



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Planning Manager

FROM: Erin Engman, Senior Planner

DATE: March 9, 2022

SUBJECT:

Consideration of an Architectural Review application (AR 21-0011) for an approximately 452,800 square foot industrial building on 24.16 acres in the General Manufacturing (MG) zone at 20400 SW Cipole Road (Tax Lot: 2S128A000100).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 21-00011), subject to the recommended conditions of approval in the attached Analysis and Findings.

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises 24.16 acres of land in the General Manufacturing zone, located between SW Cipole Road and SW 124th Avenue, approximately 800 feet north of SW Tualatin-Sherwood Road. The land is currently occupied by Tualatin Island Greens, which is improved with a 43-tee driving range and miniature golf park.
- The applicant requests approval of an approximately 452,800 square foot industrial building to be used for speculative warehouse and freight movement uses. The building can serve up to four tenants and includes 197 parking stalls. Loading facilities include four berths and 115 docks oriented along the eastern and western elevations, as well as 133 trailer parking stalls.
- Two vehicular access points are proposed, including full-access from SW Cipole Street and a restricted right-in/right-out access from SW 124th Avenue.
- The applicant has been conditioned to provide an access easement on the southeast corner of the site to provide the adjacent southern property an access opportunity off of SW 124th Avenue and adjacent to Cimino Street as required by TDC 75.140(6)(c)(iv)(B).

OUTCOMES OF DECISION:

Approval of AR 21-0011 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 21-0011 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
 - Continue the hearing to a later date for further consideration; or
 - Deny AR 21-0011.
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ATTACHMENTS:

- Analysis and Findings
- Presentation
- Exhibit A1 - Applicant's Narrative
- Exhibit A2 – Plan Set and Elevations
- Exhibit A3 – Tree Assessment Report
- Exhibit A4 – Transportation Impact Analysis
- Exhibit A5 – Stormwater Report
- Exhibit A6 – Supporting Documents
- Exhibit B – Public Noticing Requirements
- Exhibit C – Tualatin Valley Fire & Rescue Conditions
- Exhibit D – Clean Water Services Memorandum
- Exhibit E – Washington County Conditions
- Exhibit F – Map 8-1 Functional Classification Plan
- Exhibit G – Map 8-5 Transit Plan
- Exhibit H – Map 10-5 Commercial Setback
- Exhibit I – Water System Capacity Analysis
- Exhibit J – Public Comment
- Exhibit K – Revised Conditions of Approval (3-09-2022)