

ORDINANCE NO. 4884

An Ordinance amending a master plan adopted as part of Planned Development Overlay Ordinance No. 4667 to accommodate a proposed doctor's office, and amending the requirements of Planned Development Overlay Ordinances 4667 and 4131 to allow for a reduction in the minimum required off-street parking spaces for development within the subject site.

RECITALS

The Planning Commission received an application (ZC 10-07) from Penny Lane LLC, dated October 4, 2007 requesting that the master plan adopted as part of Planned Development Ordinance No. 4667 be amended in order to accommodate a proposed doctor's office where currently only a coffee shop is permitted. The applicant also requested amendment of Ordinances 4667 and 4131 to allow a reduction in the minimum required off-street parking spaces for the proposed doctor's office. The subject site is approximately 0.26 acres in size and is located southwest of the intersection of Norton Lane and Stratus Avenue, and is further described as Tax Lot 403, Section 27, T. 4 S., R. W., W.M.

A public hearing was held on November 15, 2007 at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on November 6, 2007 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 conform 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 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 Penny Lane LLC.

Section 2. That the application is approved subject to the following conditions.

1. That all applicable requirements of McMinnville Planned Development Ordinance No. 4667 shall remain in effect.
2. That the applicant shall submit for review and approval by the Three Mile Lane Design Review Committee, detailed plans showing building location, design and elevations, and pedestrian and off-street parking improvements. It is strongly recommended that the proposed building is placed parallel to the existing parking lot so that public street-side landscaping opportunities are maximized. Signage, landscaping, parking and lighting must also be included in the plan submitted for review. Approval of the building design will be contingent on the extent to which the same architectural details have been applied to the proposed medical facility as have been applied to the existing medical buildings located south of the subject site. Additionally, as the preliminary design concept proposes that the main building entrance will face west toward the Comfort Inn Hotel the portion of the building facing Norton Lane must present an attractive, pedestrian friendly façade. The building's linear shape shall also be enhanced through vertical articulation or use of other architectural materials or design.
3. That the applicant shall submit for review and approval by the McMinnville Landscape Review Committee, a detailed landscape and irrigation plan. As per Ordinance 4667, a minimum of fourteen (14) percent of the site must be landscaped with emphasis placed at the street frontages. At a minimum, landscaping will be required around the building's perimeter with emphasis along the Norton Lane and Stratus Lane frontages and within the parking lot.
4. That prior to the issuance of building permits for the proposed medical building, the applicant shall provide a copy of a shared parking and maintenance agreement between all parties involved. At a minimum, the agreement shall provide for the sharing of six spaces and assigning to them maintenance responsibilities.
5. That the applicant shall work with Western Oregon Waste ((503) 434-5549) to assess appropriate size and location of the trash enclosure, the location and screening of which shall be approved by both WOW and the Planning Director.
6. That the subject site is limited to professional office or medical office use only.

Passed by the Council this 11<sup>th</sup> day of December 2007, by the following votes:

Ayes: Hansen, May, Menke, Yoder

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

Approved this 11<sup>th</sup> day of December 2007.

  
\_\_\_\_\_  
MAYOR

Attest:

  
\_\_\_\_\_  
RECORDER

Approved as to form:

  
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CITY ATTORNEY