

ORDINANCE NO. 4672

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing Industrial designation to a Commercial designation and a zone change from an M-1 (Light Industrial) zone to a C-3 PD (General Commercial Planned Development) zone on approximately 28 acres; and amending the City of McMinnville Comprehensive Plan Map from an existing Industrial designation to a Residential designation and a zone change from an M-1 (Light Industrial) zone to an R-4 PD (Multi-Family Planned Development) zone on approximately 87 acres of land located north of Booth Bend Road, west of Davis Street, and southeast of South Baker Street.

RECITALS

The Planning Commission received applications (CPA 4-98 / CPA 5-98 / ZC 9-98 / ZC 10-98) from Damian Manolis, representing the Hewlett-Packard Company, dated April 20, 1998, for a comprehensive plan map amendment from an Industrial designation to a Commercial designation and a zone change from an M-1 (Light Industrial) zone to a C-3 PD (General Commercial Planned Development) zone on approximately 28 acres of land; and a comprehensive plan map amendment from an Industrial designation to a Residential designation and a zone change from an M-1 (Light Industrial) zone to an R-4 PD (Multi-Family Planned Development) zone on a parcel of land approximately 87 acres in size located north of Booth Bend Road, west of Davis Street, and southeast of South Baker Street and is specifically identified as Tax Lot 100, Section 29AC; Tax Lots 100 and 700, Section 29AD; and Tax Lots 300 and 302, Section 28BB, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 21, 1998, at 7:30 p.m., before the McMinnville Planning Commission after due notice had been given in the local newspaper on May 16, 1998, and written notice had been mailed to property owners with 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and the findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendments and zone changes are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan map amendments and zone changes and has recommended said changes to Council; and

Subsequently, the applicant requested amendments to the original proposal as presented to the Planning Commission, thus requiring a public hearing before the City Council. In accordance with City ordinances, the public hearing was scheduled for July 14, 1998 at 7:30 p.m., in the City Council Chambers. Notice of said

hearing was given by written notice to affected property owners and to the general public by legal notice in the local newspaper; and

The McMinnville City Council conducted the scheduled hearing at the time and date specified with the standards adopted in the City of McMinnville Ordinance No. 3682. The testimony of the proponents and opponents was received and, in addition, the record generated by the McMinnville Planning Commission, supplemental staff reports, supplemental reports from other agencies, and additional exhibits were duly incorporated into the record and were considered by the Council; and

The City Council, being fully informed about said request, found that said change conformed to the review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based upon the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendment and zone change are consistent with the Comprehensive Plan; now, therefore,

**THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:**

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the applications filed by Damian Manolis.

Section 2. That the Comprehensive Plan Map shall be amended from an Industrial designation to a Commercial designation, and from an Industrial designation to a Residential designation for the property described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

Section 3. That the property described in Exhibit "A" is hereby rezoned from an M-1 (Light Industrial) zone to a C-3 PD (General Commercial Planned Development) zone; and from an M-1 zone to an R-4 PD (Multi-Family Planned Development) zone subject to the following conditions:

1. That these zone changes shall not take effect unless and until CPA 4-98 and CPA 5-98 are approved by the City Council.
2. That a detailed master plan for the subject site shall be submitted to the McMinnville Planning Commission for review and approval, pursuant to the procedures of McMinnville Zoning Ordinance 17.51, Planned Development Overlay, prior to any development occurring on the site. The plan shall include, at a minimum, proposed land uses and their location(s), building locations and housing unit densities (if applicable), proposed circulation pattern, proposed open spaces, grading and drainage information, landscaping, location and size of public utilities and services, and other information deemed necessary to convey the details of the proposed development plans to the Planning Commission.

3. That detailed plans for the proposed commercial development showing site layout, signage, building elevations, landscaping, parking, and lighting must be submitted to and approved by the Planning Commission prior to the issuance of any building permits for said development. Approval or denial of such plans shall be based on findings that, to the extent possible, the building and site design employs principles that will ensure compatibility with adjacent development, and in particular, to the adjacent Linfield College campus, and create an attractive addition to the west McMinnville entrance and streetscape. Submitted plans should include detail as regard building colors and materials (provide texture and visual relief), building height, planting design, window treatment, vertical and horizontal articulation, massing, voids to solids relationships, and other elements appropriate to ensure that the building and site design complies with the objectives and requirements of this planned development approval. The applicant may appeal the decision of the Planning Commission to the City Council if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Commission's decision.
4. That the residentially zoned land shall be limited to private college and ancillary uses, subject to an approved conditional use permit.
5. That landscape plans for the commercial site shall be submitted to the McMinnville Landscape Review Committee for review and approval prior to issuance of permits for any of the commercial buildings. At a minimum, 15 percent of the site shall be landscaped with emphasis placed along all street frontages, at major entrances to the commercial complex, within off-street parking lots, and at building perimeters.
6. That signs located on the commercially zoned land shall be subject to review by the Planning Department as to their location and design, and to the following limitations:
  - a. That one free-standing sign, a maximum of thirty feet in height, shall be permitted within the subject site (28 acre site adjacent to South Baker Street). The maximum square footage per sign face is sixty-four square feet, and there shall be a maximum of two sign faces per free-standing sign.
  - b. That one monument sign, limited to a height of six feet and total sign face of 100 square feet, may be permitted as may be approved by the Planning Commission as part of the master plan or site plan review process. Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.

- c. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than twelve inches from the building face.
7. That within the commercially zoned land, all business, storage, or displays shall be conducted wholly within an enclosed building except for off-street parking and loading. Incidental exterior display and outdoor dining areas may be allowed if incorporated into future building design and approved for such use by the Planning Director.
8. That utilities shall be extended to the property boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.
9. That the applicant obtain required access permits from the Oregon Department of Transportation for use of the existing or proposed access drives prior to issuance of any development permits for the site.
10. That the conceptual land use plan submitted by the applicant as part of this land use request shall in no way be binding on the City, particularly as regard proposed vehicular access.
11. That use of the existing athletic fields and buildings for private college use may be permitted prior to submittal and approval of a master plan, as required by this zone change approval, subject to approval of a conditional use permit, pursuant to the requirements of Section 17.66 of the McMinnville Zoning Ordinance, and as required by the Uniform Building Code.
12. That partitioning of the subject site, as indicated on the submitted conceptual land use plan, may be permitted by the City prior to submittal and approval of a master plan for the subject site. No other partitioning shall be permitted until such time that such a plan has been approved.
13. Existing perimeter landscaping and trees planted adjacent to the private interior drives shall be retained unless approved for removal by the McMinnville Landscape Review Committee.
14. That the submitted master plan and development plans, as approved by the Planning Commission, shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting approval of the Planning Commission for any major change in the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the

Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the Commissioners.

Passed by the Council this 14th day of July 1998 by the following votes:

Ayes: Aleman, Hughes, Kirchner, Massey, Payne, Windle

Nays: \_\_\_\_\_

Approved this 14th day of July 1998.

  
\_\_\_\_\_  
MAYOR

Attest:

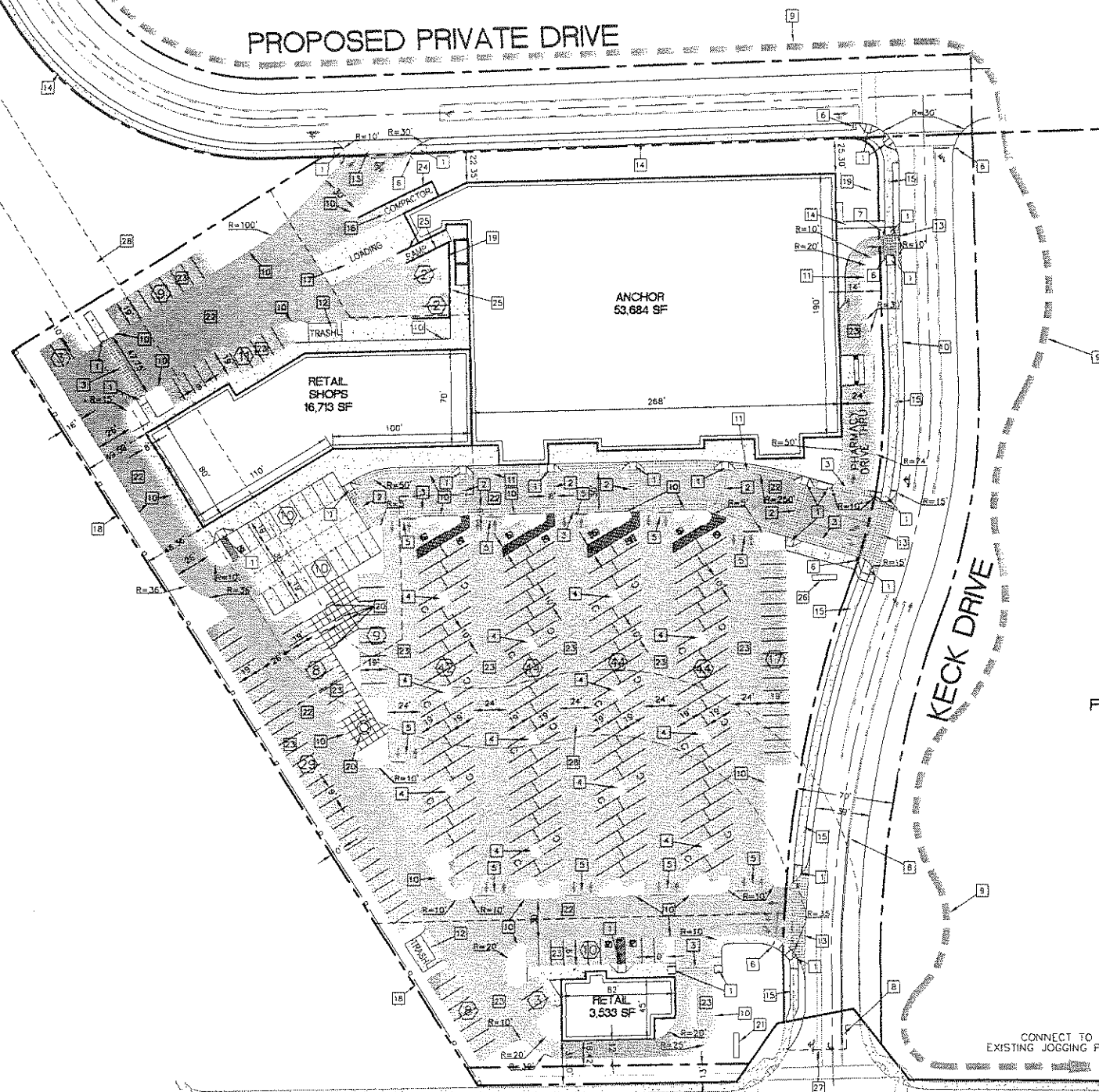
  
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RECORDER

PHASE 1 KECK DRIVE TYPICAL SECTION

PHASE 1 PUBLIC ROAD TYPICAL SECTION

PROPOSED PRIVATE DRIVE

FUTURE PUBLIC DRIVE



**SITE INFORMATION**

CURRENT ZONE:	C-3 PD
SITE AREA:	294,806 SF
RETAIL SHOP AREA:	16,713 SF
RETAIL AREA:	3,533 SF
GROCER AREA:	53,684 SF
TOTAL BLDG AREA:	73,930 SF
F.A.R.:	25.07%
LANDSCAPE AREA:	46,175 SF
LANDSCAPE RATIO:	15.66%
STD PARKING STALLS:	270
VAN ACCESSIBLE HANDICAP STALLS:	3
STANDARD HANDICAP STALLS:	8
COMPACT PARKING STALLS:	24
TOTAL PARKING STALLS:	305
PARKING RATIO:	4.13:1

**SITE CONSTRUCTION NOTES:**

- 1 CONSTRUCT HANDICAP RAMP PER ADA STANDARDS.
- 2 CONSTRUCT 8' WIDE CONCRETE CROSSWALK. (INCLUDE IMPACT SLABS)
- 3 CONSTRUCT 6' WIDE CONCRETE CROSSWALK. (INCLUDE IMPACT SLABS)
- 4 INSTALL 10'x6' LANDSCAPE ISLAND WITH STANDARD 6" EXPOSURE CURB BORDER
- 5 CONSTRUCT (TYP.) WHITE PAINTED "STOP" AND STOP BAR, INCLUDING ARROWS.
- 6 INSTALL "STOP" SIGN
- 7 INSTALL "DO NOT ENTER" SIGN
- 8 CONSTRUCT 1' WIDE RAISED MEDIAN
- 9 CONSTRUCT 10' WIDE BARK MULCH JOGGING PATH. (APPROXIMATE LOCATION)
- 10 CONSTRUCT STANDARD CURB (6" EXPOSURE)
- 11 CONSTRUCT STANDARD CURB (5" EXPOSURE)
- 12 CONSTRUCT CONCRETE TRASH ENCLOSURE PAD AND 6' HIGH CMU ENCLOSURE.
- 13 CONSTRUCT CONCRETE DRIVEWAY RAMP. (INCLUDE IMPACT SLABS)
- 14 CONSTRUCT 5' WIDE CONCRETE SIDEWALK.
- 15 CONSTRUCT 6' WIDE CONCRETE SIDEWALK.
- 16 PROPOSED TRASH COMPACTOR LOCATION.
- 17 PROPOSED CONCRETE PAD FOR LOADING DOCK LOCATION. (BY OTHERS)
- 18 CONSTRUCT 6' HIGH CEDAR GOOD NEIGHBOR FENCE ADJACENT TO RESIDENTIAL DEVELOPMENT.
- 19 INSTALL TRANSFORMER AND VAULT
- 20 INSTALL BENCH
- 21 INSTALL PYLON SIGN (MAX 30' HEIGHT)
- 22 CONSTRUCT HEAVY TRAFFIC PAVEMENT (TRUCK/FIRE ACCESS)
- 23 CONSTRUCT LIGHT TRAFFIC PAVEMENT (PARKING)
- 24 CONSTRUCT CMU RETAINING WALL AND 8' HIGH SCREEN WALL
- 25 CONSTRUCT CMU RETAINING WALL, INCLUDING HAND RAIL.
- 26 INSTALL MONUMENT SIGN (MAX 6' HEIGHT)
- 27 CONNECT TO EXISTING AC ROADWAY, MATCH ALL EXISTING.
- 28 REMOVE EXISTING AC ROADWAY

**LEGEND:**

- SITE BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED EXTERIOR BUILDING WALL
- PROPOSED CURB
- PROPOSED BARK PATH
- PROPOSED RAISED MEDIAN
- PROPOSED CENTERLINE
- PROPOSED CEDAR FENCE
- PROPOSED FUTURE CURB
- PROPOSED ADA RAMP
- PROPOSED HEAVY AC SECTION (SEE GEOTECH)
- PROPOSED LIGHT AC SECTION (SEE GEOTECH)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIDEWALK OR CROSSWALK WITH DECORATIVE SCORING



**SITE PLAN**  
**McMinville Market Center**  
MCMINVILLE, OREGON  
FOR: REGENCY CENTERS, 4000 KRUISE WAY PLACE, LAKE OSWEGO, OREGON 97035



REV.	DATE	BY

PROJECT NO.  
**RER2094**  
DATE 1/17/03  
DESIGNED J. NEMEC  
ENGINEER B. WILLIAMS  
CHECKED B. WILLIAMS

SHEET TITLE  
**SITE PLAN**  
SHEET NUMBER  
**C2**