



AR 22-0001
Plambeck Gardens
23500 SW Boones Ferry Road

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Plambeck Gardens

ARCHITECTURAL REVIEW BOARD
June 8, 2022



Tonight's Presentation

1. Site Background
2. Past Decision: VAR 21-0003
3. Project Overview
4. Applicable Criteria
5. Conclusion



Site Background



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Past Decision

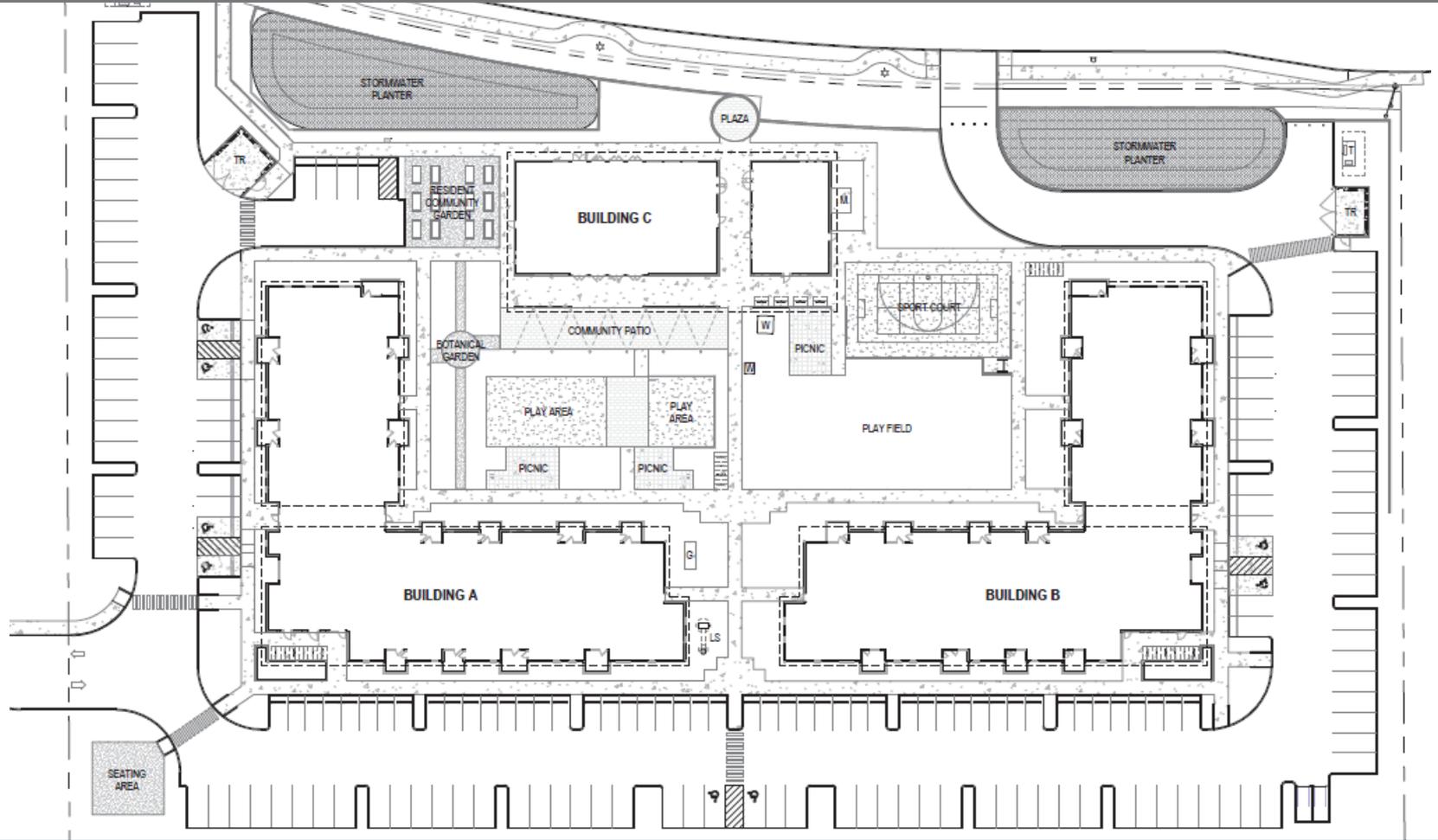
VAR 21-0003 Approved:

- Maximum structure height of 54 ft
- Minimum parking requirement of 170 spaces

Maintains density allowances despite hardships on site



Project Overview



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Procedures (TDC 32.230)

Type III Architectural Review:

- Application submitted - March 4, 2022
- Deemed complete – April 12, 2022
- Notice of Hearing sent – April 28, 2022
- Public hearing – June 8, 2022
- Final decision required – August 24, 2022*

**Applicant granted 14-day extension to 120-day rule*



Architectural Review (TDC 33.020)

Architectural Review for Large Multi-family

Developments: Approval criteria listed in Chapter 73A through 73G, including:

- Site Design Standards
- Landscaping Standards
- Parking Standards
- Waste & Recyclable Management Standards

Conditions of Approval: may implement identified public facilities and services needed to serve the proposed development through Chapters 74 and 75.

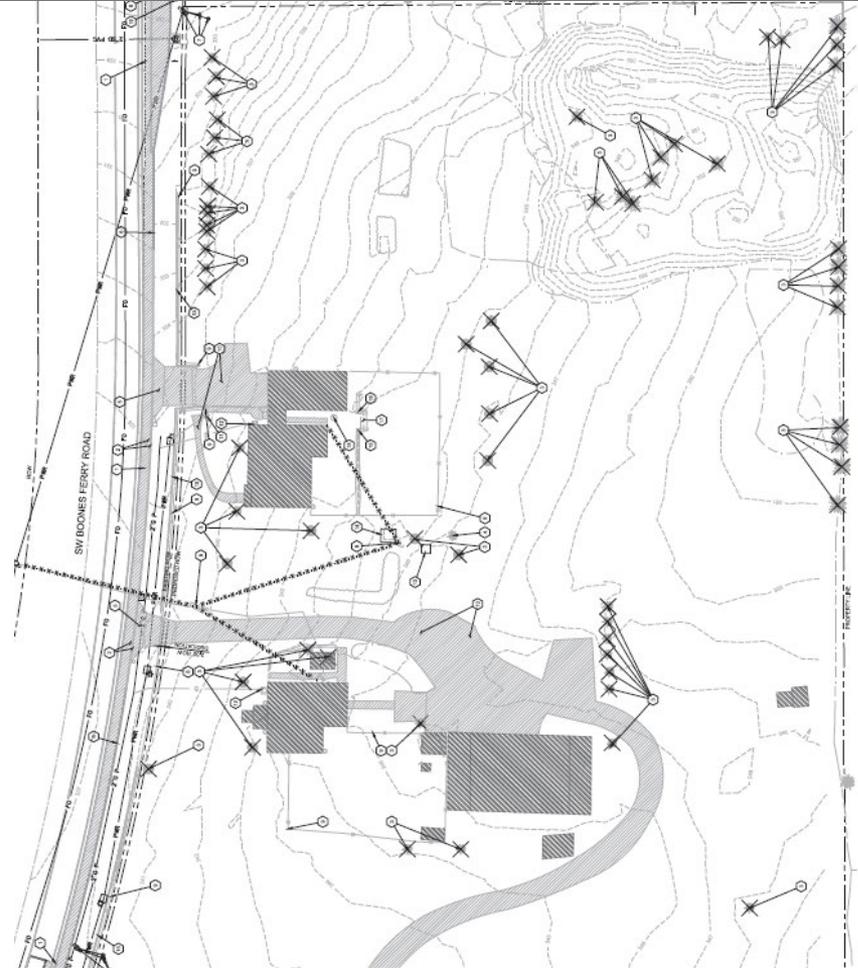


Tree Removal (TDC 33.110)

The application includes tree removal:

Approval Criteria

- The tree is diseased;
- The tree is a hazard;
- Necessary to remove tree to construct proposed improvements



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RH Zone (TDC 43)

The proposal complies with zoning:

- Setbacks
- Building height
- Permitted uses

* VAR 21-0003

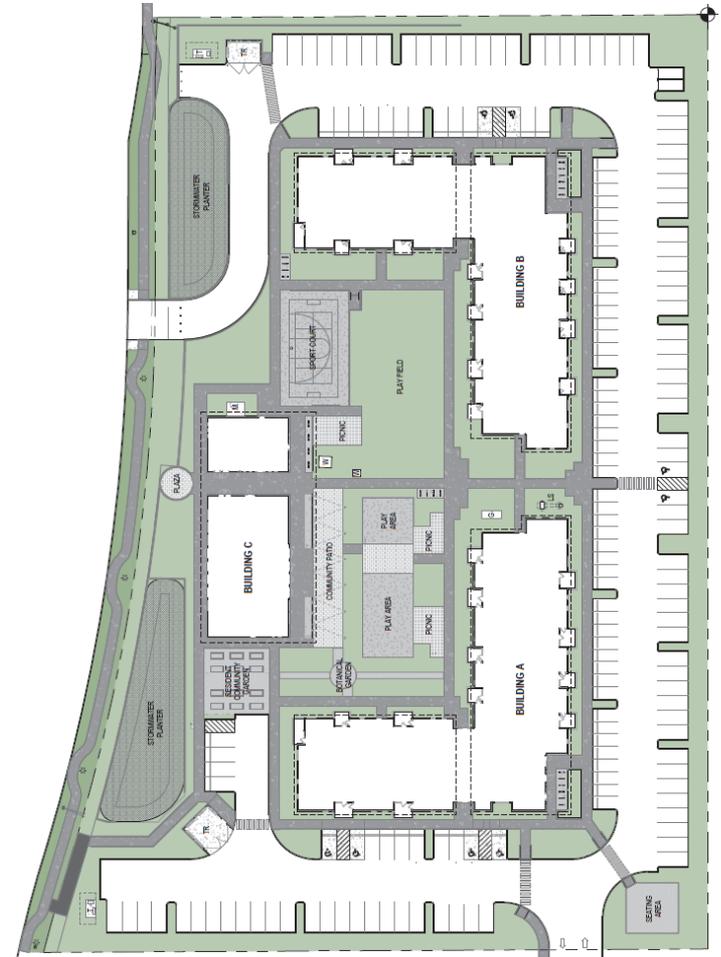
USE CATEGORY	STATUS	
Household Living: Multi-family structure	Permitted	
STANDARD	REQUIREMENT	MIN. PROPOSAL
Setbacks:		
<i>Front (Boones Ferry Rd)</i>	35 ft	86 ft
<i>Side/Rear</i>	12 ft	84 ft
<i>Between Buildings</i>	10 ft	45 ft
<i>Parking Area</i>	10 ft	10.5 ft
Building Height:	54 ft*	53.6 ft



Site Design (TDC 73A)

The proposal complies with requirements for:

- Private Outdoor Areas
- Entry Areas
- Shared Outdoor Areas
- Children's Play Areas
- Storage
- Walkways/Accessways
- Lighting
- Safety & Security
- Service, Delivery & Screening



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Building Design (TDC 73A)

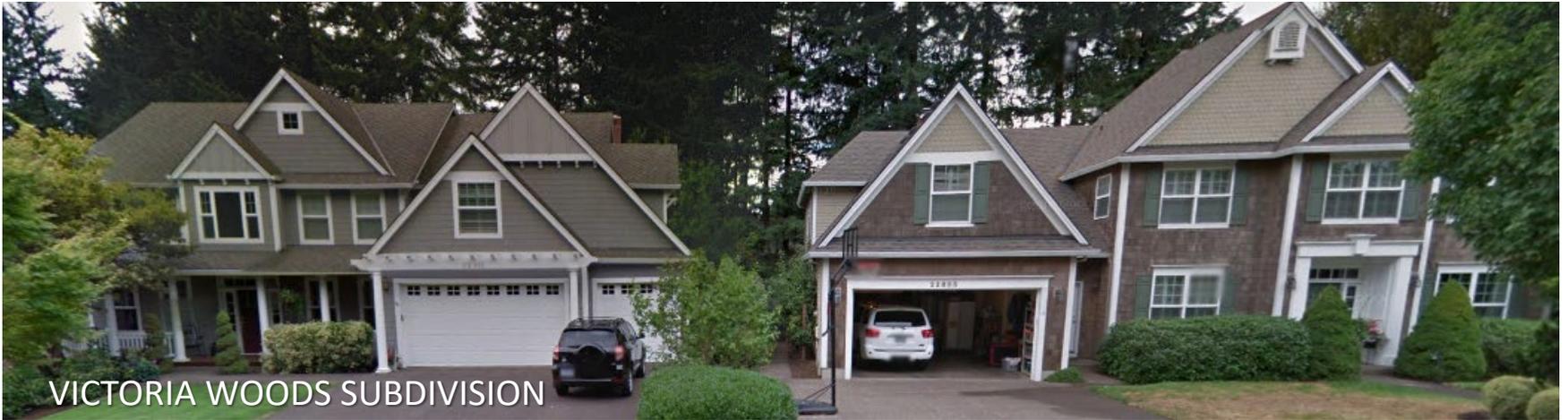


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Building Design (TDC 73A)



VICTORIA WOODS SUBDIVISION



VICTORIA GARDENS SUBDIVISION

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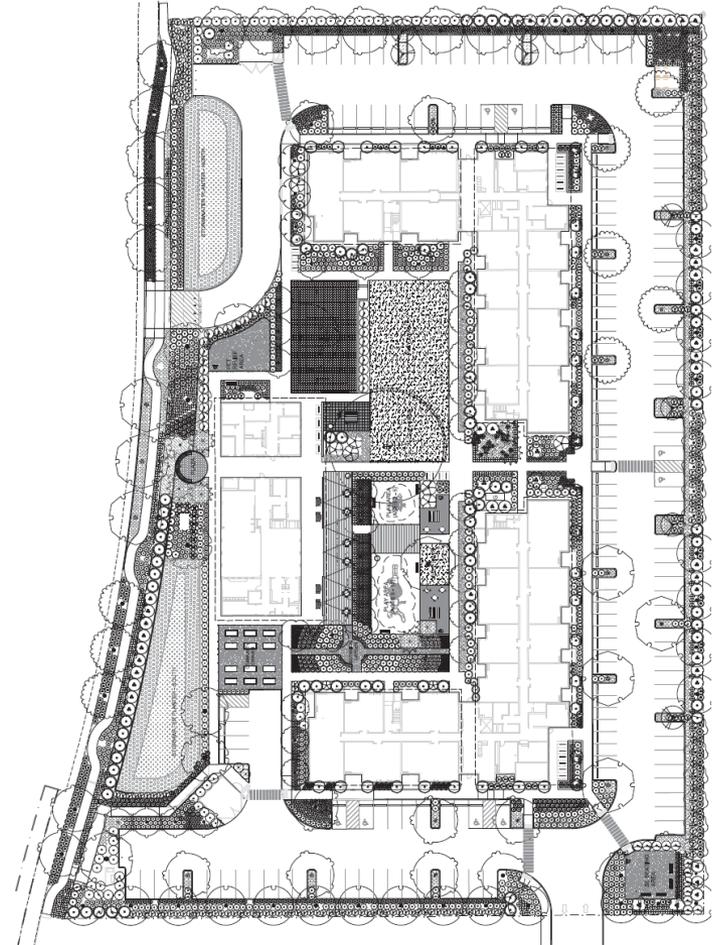
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Landscaping Standards (TDC 73B)

The application demonstrates the proposal complies with requirements for:

- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings



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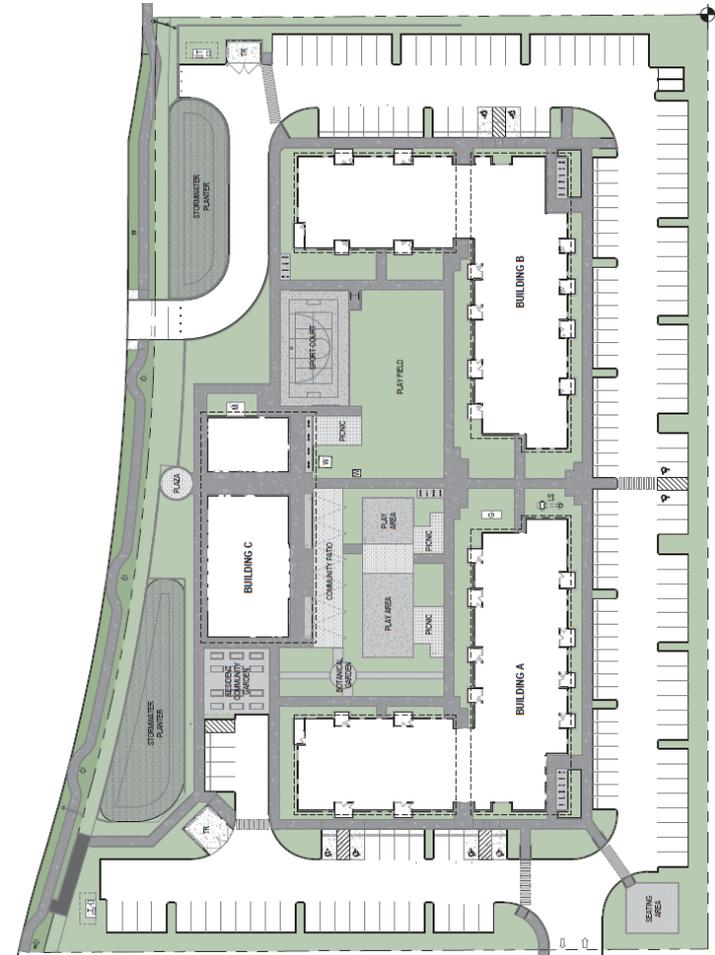


Parking Standards (TDC 73C)

The application demonstrates the proposal complies with requirements for:

- Minimum parking requirements (170 required* & provided)
- Bike parking (116 required & 206 provided)
- Parking / drive aisle standards
- Parking lot landscaping

*VAR 21-0003



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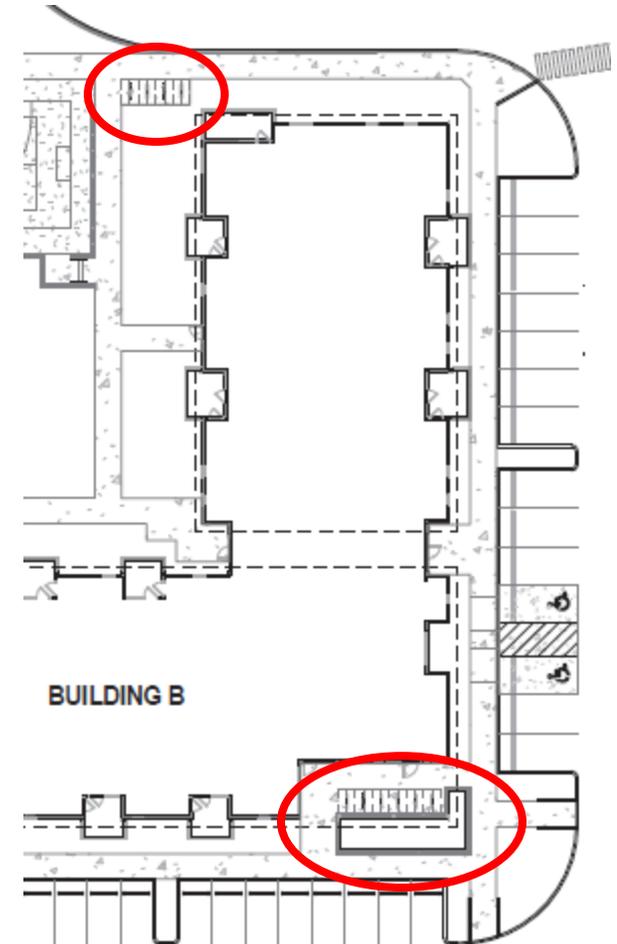
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Parking Standards (TDC 73C)

With conditions, the proposal complies with TDC 73C.250(2):

- Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet; [...]

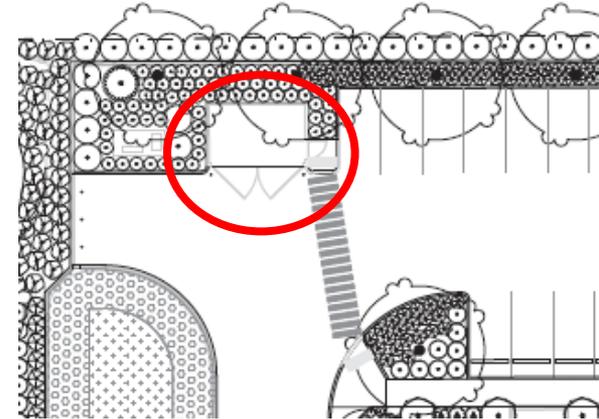




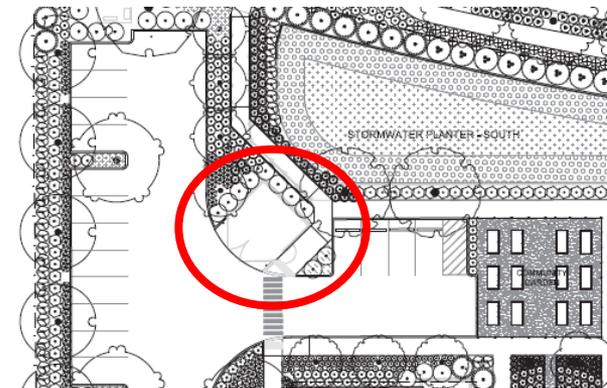
Waste and Recyclables (TDC 73D)

The application demonstrates the proposal complies with requirements for:

- Minimum Storage Area
- Location
- Screening
- Access



NW TRASH ENCLOSURE



SW TRASH ENCLOSURE



Waste and Recyclables (TDC 73D)

With conditions, the proposal complies with TDC 73D.070(2):

- Exterior storage areas must be enclosed by a sight obscuring fence or wall at least 6 feet in height.
- Vertical clearance of 8 feet is required if the storage area is covered.



Public Improvements (TDC 74)

With conditions, the proposal complies with public improvement standards.

- Right-of-Way and Easement Dedication
- Street Improvements
- Utilities: Water, Sanitary Sewer, Storm Sewer
- Stormwater: Water Quality Detention Facility
- Grading and Erosion Control



Access Management (TDC 75)

With conditions, the proposal is subject to joint access through the Autumn Sunrise subdivision or by obtaining a Design Exception from Washington County for interim access off of Boones Ferry.

- **TDC 75.050. - Access Limited Roadways. (2)(h)**
Boones Ferry Road at all points located within the City of Tualatin Planning Area
- **TDC 75.110. Joint Access Standards.**
When joint accesses are required by properties undergoing development, an overall access plan shall be prescribed by the City Manager. Interim accesses may be allowed in accordance with TDC 75.060 of this chapter to provide for the eventual implementation of the overall access plan.





Conclusion

- The findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 22-0001), as conditioned.
- Questions?