

ORDINANCE NO. 4978

An Ordinance amending Section 2 of Planned Development Ordinance No. 4953 to allow certain setback reductions for lots within The Bungalows at Chegwyn Village II subdivision.

RECITALS

The Planning Department received an application (ZC 1-14/S 1-14) from Alan Ruden Incorporated, dated March 13, 2014, seeking approval to amend Planned Development Ordinance No. 4953 to allow a reduction in the front-yard setback from 15 to 10 feet, a reduction in the exterior side-yard setback from 20 feet to 15 feet for all proposed lots, and a reduction in the side-yard setback from six feet to zero feet for all garages proposed for construction within The Bungalows at Chegwyn Village II subdivision. Concurrent with this request was an application for a tentative subdivision plan for The Bungalows at Chegwyn Village II development to provide for the construction of 30 single-family homes. The subject site is 4.89 acres in size and is located north of NE Grandhaven Street and east of NE Hembree Street, and is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

A public hearing was held on April 17, 2014, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on April 8, 2014, 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 planned development amendment review criteria listed in Chapter 17.74.070 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 Alan Ruden Incorporated.

Section 2. That Section 2 of Planned Development Ordinance No. 4953 is amended as follows:

1. That minimum setbacks for properties within The Bungalows at Chegwyn Village II are as follows:
 - a) Front yard – 10 feet
 - b) Side yard – A zero foot side-yard property line setback for garage construction for all lots (Lots 22-51)
 - c) Exterior side yard – 15 feet
 - d) Rear yard – 20 feet

2. That all other provisions of McMinnville Ordinance No. 4953 shall remain in effect.

Passed by the Council this 27th day of May 2014, by the following votes:

Ayes: _____

Nays: _____

Approved this 27th day of May 2014.



MAYOR

Attest:



CITY RECORDER

Approved as to form:



CITY ATTORNEY

Vicinity Map



Geographic Information System



City of McMinnville
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