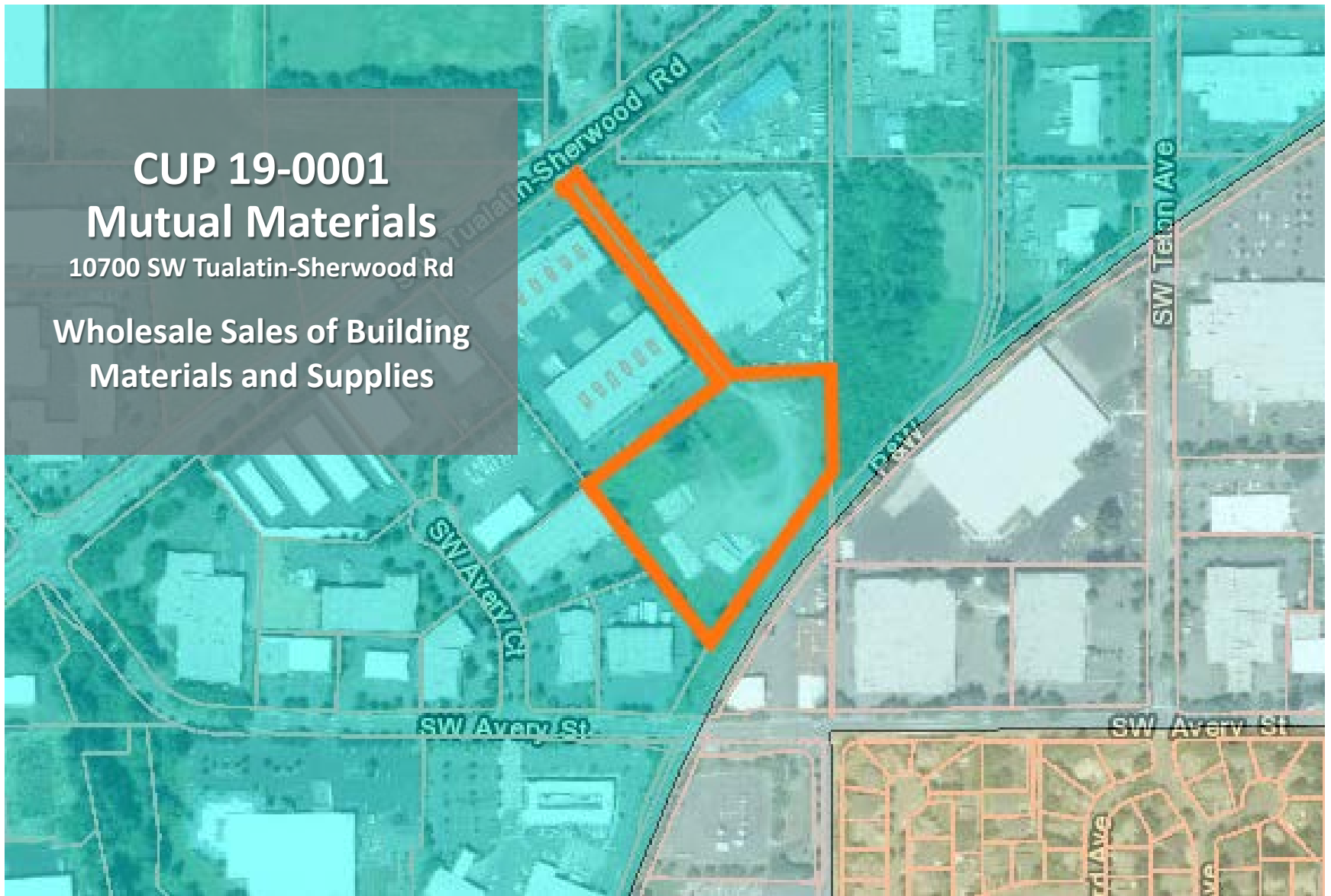


CUP 19-0001

Mutual Materials

10700 SW Tualatin-Sherwood Rd

**Wholesale Sales of Building
Materials and Supplies**



CUP 19-0001
Mutual Materials - Tualatin

TUALATIN PLANNING COMMISSION
June 20, 2019



PRESENTATION

1. Conditional Use Permits
2. Site Background
3. Subject Proposal
4. Applicable Criteria
5. Conclusion



CONDITIONAL USE PERMITS

Conditional Use Permit Purpose:

- To provide standards for conditional uses of land/ structures which, because of their unique characteristics relative to location, design, size, operation, circulation and public interest, require special consideration



CONDITIONAL USE PROCEDURE

Type III Procedure:

- Pre-Application Meeting – March 20
- Neighborhood Developer Meeting – April 1
- Application Submitted – April 12
- Application Deemed Complete – May 2
- Planning Commission Hearing – *Today*, June 20
- 120 Day Rule – August 30

*** To be decided prior to AR-19-0003*



SITE BACKGROUND



- Undeveloped 5-acre site
- General Manufacturing (MG) Zone
- Access provided off of Tualatin-Sherwood Road; shared with 2 other sites
- Similar CUP and AR request granted in 2008 – Expired

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CONDITIONAL USE REQUEST

CUP 19-0001:

- Consideration of a Conditional Use Permit for a Wholesale Sales of building materials and supplies in MG Zone

Table 61-1 Use Categories in the MG Zone

Industrial Use Categories

<i>Wholesale Sales</i>	Conditional Use Permit required for wholesale sales of building materials and supplies
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CONDITIONAL USE REQUEST

Wholesale Sales:

- Wholesale Sales are the sale, lease, and/or rental of products primarily to businesses. On-site sales to the general public are limited.

Example of Use:

- Wholesale sales of building materials and supplies, including, but not limited to masonry supplies; ceramic & stone tile and pavers



CONDITIONAL USE REQUEST



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APPROVAL CRITERIA

TDC 33.040(5)– CUP Approval Criteria

The applicant must provide evidence to demonstrate that the proposed use satisfies the following criteria:

- (a) The use is listed as a conditional use in the underlying zone;
- (b) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features;



APPROVAL CRITERIA

- (c) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
- (d) The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone; and



APPROVAL CRITERIA

(e) The proposal satisfies those objectives and policies of the Tualatin Community Plan that are applicable to the proposed use:

Chapter 7.040(3): Manufacturing Planning District Purpose

- *Suitable for light manufacturing uses and also for a wide range of heavier manufacturing and processing activities.*
- *Could be expected to be more unsightly and to have more adverse environmental effects.*
- *Rail access and screened open storage would be allowed in this area, conforming to design standards.*
- *Suitable for the retail sale of home improvement materials and supplies; not greater than 60,000 GFA per building.*



APPROVAL CRITERIA

Criteria are met through the following Conditions of Approval:

- CUP-1** Site improvements to support the wholesale sales of building materials and supplies approved under CUP-19-0001 must be constructed as conditioned under AR-19-0003 approval, except as subsequently modified as provided by TDC 33.020(7).
- CUP-2** On-site retail sales to the general public must remain limited and incidental to wholesale sales of building materials and supplies.
- CUP-3** Hours of operation shall be limited to 6:30 am to 4:00 pm Monday through Friday and 9:00 am to 3:00 pm on Saturdays between the months of April through October.
- CUP-4** On-site showroom space must be limited to 4,200 square feet of indoor space and 9,000 square feet of outdoor space, as indicated on the submitted site plan in Exhibit A.
- CUP-5** Any modification to these Conditions of Approval will be subject to additional Conditional Use Permit application review.



PLANNING COMMISSION OPTIONS

1. Approve CUP 19-0001 for Wholesale Sales of building materials and supplies with recommended Conditions of Approval;
2. Approve CUP 19-0001 for Wholesale Sales of building materials and supplies with modified Conditions of Approval;
3. Deny the CUP with findings that state which criteria in TDC 33.040(5) the applicant fails to meet.
4. Continue discussion to a later date.



CUP 19-0001
Mutual Materials - Tualatin

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