

ORDINANCE NO. 4931

An Ordinance amending McMinnville Ordinance No. 4713 (Hillsdale Planned Development Ordinance) to permit the construction of an assisted living facility on approximately 5.93 acres of land previously planned for multi-family housing. The subject property is located west of SW Hill Road and south of West Second Street and is further identified as a portion of Tax Lot 2502, Section 19, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (ZC 1-00 / CU 2-00) from Sunwest Management, dated April 5, 2000, to amend McMinnville Ordinance No. 4713 (Hillsdale Planned Development Ordinance) to permit the construction of an assisted living facility on approximately 5.93 acres of land previously planned for multi-family housing. The subject property is located west of SW Hill Road and south of West Second Street and is further identified as a portion of Tax Lot 2502, Section 19, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 18, 2000, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on May 11, 2000, 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 plan amendment and 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 plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan amendment and zone change and has recommended said changes to the Council; and 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 Sunwest Management.

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-2 PD (Single-Family Residential Planned Development) zone to a new R-2 PD zone subject to the following conditions:

1. That uses permitted on the subject site be limited to a residential assisted-care living facility and duplex cottages.
2. That the submitted plans for the subject site (or 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 approval 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.

3. That development and use of the subject site shall be consistent with the requirements of McMinnville Planned Development No. 4713, as amended by the following:

(Text to be omitted is ~~struckthrough~~; *new text is written in bold italics*.)

[...]

"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. [...]

3. 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. [...]~~

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. [...]

5. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets. *The applicant shall submit a lighting plan illustrating the placement and height of proposed light poles, and the provision of properly designed light covers to direct light away from adjacent single-family residential housing to the greatest extent possible.*
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 *assisted-living facility and duplex cottages* 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 is not approved. Approval of entrances onto surrounding streets from these *this* 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 *for the commercial site. Future traffic conditions may require restricted access at the intersection of the east-west private street and Hill Road. Determination of future access*

*restrictions shall be based upon recommendations of the City Engineer as construction occurs within the Hillsdale subdivision and the entire planned development area. [...]*

9. That *a minimum of 38* off-street parking *spaces* for the ~~multi-family assisted-living facility~~ *lot* shall be provided at a ~~minimum of two parking spaces per dwelling unit.~~ *Off-street parking for the duplex cottages shall be provided at a minimum of two spaces per dwelling.* Small-scale off-street parking spaces shall be dispersed throughout the complex. Larger parking areas shall be prohibited. [...]
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.  
~~Multi-family Assisted-living facility and duplex cottages~~ - 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 27<sup>th</sup> day of June, 2000, by the following votes:

Ayes: Aleman, Olson, Payne, Rabe, Windle

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

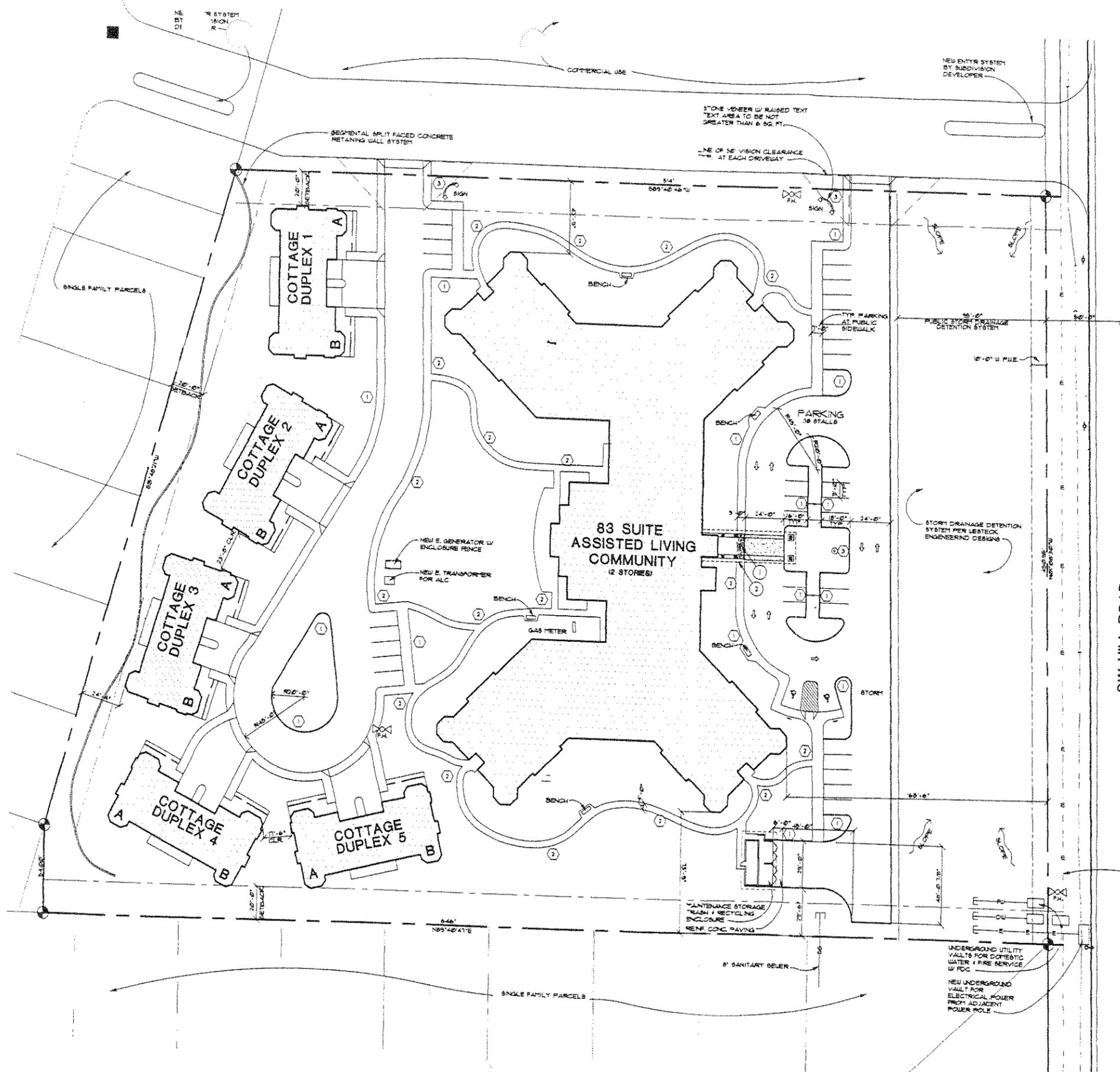
Approved this 27<sup>th</sup> day of June 2000.

  
MAYOR

Approved as to Form:



\_\_\_\_\_  
CITY ATTORNEY



**DEVELOPMENT CRITERIA**

ZONE:	PROPOSED AMENDMENT OF HILLCREST PLANNED DEVELOPMENT FROM MULTIFAMILY TO SITE SPECIFIC CONDITIONAL USE AS AN ASSISTED LIVING FACILITY WITH RETIREMENT DUPLEX COTTAGES FOR SENIOR CITIZENS.	
SITE AREA:	15.93 AC	
USE:	83 SUITE ASSISTED LIVING COMMUNITY 5 DUPLEX COTTAGES (RETIREMENT RESIDENCES)	
BUILDING AREA FOOTPRINT:	ASSISTED LIVING COMMUNITY (ALC)	38,275 SF
	DUPLEX RETIREMENT COTTAGE (EACH)	3,375 SF
IMPERVIOUS AREA:		13,474 SF

	REQUIRED	PROPOSED
LANDSCAPE AREA:	649.00 SF (20%)	144,866 SF (56%)
BLDG. COVERAGE (MAX)		20%
HEIGHT (MAX)	60'-0" FT.	33'-0" FT. (FROM FIN. GRADE TO RIDGE)
STORIES:		COTTAGES - (1) ASSISTED LIVING (12)
SETBACKS:	REQUIRED	PROPOSED
FRONT		PER PLAN
REAR		PER PLAN
SIDE		PER PLAN
PARKING:	REQUIRED	PROPOSED
	PER 100 T/6000	38 STALLS
EXISTING TREES:		NONE

**GENERAL PLAN INFORMATION**

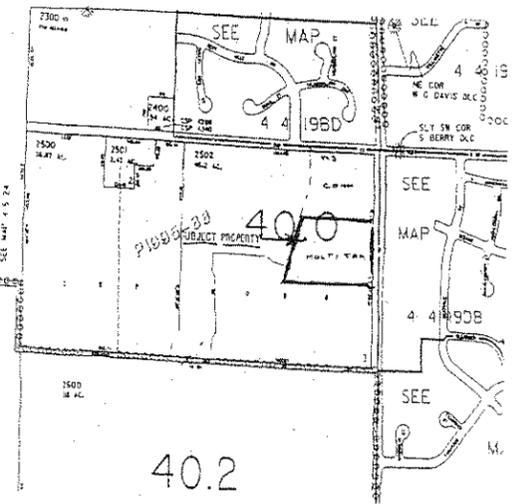
PROJECT TITLE: McMinnville Assisted Living Community  
 APPLICANT: JON HARDER, SUNWEST MANAGEMENT  
 OWNER CONTACT: JON HARDER  
 CONTACT: PATRICK BICKLER AIA / ARCHITECT, PATRICK BICKLER / 103 MILL ST. SE. SALEM, OR 97301-6391  
 PH: (503) 568-7046 / FAX: (503) 316-0488  
 SITE ADDRESS: PROPOSED LOT 2 OF THE HILLCREST PLANNED DEVELOPMENT DESCRIBED AS TAX LOTS 25000 AND 25002, SECTION 19, T. 46, R. 4E, 44W.  
 TOTAL BUILDING SIZE: 66,751 SF (ALC) 16,375 SF (DUPLEX COTTAGES)  
 TYPE OF CONSTRUCTION: TYPE V - 1 FULLY SPRINKLED (ALC) - TYPE V-N (COTTAGES)  
 NUMBER OF STORIES: 2 STORIES AT ALC - 1 STORY AT RETIREMENT COTTAGES

**DRAWING NOTES:**

- 1 SCORED TACTILE WARNING - 1/4" x 1/4" @ 2 1/2" O.C. AND 4'-0" FROM EDGE OF AC PAVING. MAXIMUM HEIGHT BETWEEN CONCRETE WALK AND AC PAVING TO BE 1".
- 2 LINE OF COVERED ENTRY
- 3 AC PAVING - TYP.

**LIGHTING LEGEND**

- 1 PARKING LOT AND DRIVEWAY LIGHT PER BANTIAN STATION ARCHITECTURAL STANDARDS
- 2 PATH LIGHT - 36" H.
- 3 GROUND MOUNTED UPLIGHT



**VICINITY MAP**

N.T.S.

ICAA# CERTIFIED  
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

**PROJECT:**  
 SUNWEST MANAGEMENT  
 McMinnville  
 ASSISTED LIVING  
 COMMUNITY

**McMinnville,  
 OREGON**

**ARCHITECT  
 PATRICK  
 BICKLER**  
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1313 MILL STREET  
 SALEM, OR. 97301-6351  
 PH. (503) 568-7046

**PROJECT NO.:**  
0015

**DRAWN:**

**CHECKED:**

**SHEET TITLE:**

**SITE PLAN  
 CONDITIONAL USE PHASE**

**DATE:** 03/23/00

**REVISIONS:**

**SHEET:** 01  
**OF:** 9

**SITE PLAN**  
SCALE: 1" = 30'-0"