

ORDINANCE NO. 413

An Ordinance approving comprehensive plan map amendments from Commercial to Residential and Residential to commercial on some 1.4 acres of land; corresponding zone changes from an R-2 PD (Single-Family Residential Planned Development) zone to a C-3 PD (General Commercial Planned Development) zone, and from a C-3 PD zone to an R-2 PD zone; and revision of McMinnville Planned Development Ordinance No. 4665 for the approximately 83.4 acre site. The site is located west of SW Hill Road and south of West Second Street.

RECITALS

The Planning Commission received an application (CPA 8-99 / ZC 15-99 / ZC 16-99 / ZC 17-99 / S 5-99) from Howard Aster and Ray Kauer dated September 16, 1999, requesting comprehensive plan map amendments from an existing Commercial designation to a Residential designation and from an existing Residential designation to a Commercial designation and zone changes from an R-2 PD (Single-Family Residential Planned Development) zone to a C-3 PD (General Commercial Planned Development) zone and from a C-3 PD zone to an R-2 PD zone; and revision of McMinnville Planned Development Ordinance No. 4665 for the approximately 83.4 acre site. The subject site is located west of SW Hill Road and south of West Second Street and is further identified as Tax Lots 2500 and 2502, Section 19, T. 4 S., R. 4 W., W.M.

A public hearing was held October 21, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on October 16, 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 changes 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 comprehensive plan map amendments and zone changes and has recommended said changes 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 Howard Aster and Ray Kauer.

Section 2. That the Comprehensive Plan Map shall be amended from a Commercial designation to a Residential designation and from a Residential designation to a Commercial 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 R-2 PD (Single-Family Residential Planned Development) zone to a C-3 PD (General

Commercial Planned Development) zone, and from a C-3 PD zone to an R-2 PD zone; and the McMinnville Planned Development Ordinance No. 4665 for the approximately 83.4 acre site is hereby amended subject to the following conditions:

1. That these zone changes shall not take effect until and unless CPA 8-99 is approved by the City Council.
2. That detailed development plans for the commercial and multi-family parcels 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 plans shall include, at a minimum, building locations, off-street parking areas, proposed traffic circulation patterns, grading and drainage information, location and size of public utilities and services, direct pedestrian access, signage, building elevations, landscaping, required vehicular and bicycle parking, lighting, and other information deemed necessary to convey the details of the proposed development plans to the Planning Commission. Development plans shall include a formal Traffic Impact Study, prepared by a professional transportation planner or traffic engineer.

That the site plans and building elevations for the future construction of multi-family units and commercial buildings must comply with the following criteria:

MULTI-FAMILY:

- A. Building layout must be nonlinear in design, even if to meet this goal the number of units has to be reduced. Building rooflines and facades should be "broken," providing visual relief.
- B. Horizontal lap siding or similar type siding must be used (no T-111 or similar), and architectural composition roofing or a similar or higher-grade type of roofing must be applied.
- C. Building facades facing onto a public street shall avoid monotonous, uninterrupted walls or roof planes.

COMMERCIAL:

Approval or denial of such plans shall be based on findings that, to the extent possible, said plans are consistent with the scale and architectural detail of the Westvale Professional Center, or other similar neighborhood commercial centers. This would include color selection, height of buildings, 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 is compatible with the surrounding neighborhood. In particular, development of the commercial site shall incorporate, to the extent possible, the following design principles:

- A. The scale of buildings shall relate to the human form and surrounding buildings in terms of orientation, height, building length, massing, and ornamentation.
 - ❖ Building and site design is oriented toward an internally based parking area with structures placed toward the exterior sides of required buffer areas and public rights-of-way.
 - ❖ Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. The facade of a building shall generally be divided into distinct modules no longer than 50 feet.

- ❖ Buildings shall incorporate architectural styles, details, design themes, building materials, and colors used in surrounding buildings to the greatest extent possible.
 - ❖ Buildings situated at the entrances to the commercial site shall utilize special architectural features to emphasize the importance of the location. Such features include corner towers, cupolas, balconies, colonnades, or other similar architectural feature.
 - ❖ Rooflines are pitched or gabled.
- B. Large expanses of off-street parking shall be avoided.
- ❖ Off-street parking areas shall be broken up with landscaped islands, pedestrian plazas, landscaped pedestrian corridors, or similar design features.
 - ❖ Off-street parking adjacent to West Second Street and Hill Road shall be minimized.
 - ❖ Off-street parking areas shall be obscured from view from SW Hill Road and West Second Street through the use of landscaping, placement of buildings, use of low walls or similar features.
- C. Building and site design should encourage pedestrian activity.
- ❖ Awnings, covered walkways, or similar weather protection should be provided to the greatest extent possible.
4. That prior to the issuance of any building permits, detailed landscape and irrigation plans shall be submitted to and approved by the McMinnville Landscape Review Committee. The following criteria shall apply:

MULTI-FAMILY:

A minimum of 25 percent of the multi-family area must be landscaped. Landscaping shall be emphasized along the required 20-foot yard setbacks located both west and south of the multi-family parcel, in order to provide screening from adjacent single-family housing. Screening options may include utilization of landscaped stormwater detention facilities, landscape berms, a continuous vegetative screen, non-linear solid wood fencing possessing vertical and horizontal articulation, or a combination of the above. In addition, landscaping emphasis is required along the frontage of SW Hill Road, including required street trees a minimum of 2-inches in diameter at breast height at the time of planting. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material that does not meet this standard. Other landscaping requirements include emphasis at entrances of all proposed commercial-type drives, along building perimeters, and within the development of parking islands designed to break up parking areas. If a solid fence or wall will be constructed along the SW Hill Road side of the subject multi-family site, it shall be designed and installed in a manner approved by the Planning Department, and shall include street-side landscaping to soften the visual impact of the fence or wall.

COMMERCIAL:

A minimum of 15 percent of the commercial site must be landscaped. Offstreet parking areas shall be broken up with landscape features to include trees and other appropriate landscape materials. Landscaping shall be emphasized along the required 20-foot yard setback located west and north of the commercial parcel, in order to provide screening from adjacent single-family housing. Screening options may include utilization of landscaped stormwater detention facilities, landscape berms, a continuous vegetative

screen, non-linear solid wood fencing possessing vertical and horizontal articulation, or a combination of the above. In addition, landscaping emphasis is required along the frontages of SW Hill Road and West Second Street, including required street trees a minimum of 2-inches in diameter at breast height at the time of planting; a landscaped berm shall be provided along the West Second Street frontage. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material that does not meet this standard. Other landscaping requirements include emphasis at entrances of all proposed commercial-type drives, along building perimeters, and within parking islands designed to break up parking areas.

5. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.
6. That signage for the commercial lot shall be as permitted by McMinnville Ordinance No. 4506 (Commercial Lands Planned Development Ordinance). Signage for the multi-family lot shall be limited to a maximum of two free standing monument-type signs, each not more than four feet in height and not exceeding thirty-six square feet in area. The signs, if illuminated, must be indirectly illuminated and nonflashing.
7. That the proposed entrances onto West Second Street and Hill Road from the commercial and multi-family lots are not approved. Approval of entrances onto surrounding streets from these lots shall be determined upon the submittal by the applicant of a traffic impact study and review by the Planning Commission as part of the site design review process.
8. That final 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. The City Planning Director may approve minor changes to the details of the adopted plan. 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.

9. That off-street parking for the multi-family lot shall be provided at a minimum of two parking spaces per dwelling unit. Small-scale off-street parking spaces shall be dispersed throughout the complex. Larger parking areas shall be prohibited.
10. That the conditions of McMinnville Ordinance No. 4506 (Commercial Lands Planned Development Ordinance) shall apply to the proposed commercial development.
11. That the conditions of McMinnville Planned Development Ordinance No. 4665 are repealed in their entirety.
12. That the density of the subject site zoned for residential use, consisting of approximately 78.4 acres (total area of the subject site, 83.4 acres, minus the 5.0 acre commercial site) and identified as Tax Lots 2500 and 2502, Section 19, T. 4 S., R. 4 W., W.M., shall be limited to a total maximum residential density as prescribed in McMinnville comprehensive plan policy 71.01.
13. That the minimum average lot size permitted within the eastern 46.5 acres of the site shall be no less than 5,800 square feet.

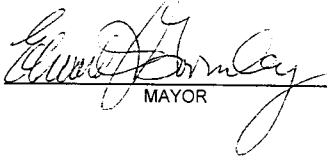
14. That the applicant's submitted Conceptual Master Plan for that portion of the applicant's property west of the Hillsdale subdivision shall in no way be binding on the City.
15. That plans for the future development of the western portion of the subject site (as illustrated within the Conceptual Master Plan) incorporate a linear park or open space, consistent with the requirements of the McMinnville Park and Recreation Master Plan. The design should utilize the higher elevations of the site and provide connectivity to other planned pedestrian corridors or park system. Costs associated with the dedication of land for future public park use, and its improvement by the developer may be applied as an offset to required parkland system development charges.
16. That setbacks for the Hillsdale subdivision are as follows:
- Residential - as required by the R-2 (Single-Family Residential) zone.
 - Commercial - 20 feet from the west property line and north property line.
 - Multi-family - 20 feet from the west and south property lines; 15 feet from the east property line; and, 6 feet from the north property line.

Passed by the Council this 14th day of December 1999, by the following votes:

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

Nays: _____

Approved this 14th day of December 1999.

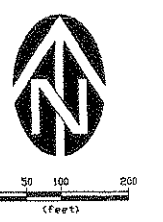
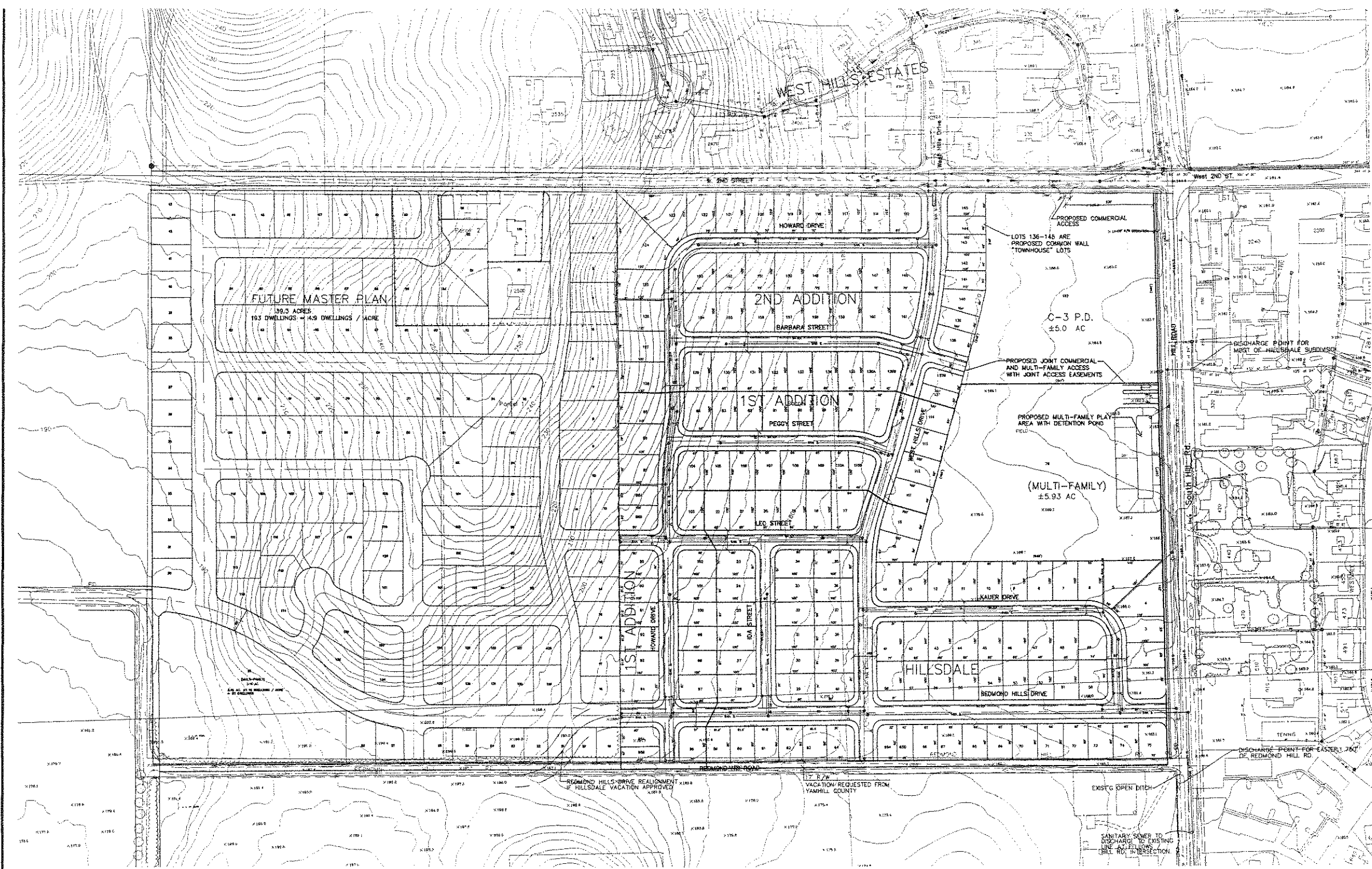


MAYOR

Attest:



RECORDER PRO TEM



| | |
|---|----------------------|
| <p>WESTTECH ENGINEERING, INC. CIVIL ENGINEERS AND PLANNERS 2841 Flanders Boulevard Dr., Suite 100, Salem, OR 97302 Phone: (503) 586-1111 Fax: (503) 586-1112</p> | |
| <p>SCALE HORIZ: 1" = 100' VERT: ---</p> | <p>DATE: AUG. 89</p> |
| <p>DESIGN: DW, JMF CHECK: RJK</p> | <p>NO. 1</p> |
| <p>DESCRIPTION</p> | <p>REVISIONS</p> |
| <p>HOWARD ASTER & RAY KAUFER McMINNVILLE, OR HILLSDALE SUBDIVISION</p> | |
| <p>OVERALL UTILITY PLAN</p> | |
| <p>SHEET 2 OF 2 JOB NUMBER 2177.000.0</p> | |

2177.000.0 11/20/89 11/20/89

Original Master
Plan Approval

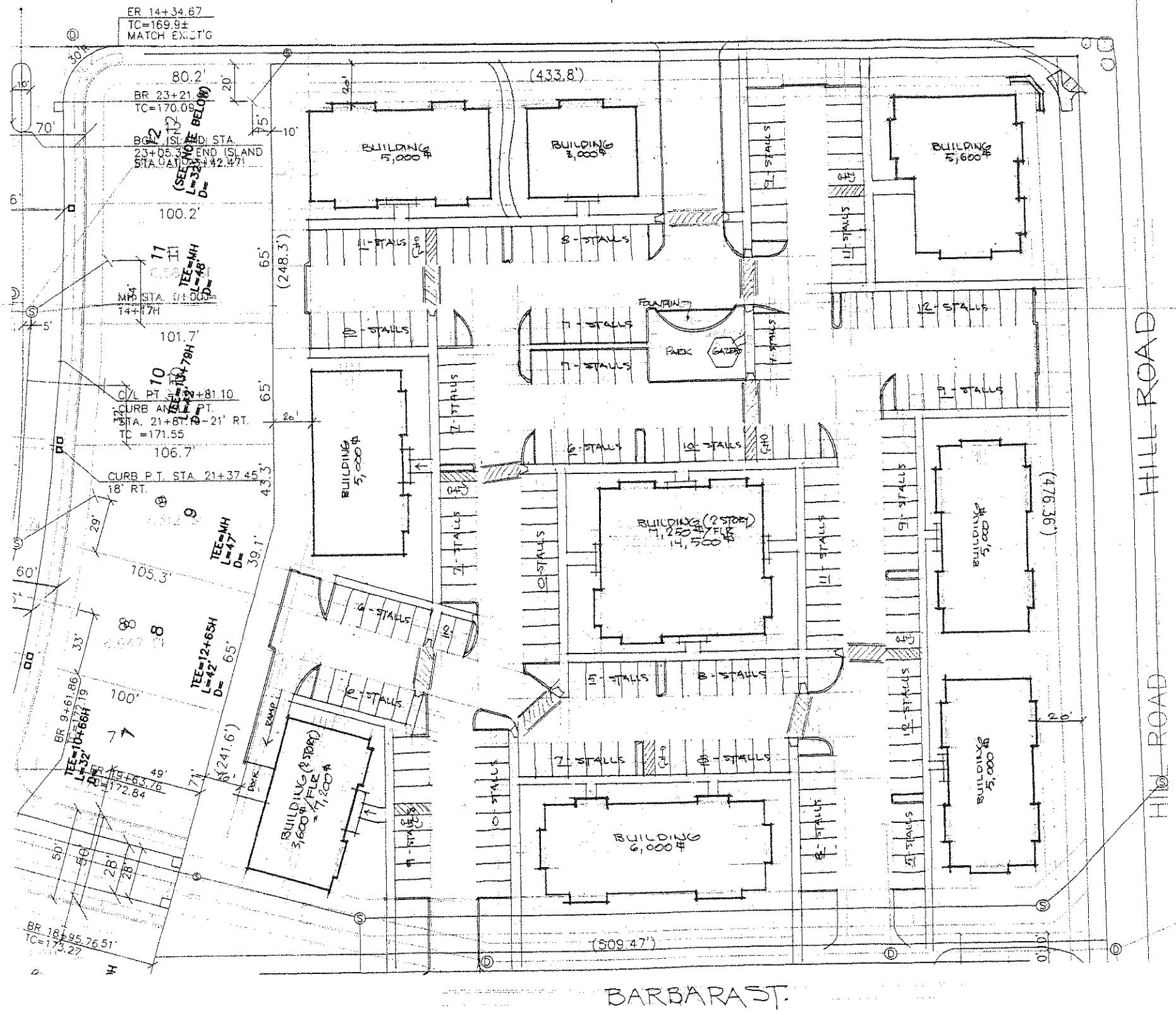


SITE PLAN

1" = 30'-0"

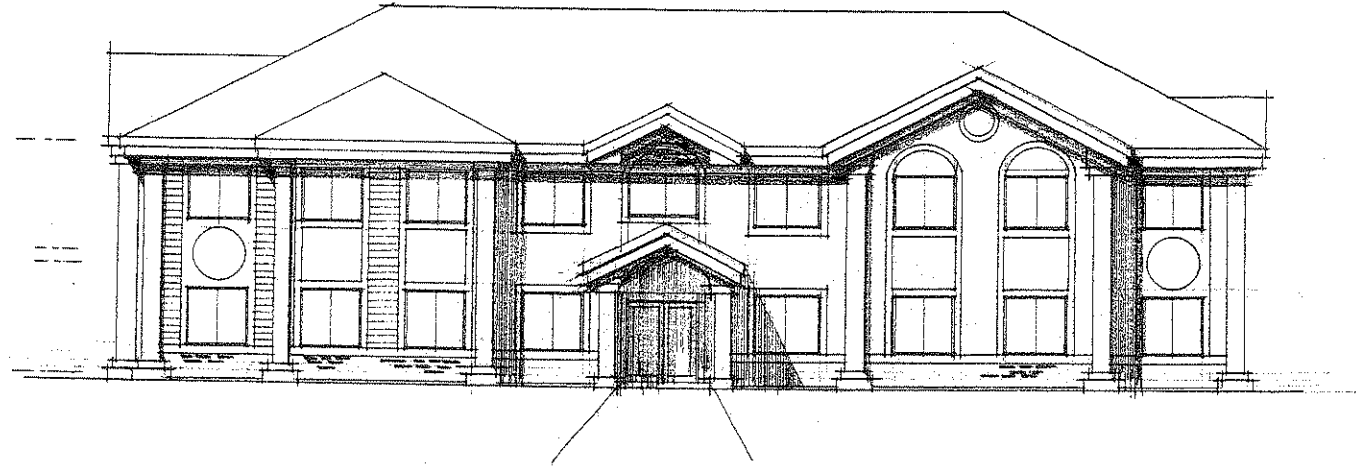
DEVELOPMENT:

- LAND: 5 Acres
- BUILDINGS: 56,300 sqft
- PARKING: 232 Stalls
- Coverage: 26%

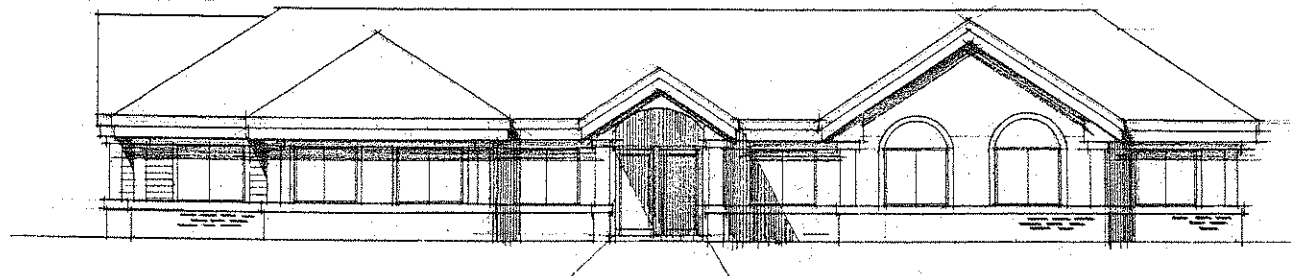


Proposed:
HILLS-DALE PLAZA
for: Ray Kauer/Howard & Betsy Aster
McMinnville, Or.

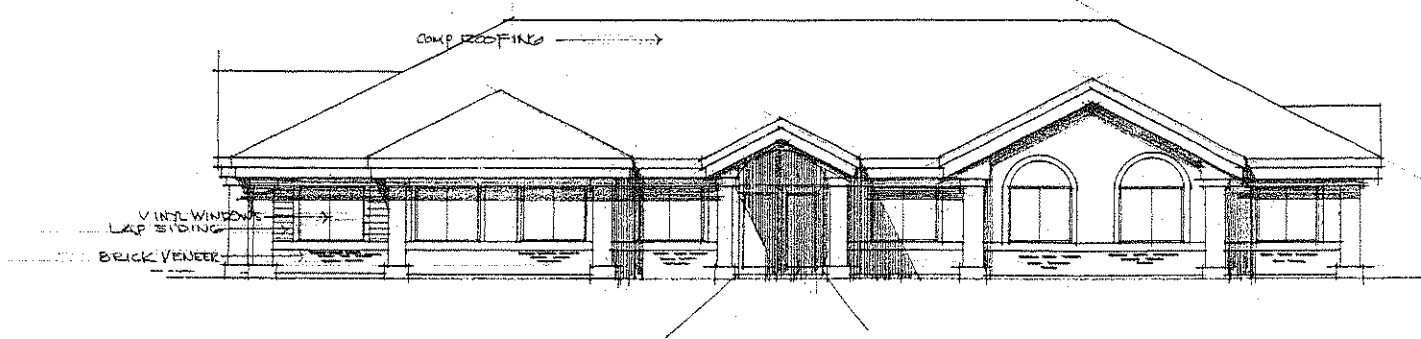
ENGINEERING SERVICES, INC.
 1100 SW 10th St., McMinnville, OR 97128
 (503) 398-1177



ELEVATION



ELEVATION



ELEVATION

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HILLS-DALE PLAZA
for: Ray Kauer/Howard & Betsy Aster
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