

ORDINANCE NO. 4919

An Ordinance amending the Hillsdale master plan by reducing the amount of planned commercial development from 5.0 acres to 3.21 acres in order to construct 36 units of multi-family development on approximately 1.79 acres of land.

RECITALS

The Planning Department received an application (ZC 3-09) from Bruce Kenny, dated April 16, 2009, for approval to amend the Hillsdale master plan by reducing the amount of planned commercial development from 5.0 acres to 3.21 acres. In place of commercial use, the applicant proposes the construction of 36 units of multi-family development on approximately 1.79 acres of land in the southwest corner of the subject site, near the corner of West Hills Drive and Barbara Street, and north of the Osprey Pointe assisted care facility. The subject site is more specifically described as a portion of Tax Lot 100, Section 19CA, T. 4 W., W.M.

A public hearing was held on July 16, 2009, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on July 8, 2009, and written notice had been mailed to property owners within 300 feet of the affected property. The hearing was continued to the August 20, 2009, and the September 17, 2009, Planning Commission meetings; and

At said public hearings, 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 planned development review criteria listed in Chapter 17.51.030 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 amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment and has recommended said change 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 Bruce Kenny.

Section 2. That the master plan for the property described in Exhibit "A," is hereby amended to allow multi-family development, subject to the following conditions:

1. That all other applicable requirements of McMinnville Planned Development Ordinances No. 4506 and No.4713 shall remain in effect.
2. That the revised Hillsdale Plaza master plan, submitted August 27, 2009, shall be placed on file with the Planning Department and become a part of the zone, and

binding on the owner and developer. That the developer shall be 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 the Planning Director 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 prior to submittal of building permit plans, the applicant shall submit to the Landscape Review Committee a landscape and irrigation plan that maximizes the site's landscaping potential with regards to surrounding development and proposed multi-family development. The site shall be heavily landscaped with emphasis along the western property line, Barbara Street frontage, and building foundations. In addition, parking lots shall be broken up by landscaping, and an area of usable, open space shall be provided within the development.
4. That the applicant shall work with Western Oregon Waste (WOW) (503-434-5549) to assess appropriate size and location of the trash enclosure, the location and screening of which shall be consistent with Chapter 17.61 (Solid Waste and Recycling Enclosure Plan) of the McMinnville zoning ordinance, and as approved by both WOW and the Planning Director.

Passed by the Council this 24th day of November 2009, by the following votes:

Ayes: Hanson, Hill, Jeffries, May, Menke, Yoder

Nays: _____

Approved this 24th day of November 2009.



MAYOR

Attest:



CITY RECORDER

Approved as to form:

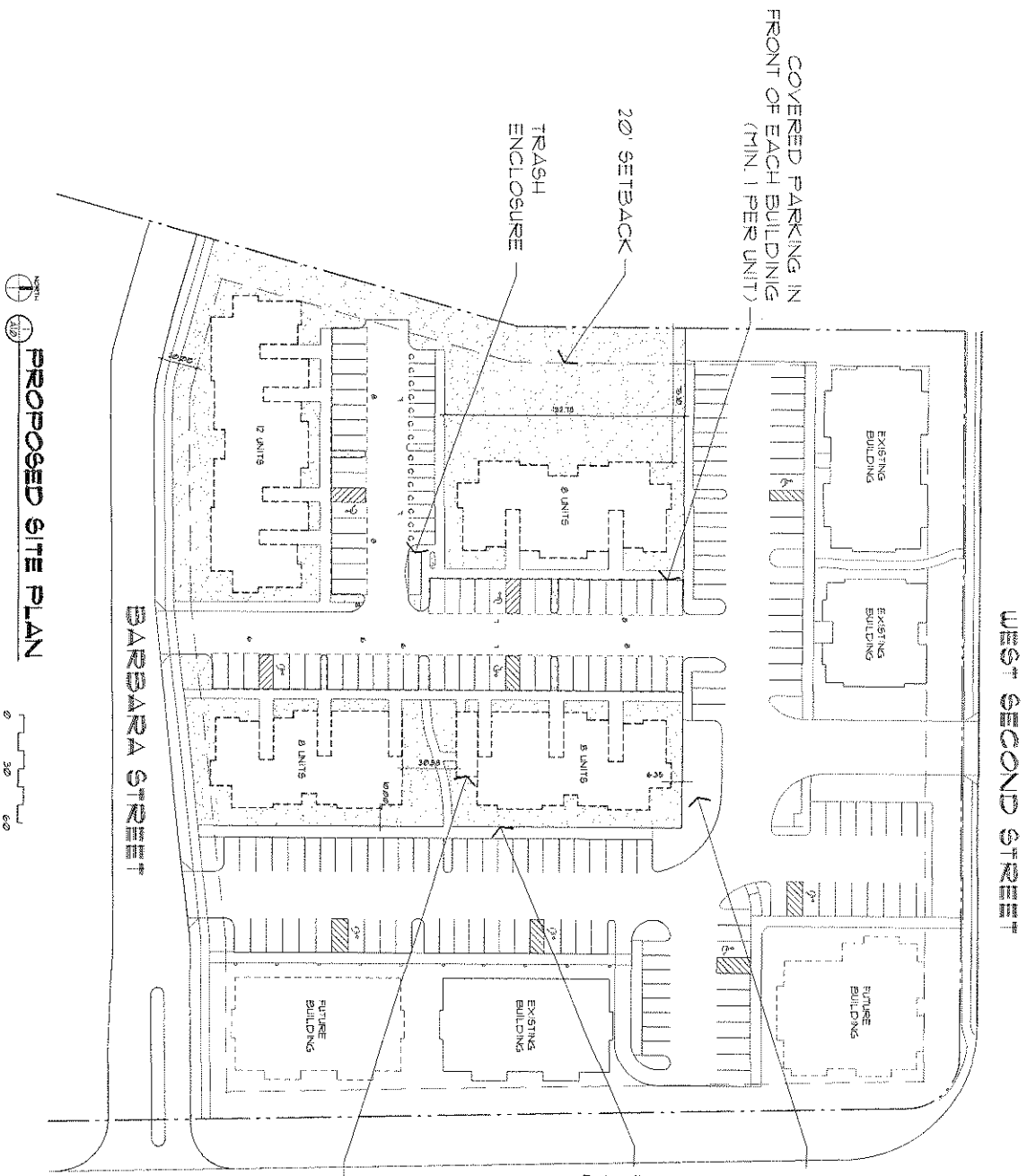


CITY ATTORNEY

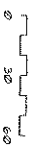
EXHIBIT "A"



Revised Plan



PROPOSED SITE PLAN



OFFICE/STORAGE

PRIVATE FENCE ALONG ADJACENT TO COMMERCIAL PROPERTY

LANDSCAPE AREA WITH WATER FEATURE

SITE SUMMARY

MULTI-FAMILY SITE AREA: 82,450 SF
 LANDSCAPED AREA: 28,425 SF (36%)
 REQUIRED PARKING: 72
 36 UNITS @ 2 SPACES/UNIT
 ACTUAL PARKING:
 STANDARD 54
 COMPACT 14
 ACCESSIBLE 4
 TOTAL 72

COMPREHENSIVE PLAN AMENDMENT APPLICATION

	<p>26 AUGUST 2009</p> <p>HILLSDALE PLAZA APARTMENTS</p> <p>PROPOSED SITE PLAN</p>	<p>BRUCE W. KENNY, ARCHITECT, S.E.</p> <p>9318 NORTH MOHAWK AVENUE PORTLAND, OREGON 97203 CELL 503-435-9153 EMAIL architect@yahoo.com</p>
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