

ORDINANCE NO. 4680

An Ordinance rezoning a parcel of land some 6.29 acres in size from an R-1 (Single-Family Residential) zone to an R-4 PD (Multi-Family Residential Planned Development) zone to allow for future residential development. The parcel is located east of Cypress Lane and north of Old Sheridan Road and more specifically identified as Tax Lots 600 and 601, Section 29, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (ZC 12-98) from Linbacker Development, LLC dated May 19, 1998 requesting approval to rezone some 6.22 acres of land from an R-1 (Single-Family Residential) zone to an R-4 PD (Multi-Family Residential Planned Development) zone to allow for future residential development. The subject site is located east of Cypress Lane and north of Old Sheridan Road and more specifically identified as Tax Lots 600 and 601, Section 29, T. 4 S., R. 4 W., W.M.

A public hearing was held on June 25, 1998, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on June 20, 1998, and written notice had been mailed to property owners within 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 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 zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to the Council; 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 application filed by Linbacker Development, LLC.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference is hereby rezoned from an R-1 (Single-Family Residential) zone to an R-4 PD (Multi-Family Residential Planned Development) zone subject to the following conditions:

1. That the Harmony Fields Addition tentative plan (as may be revised by conditions for approval of this development), be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer.

The developer is responsible for requesting permission of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the 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.

2. That off-street parking for the proposed multi-family development shall be provided at a minimum of 2.0 spaces for each dwelling unit; 2.25 spaces shall be provided for each unit of three-bedrooms or more.
3. That site plans and building elevations for the proposed multi-family units must be submitted to and approved by the Planning Director prior to the issuance of any building permits for said units. The following criteria shall apply:
 - A. The building layout must be nonlinear in design, even if to meet this goal the number of units has to be reduced.
 - B. The building roof lines and facades must be broken.
 - C. The site shall be heavily landscaped with emphasis on the entry and those sides visible from the public street. Street side landscaping shall include street trees, a minimum of two inch caliper at time of planting. In addition, parking lots shall be broken up by landscaping, and usable open space shall be provided within the development.
 - D. Signage shall be limited to a maximum of one free standing monument-type sign not more than four feet in height and not exceeding 36 square feet in area. The sign, if illuminated, must be indirectly illuminated and non flashing.

E. The design should provide for the ability to extend future access to the eastern portion of the parcel to the immediate north.

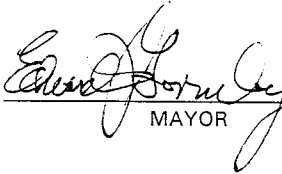
Passed by the Council this 28th day of July 1998, by the following votes:

Ayes: Aleman, Hughes, Payne, Windle

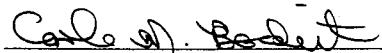
Abstain: Kirchner, Massey

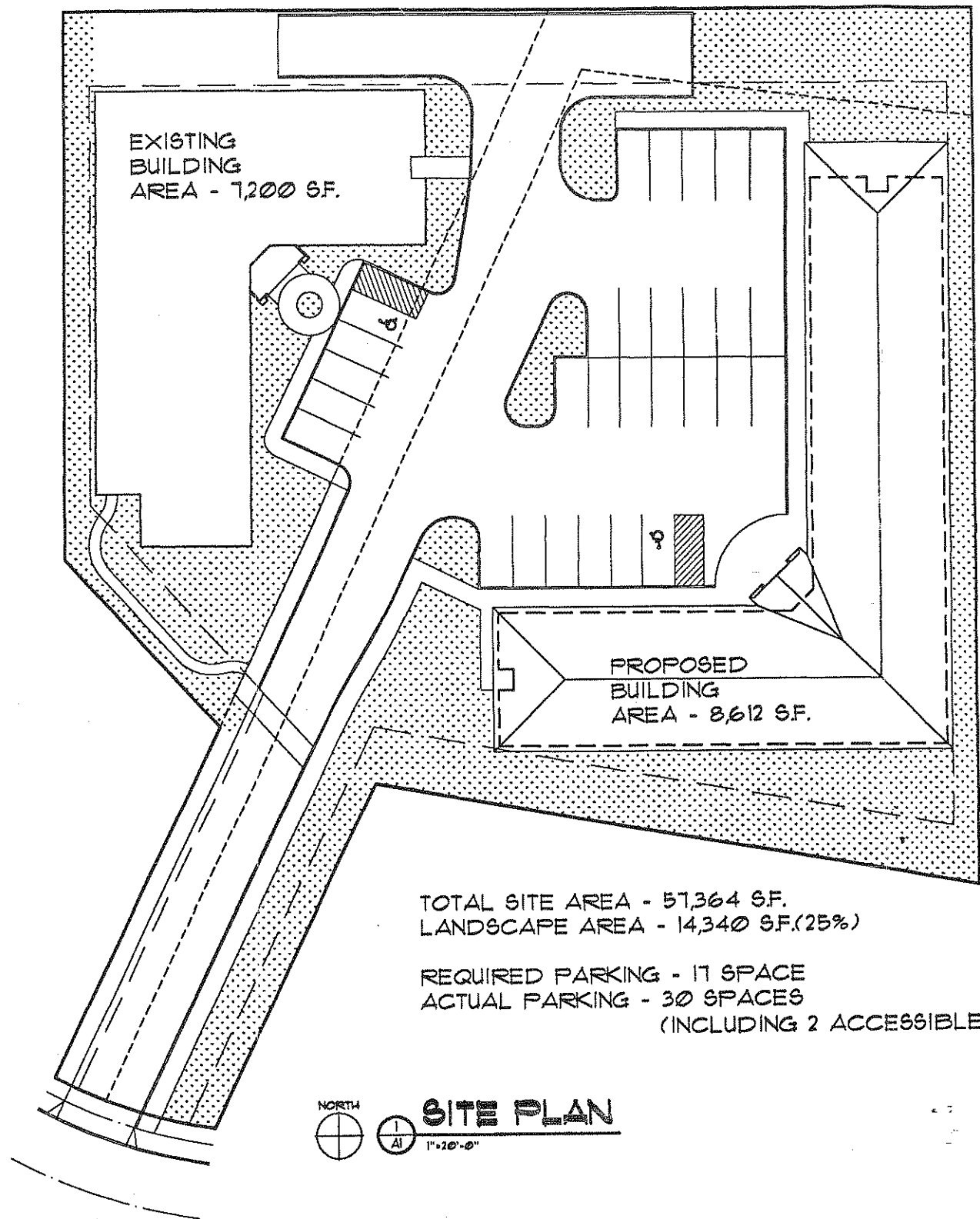
Nays:

Approved this 28th day of July 1998.


MAYOR

Attest:


RECORDER



NORTH
 1"=20'-0"
SITE PLAN

BRUCE W. KENNY, ARCHITECT
 9318 NORTH MOHAWK AVENUE
 PORTLAND, OREGON 97205
 TEL. 503-289-2561

HARMONY FIELDS II
 ASSISTED LIVING FACILITY

SITE PLAN

4 AUGUST 2004

PROJECT NO. 0203

CONDITIONAL USE