

595 SW 150th
Avenue Comprehensive Plan
and Zoning Map Amendments
CPA2019-0004 / ZMA2019-0005

Planning Commission Hearing
October 23, 2019

Annexation Process Overview

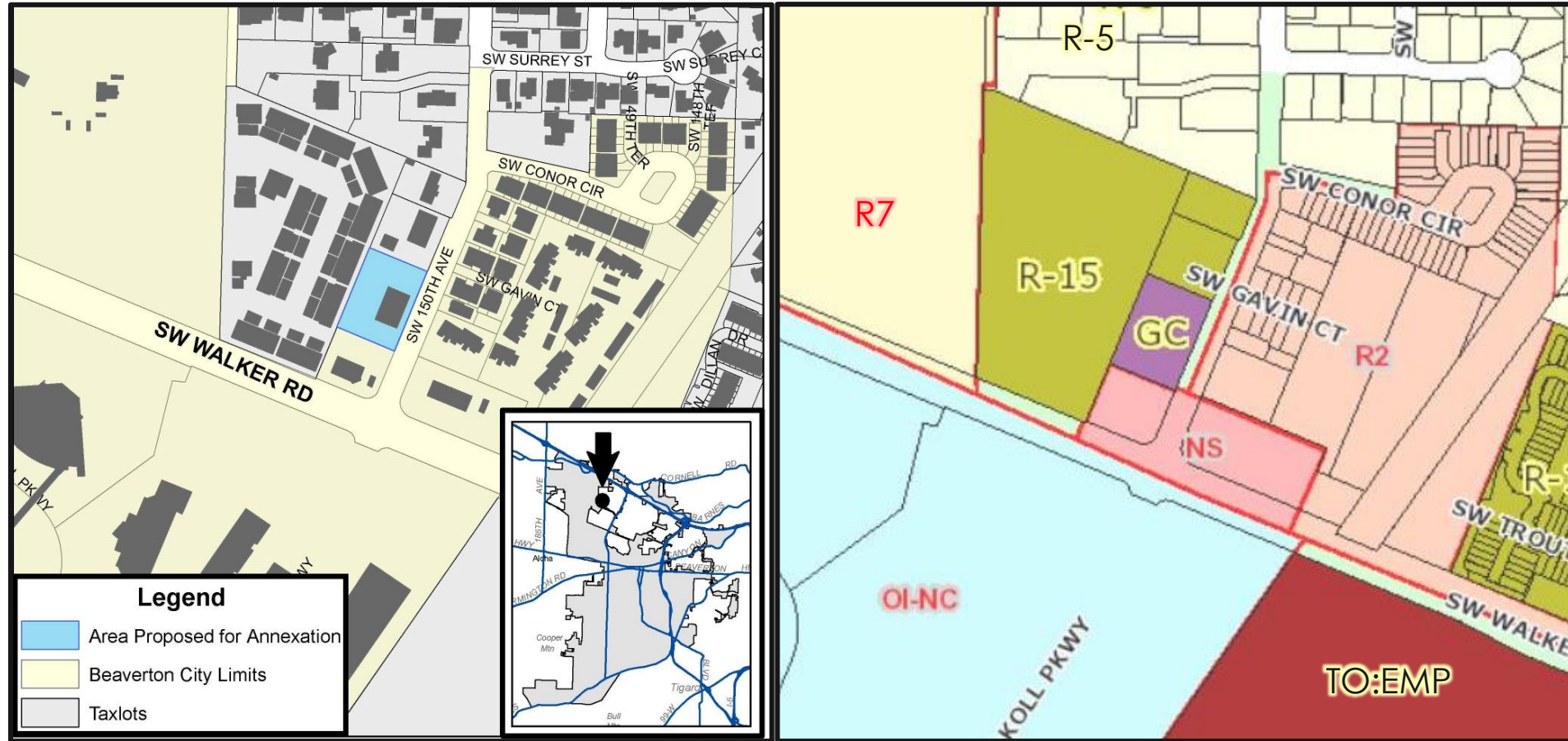
- **Washington County-City of Beaverton Urban Planning Area Agreement (UPAA)**
 - Upon annexation, the CITY shall initiate changes to the Comprehensive Plan land use and zoning designations corresponding as closely as possible to designations already adopted by the COUNTY. The CITY shall maintain a list 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)

County Land Use District	City Comprehensive Plan Designation	City Zoning District
R-5, Residential 5 units/acre	Standard Density Neighborhoods (SDN)	R7
R-6, Residential 6 units/acre	Standard Density Neighborhoods (SDN)	R7
R-9, Residential 9 units/acre	Standard Density Neighborhoods (SDN)	R5
TO:R24-40, Transit Oriented Residential ¹	Station Community (SC)	SC-HDR
TO:R24-40, Transit Oriented Residential ²	Town Center (TC)	TC-HDR
TO:R40-80, Transit Oriented Residential ¹	Station Community (SC)	SC-HDR
TO:R80-120, Transit Oriented Residential ¹	Station Community (SC)	SC-HDR
TO:RC, Transit Oriented Retail Commercial ^{1, 3}	Station Community (SC)	SC-MU
TO:BUS, Transit Oriented Business ²	Town Center (TC)	TC-MU
TO:BUS, Transit Oriented Business ¹	Station Community (SC)	SC-MU
TO:EMP, Transit Oriented Employment ¹	Station Community (SC)	SC-E1

595 SW 150th Avenue - Vicinity



595 SW 150th Avenue Comprehensive Plan and Zoning Map Amendments

Proposal Summary

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

- **Annexation-Related Discretionary Zoning Map Amendment** – apply a city zoning district

Comprehensive Plan Amendment (CPA)

Comprehensive Plan Designation

Implementing Zoning Districts

Commercial Centers and Corridors	
Regional Commercial	CC, Corridor Commercial
	CS, Community Service
	C-WS, Washington Square Regional Center – Commercial District*
	GC, General Commercial
Community Commercial	CC, Corridor Commercial
	CS, Community Service
	C-WS, Washington Square Regional Center – Commercial District*
Neighborhood Centers	NS, Neighborhood Service
	R2, Residential Urban Medium Density District (2,000)
	R4, Residential Urban Medium Density District (4,000)

- Proposed land use designation: Neighborhood Centers

Section 1.5.1.B.1: CPA Approval Criteria

Consistent with one or more of the following criteria:

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

Zoning Map Amendment (ZMA)

Comprehensive Plan Designation

Implementing Zoning Districts

Commercial Centers and Corridors	
Regional Commercial	CC, Corridor Commercial
	CS, Community Service
	C-WS, Washington Square Regional Center – Commercial District*
	GC, General Commercial
Community Commercial	CC, Corridor Commercial
	CS, Community Service
	C-WS, Washington Square Regional Center – Commercial District*
Neighborhood Centers	NS, Neighborhood Service
	R2, Residential Urban Medium Density District (2,000)
	R4, Residential Urban Medium Density District (4,000)

- Proposed zoning district: Neighborhood Service (NS)

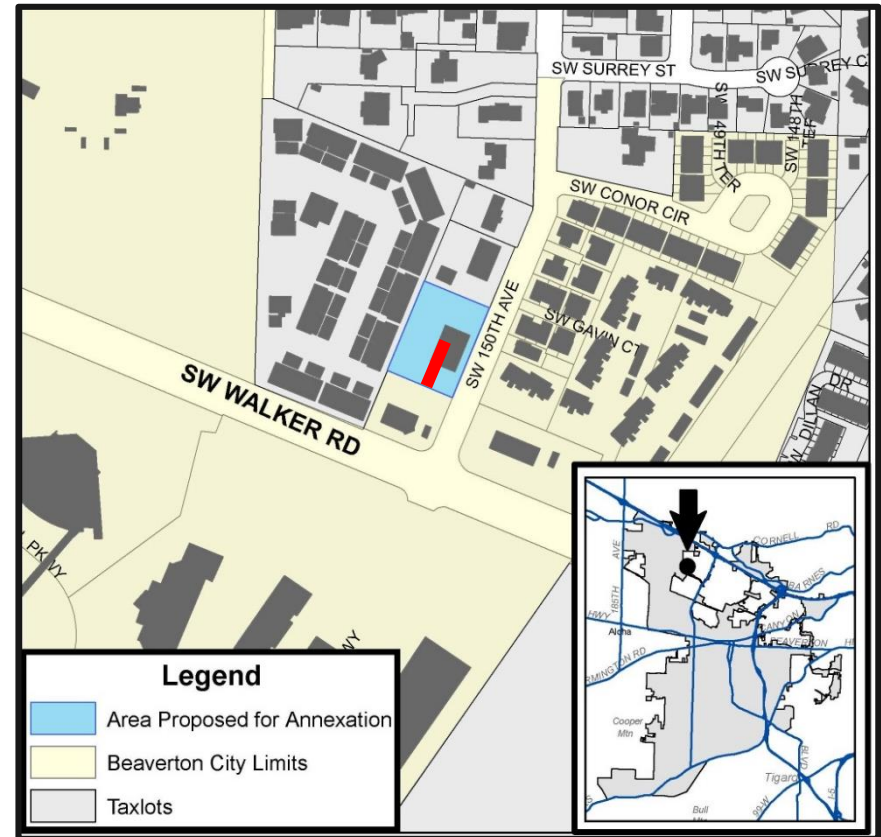
Section 40.97.15.4.C.3: ZMA Approval Criteria

Consider the following criteria:

- i. Zoning districts are allowed in Comprehensive Plan designation.
- 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 maximum.
- iii. Other relevant County and City zone/designation purpose statements or site development standards as determined by the decision-making authority.

Public Comments

- Potential nuisances related to proposed development and/or use of the site.
- Community Service zone would be more appropriate for the site instead of Neighborhood Service zone.



Staff Recommendation

Staff recommends that Planning Commission forward a **RECOMMENDATION OF APPROVAL** to City Council for 595 SW 150th Avenue Comprehensive Plan and Zoning Map Amendments (CPA2019-0004 / ZMA2019-0005).