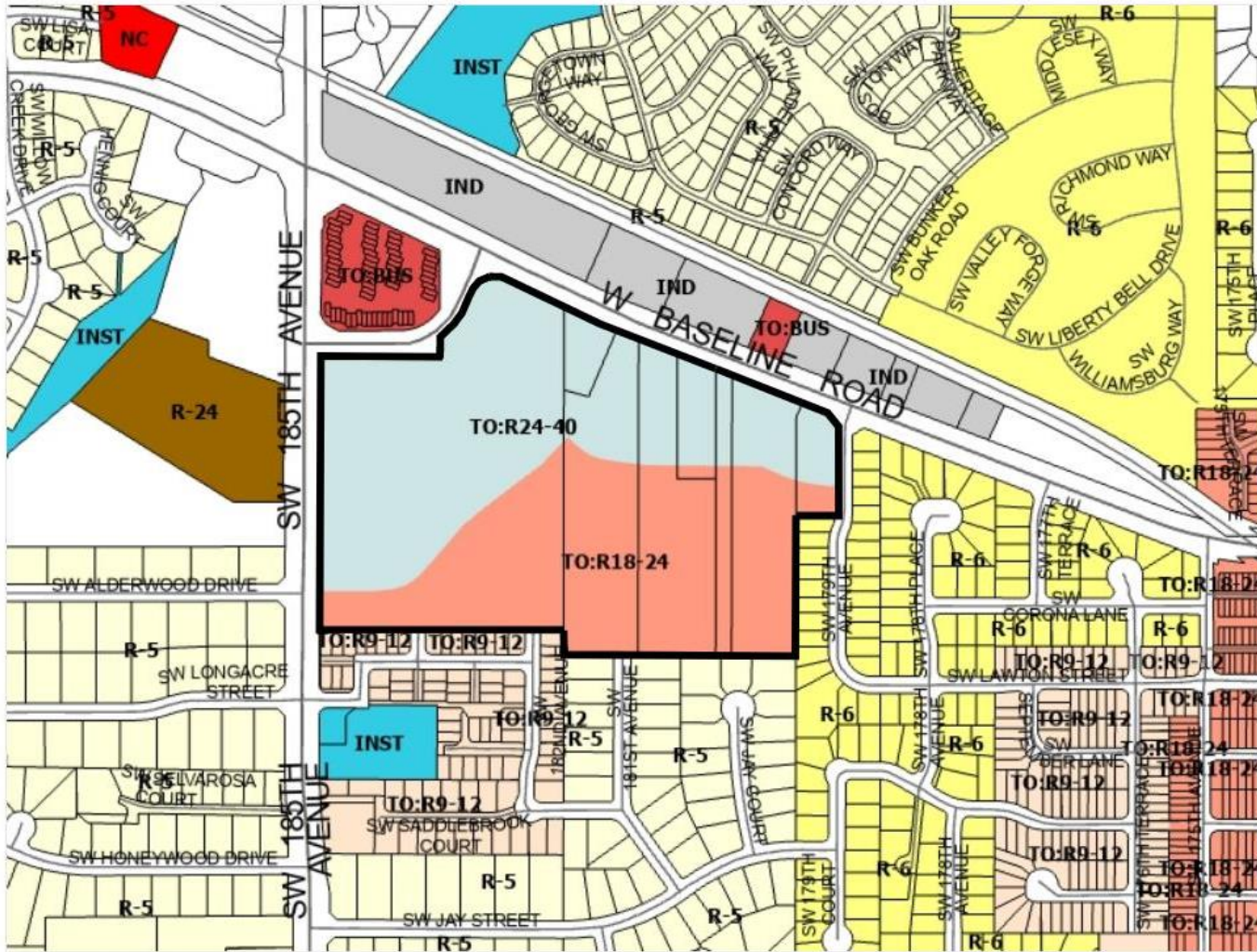
- **Washington County-City of Beaverton Urban Planning Area Agreement (UPAA)**



- 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.

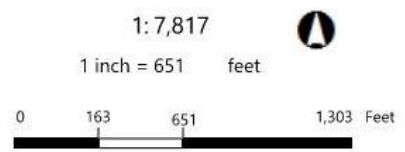
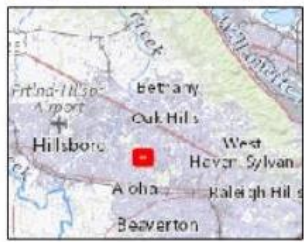
# Comprehensive Plan Section 1.5.2

**Table 1, 1.5.2: Annexation-related plan and zone changes not requiring discretion (Type I CPA/ZMA Applications)**

<b>County Land Use District</b>	<b>City Comprehensive Plan Designation</b>	<b>City Zoning District</b>
R-5, Residential 5 units/acre	Lower Density Neighborhoods (LDN)	RMC
R-6, Residential 6 units/acre; R-6 NB, North Bethany District	Lower Density Neighborhoods (LDN)	RMC
R-9, Residential 9 units/acre; R-9 NB, North Bethany District	Lower Density Neighborhoods (LDN)	RMC
R-15, Residential 15 units/acre; R-15 NB, North Bethany District	Lower Density Neighborhoods (LDN)	RMB
R-24, Residential 24 units/acre	Lower Density Neighborhoods (LDN)	RMA
TO: R9-12, Transit Oriented Residential District 9-12 units/acre	Lower Density Neighborhoods (LDN)	RMB
TO: R12-18, Transit Oriented Residential District 12-18 units/acre	Lower Density Neighborhoods (LDN)	RMA
TO:R24-40, Transit Oriented Residential <sup>1</sup>	Station Community (SC)	SC-HDR
TO:R24-40, Transit Oriented Residential <sup>2</sup>	Town Center (TC)	TC-HDR



-  Subject Properties
-  Washington County  
Transit Oriented Residential  
18-24 units/acre
-  Washington County  
Transit Oriented Residential  
24-40 units/acre



Notes

8/2/2022

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map; however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore, there are no warranties which accompany this production. Notification of any errors will be appreciated.

# Proposal Summary

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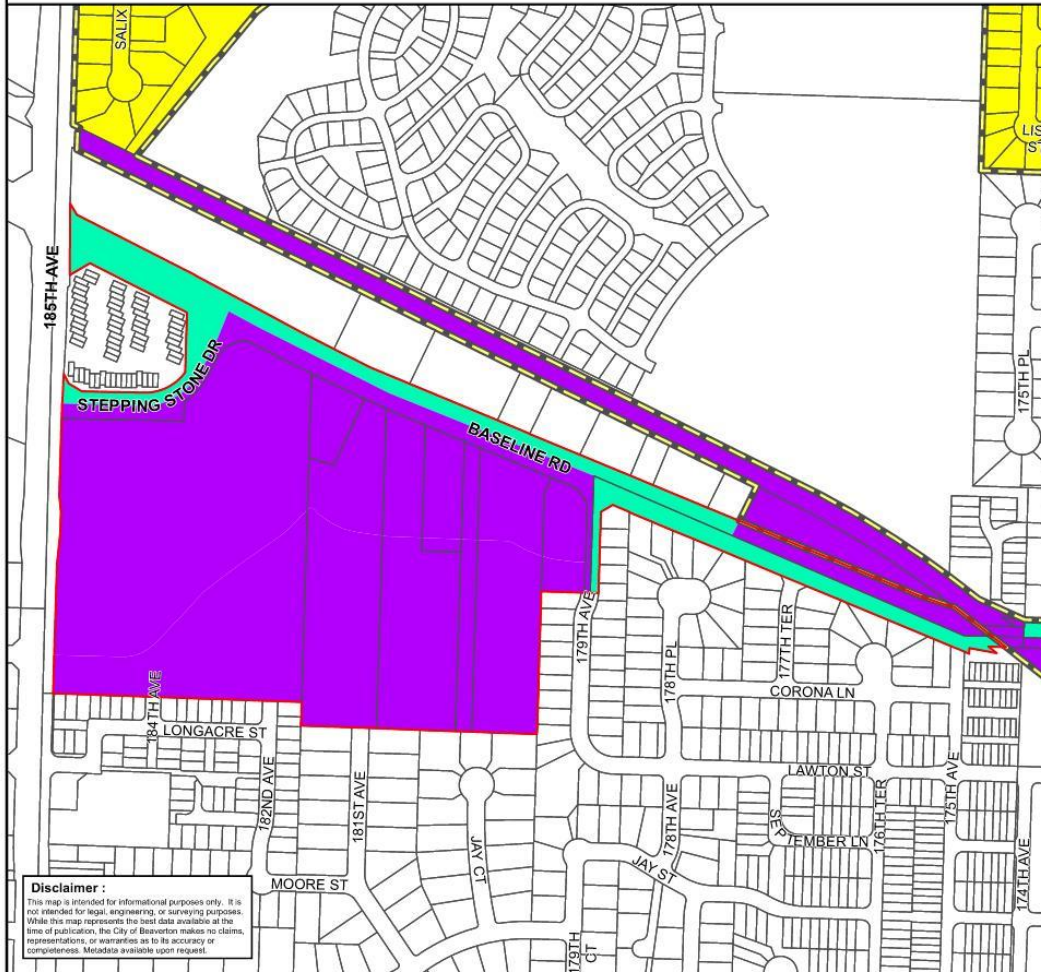
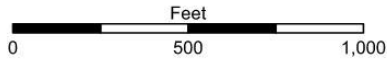
- **Annexation-Related Discretionary Comprehensive Plan Map Amendment** – apply a city land use designation
  
- **Annexation-Related Discretionary Zoning Map Amendment** – apply a city zoning district

# Proposed Comprehensive Plan Map Amendment

## Beaverton Land Use

- Low Density (NR-LD)
- Station Community (SC)
- Interim Washington County

- Current Beaverton City Limits
- Proposed Annexation
- Taxlots



**Disclaimer :**  
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# CPA Approval Criteria

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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 (Section 1.5.1.B.1.c):

- i. City Comprehensive Plan policies in the Land Use Element
- ii. Consistency with the County Land Use Districts



# CPA Approval Criteria

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Proposed Land Use Designation: **Station Community**

Consistent with Goal 3.6.4 Station Communities in the Land Use Element and Washington County's TO: R18-24 Land Use District:

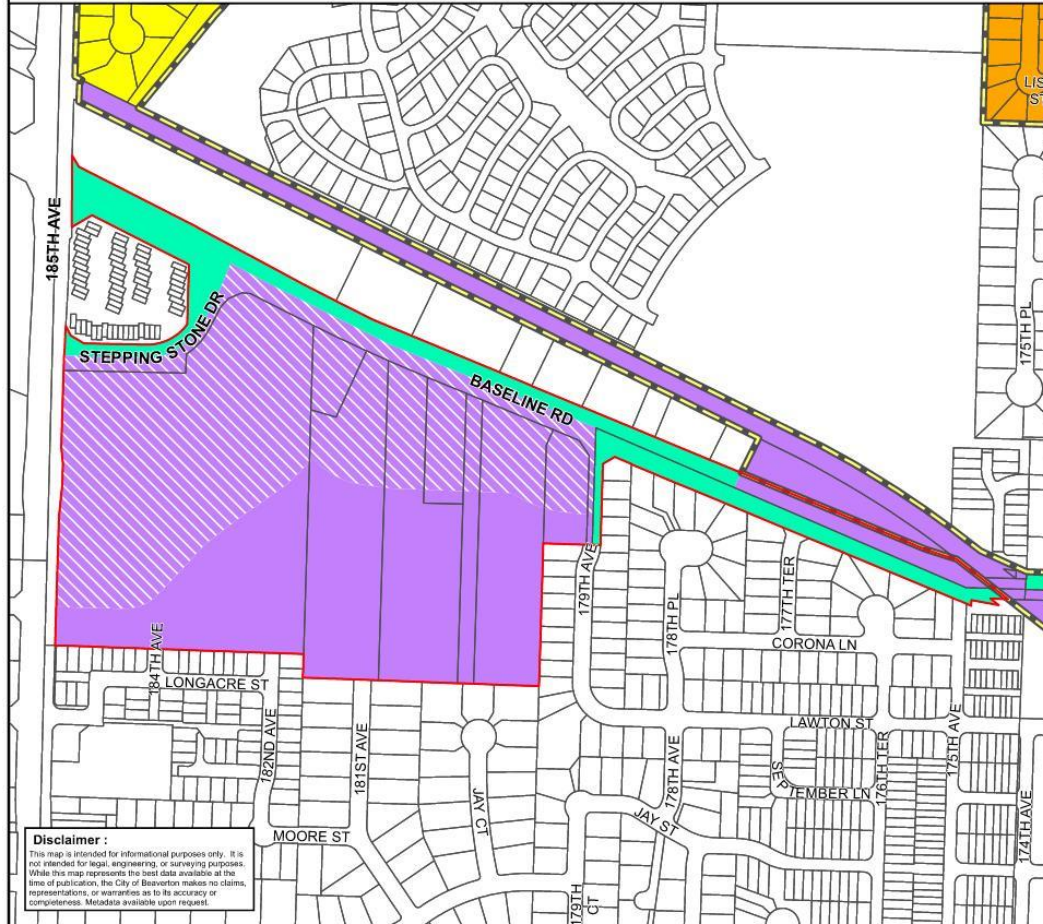
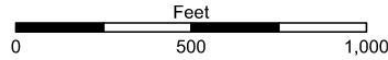
- Site is well-served by transit: Willow Creek Transit Center, MAX Light Rail and TriMet Buses
- Focus on proximity to light rail as an amenity for urban living/working
- Encourage transit-supportive and pedestrian-oriented development

# Proposed Zoning Map Amendment

## Beaverton Zoning

- Residential Mixed C (RMC)
- Residential Mixed B (RMB)
- Station Community - Multiple Use (SC-MU)
- Station Community - High Density (SC-HDR)
- Interim Washington County

- Current Beaverton City Limits
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# ZMA Approval Criteria

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The decision-making authority shall consider the following criteria (Section 40.97.15.4.C.3):

- i. City zoning districts allowed by the City Comprehensive Plan designation to be applied to the property or properties.
- ii. How closely the proposed City zone corresponds to the County designation in allowed uses; minimum and/or maximum density; and/or floor-area ratio minimum and/or maximums.
- iii. Other relevant County and City zone/designation purpose statements or site development standards as determined by the decision-making body.

# ZMA Approval Criteria

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Current Zone: **TO: R18-24 Land Use District**

Proposed Zone: **Station Community – Multiple Use District (SC-MU)**

- Both zones have similar allowed uses
- Both zones focus on transit supportive development that is located within one-half mile of a light rail station
- Both zones encourage employees, residents, and visitors to walk, ride a bicycle, or utilize other non-vehicular forms of transportation

# Staff Recommendation

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Staff recommends that Planning Commission forward a **RECOMMENDATION OF APPROVAL** to City Council for the Panzer Comprehensive Plan and Zoning Map Amendments (CPA2022-0006/ZMA2022-0006).