

ORDINANCE NO. 470~~8~~

An Ordinance rezoning certain property from a County AF-20 (Agriculture / Forestry - 20-acre minimum) zone and a City R-1 (Single-Family Residential) zone to a City R-4 PD (Multi-Family Residential Planned Development) zone on approximately 17 acres of land; and, an amendment of McMinnville Planned Development Ordinance No. 4508 and the master plan for the Hillside Manor campus to permit the construction of 36-clustered housing units in the northern portion of their 54-acre site.

RECITALS

The Planning Commission received an application (ZC 9-99 / ZC 10-99) from Hillside Manor dated May 13, 1999, requesting approval to rezone approximately 17 acres of land from a County AF-20 (Agriculture / Forestry - 20-acre minimum) zone and a City R-1 (Single-Family Residential) zone to a City R-4 PD (Multi-Family Residential Planned Development) zone. Also requested is approval of an amendment of McMinnville Planned Development Ordinance No. 4508 and the master plan for the Hillside Manor campus to permit the construction of 36-clustered housing units in the northern portion of their 54-acre site. The subject site is located east of Hill Road, south of Wallace Road, west of Meadows Drive, and north of West Second Street, and is further described as Tax Lot 600, Section 18; Tax Lot 2700, Section 18DS; Tax Lots 1200 and 1300, Section 19; and, Tax Lot 100, Section 19AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on June 17, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on June 12, 1999, 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 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 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 Hillside Manor.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference is hereby rezoned from a County AF-20 (Agriculture / Forestry - 20-acre minimum) zone and a City R-1 (Single-Family Residential) zone to a City R-4 PD (Multi-Family Residential Planned Development) zone subject to the following conditions:

1. That the uses permitted on the subject site be limited to a residential assisted-care facility, health center, congregate apartments, Garden Cottages, or similar use ancillary to the Hillside Manor campus and those noted on the approved Master Plan.
2. That the submitted master plan 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 permission of the Planning Commission for any major change of the details of the adopted master 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.

3. That existing trees greater than 9 inches in diameter at breast height (DBH) shall not be removed without prior review and written approval of the Planning Director. In addition, all trees to remain within the subject site shall be protected during construction. The Director may permit a reduction or require an increase in normally required setbacks to avoid the removal of existing mature trees.
4. That building setbacks of 20 feet minimum shall be maintained from all exterior property lines.
5. That McMinnville Planned Development Ordinance No. 4650 is hereby repealed in its entirety.

Passed by the Council this 27th day of July 1999, by the following votes:

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

Nays: _____

Approved this 27th day of July 1999.

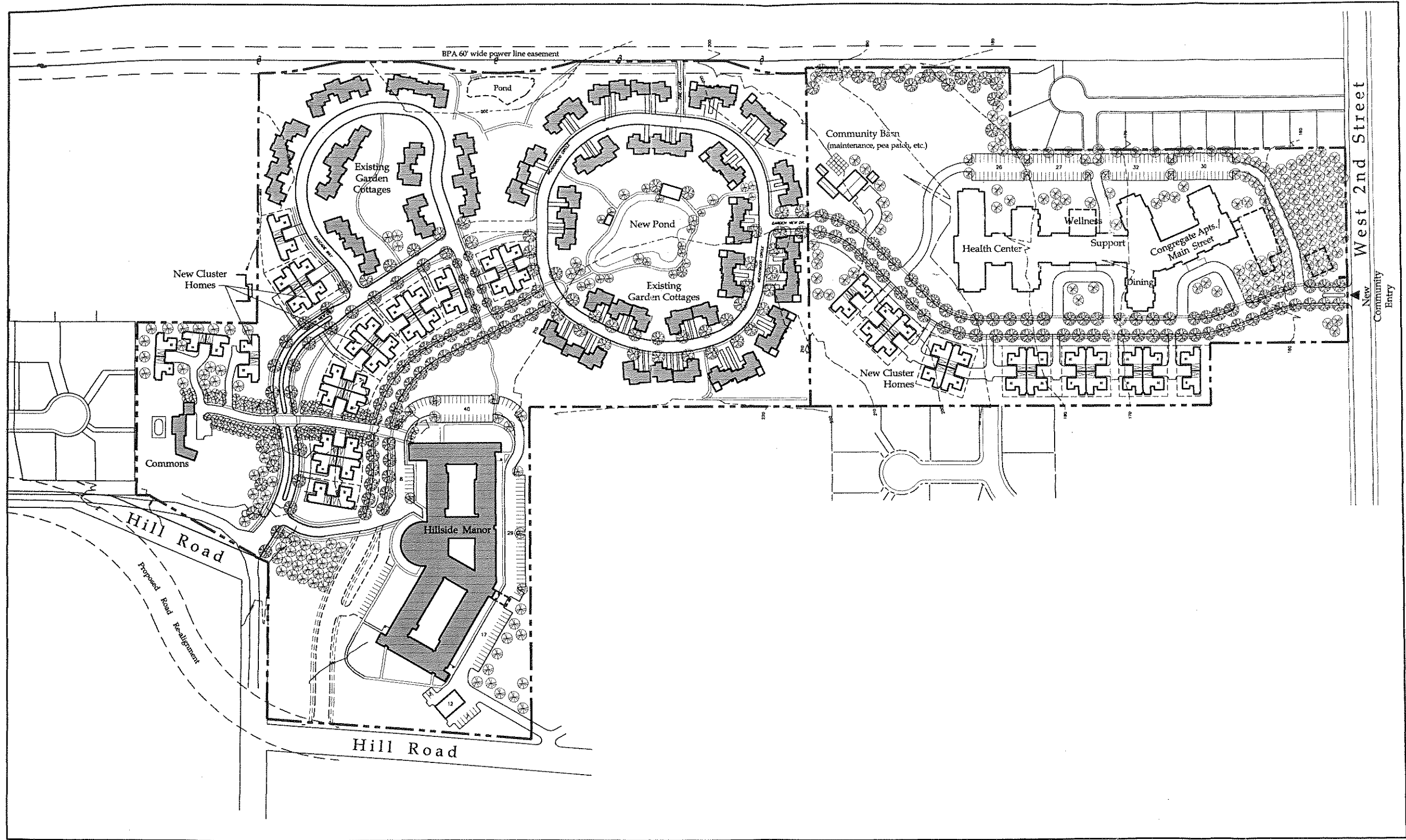


MAYOR

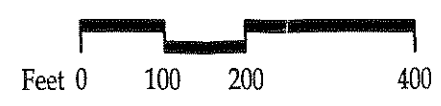
Attest:



RECORDER



Hillside Manor & Garden Cottages - Master Plan



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PROJECT NO.
5/5/00
DATE
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DRAWING FILE NAME

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