

ORDINANCE NO. 3736

An Ordinance establishing the terms and conditions of a planned unit development community referred to as Airport Rendezvous, and rezoning certain property from A, Agricultural, County Zone, to City of McMinnville C-2, Travel Commercial Zone, and C-3, General Commercial Zone, to Planned Unit Development.

WHEREAS, the owner, Fred Snyder, has made application to the City of McMinnville for a Planned Unit Development for Lots 1 and 6 of a plat plan on file with the City Engineer entitled "Airport Rendezvous," as hereinafter described, located on Three-Mile Lane; and

WHEREAS, said applicant applied to the City for a Resolution of Intent to Rezone said property in 1971, and again in 1973, and both resolutions having become null and void; and

WHEREAS, this matter came on for a public hearing initiated by the Planning Commission on December 19, 1974 at 5:30 p.m., and regular notice to the adjacent property owners was given in accordance with Ordinance No. 3380 and notice was published in the News-Register; and

WHEREAS, at said public hearing duly held, no comments either favorable or unfavorable were received from the general public; and

WHEREAS, the Planning Commission finds that the development of this property as a planned unit development is in the best interests of the City of McMinnville and consistent with the commercial and residential activities occurring on Three-Mile Lane; and

WHEREAS, the Planning Commission considered this matter further at a meeting conducted on January 23 and established the conditions and requirements that must be met in order to qualify as a planned unit development; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the following described area is rezoned from A, Agricultural, to C-2, Travel Commercial Zone, and C-3, General Commercial Zone, in accordance with the following conditions and requirements which are set forth in the Airport Rendezvous Planned Unit Development document which is attached hereto and by this reference incorporated herein:

Lots 1 and 6 and Tracts "A" and "B," Airport Rendezvous, a subdivision in the Ruben Harris D. L. C. No. 80, Yamhill County, Oregon.

Passed by the Council this 4 day of February, 1975, by the following

vote:

Ayes: ROUSE PORTER, DALEY, LEWIS, PARKER & SHUCLATE

Nays: _____

Approved by the Mayor this 4 day of February, 1975.


MAYOR

Attest:


RECORDER

AIRPORT RENDEZVOUS PLANNED UNIT DEVELOPMENT

1. Requirements: Development plat and use shall follow the plan on file in the City Engineer's office. This plat is incorporated herein by this reference, subject to any conditions or qualifications set out in this document.

2. Zoning: The area encompassed by this Planned Unit Development as reflected in the plat plans shall be rezoned to a C-2 Planned Unit Development for Lot No. 1 and C-3 Planned Unit Development for Lot No. 6 from the presently existing County Agricultural Zone.

3. Access: Access to Lots No. 1 and 6 shall be off of the road designated and indicated on the heretofore mentioned plat plan and in no event shall access be taken directly from or to Oregon State Highway 18. Any variation in this traffic flow pattern must be first approved by the Planning Commission in writing to the applicant.

4. Open Space: The landscaping of buildings and associated parking lots shall be as detailed on the plans subject to the additional mandatory requirements enumerated below:

(a) The area adjacent to Three-Mile Lane (Oregon Highway 18) shall be landscaped with a berm of not less than two and one-half feet in height and ten feet in width, and plantings on the berm shall not be less than two feet in height at the time of installation. The construction of said berm shall occur in conjunction with development of Lots 1 and 6, respectively. Landscaping materials shall be left to the discretion of the developer subject to the condition that said landscaping plan and materials are reviewed by the Planning Commission. The landscaping area along the entrance drive, adjacent to the motel-restaurant complex and adjacent to the proposed service station, shall be landscaped and planted to a width of not less than ten feet for the full depth of Lots 1 and 6. It shall be the duty of the developer to maintain these planted areas. A sprinkler system shall be installed.

(b) Those areas devoted to parking lots shall be landscaped and continuous rows of parking spaces shall not number more than ten cars. In addition, the ends of each parking row shall be landscaped.

5. Architectural Design:

(a) Those buildings built on Lot 1 shall be the same as or similar to the pictures and drawings on file with the City Engineer and these pictures are by this reference incorporated herein. Any deviance from the architectural style must be first approved by the Planning Commission in writing.

(b) Development of Lot 6 shall be in an architectural style the same as or similar to that in Lot 1.

6. Kinds and Sizes of Commercial Units to be Erected on Lot 6:

(a) The following commercial uses are approved for operation in the commercial center located on Lot 6:

- (1) Laundromat;
- (2) Pharmacy;
- (3) Bakery;
- (4) Barber shop;
- (5) Beauty shop;
- (6) Food store;
- (7) Laundry or dry cleaning establishment;
- (8) Medical or dental office;
- (9) Bank or similar institution;
- (10) Bicycle sales or repair shop;
- (11) Book or stationery store;
- (12) Clothing store;
- (13) Department store, retail;
- (14) Dressmaking, millinery, or tailor shop;
- (15) Dry goods or notions store;
- (16) Hardware or paint store;
- (17) Interior decorating shop;
- (18) Jewelry store;
- (19) Medical or dental laboratory;
- (20) Household business or recreational equipment sales and rentals;
- (21) Music store;
- (22) Offices;
- (23) Pet store;
- (24) Photographic shop, blueprinting, photostating, or other reproduction process;
- (25) Scientific or professional instrument sales or service;
- (26) Shoe store, retail;

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- (27) Studio, including music, dancing, art, photography, or health;
- (28) Electric appliance or equipment sales and service;
- (29) Taxidermy shop;
- (30) Toy or hobby store, retail;
- (31) Variety store, retail;
- (32) Wholesale office and showroom with merchandise on the premises limited to small parts and samples;
- (33) Auto service only.

(b) The largest, single, commercial unit which may be constructed shall not exceed 8,000 square feet. The total square footage to be constructed shall not exceed 77,000 square feet.

(c) The construction and operation of an auto service station (limited to automotive petroleum sales) only may occur after the building design and landscaping are first approved by the Planning Commission in writing.

(d) Screening the north side of Lot 6 from the residential units immediately adjacent thereto by a site obstructing wall, fence, or evergreen hedge which shall be not less than six feet in height.

7. Internal Traffic Patterns and Parking Lot Design:

(a) The layout of the parking lots for Lots 1 and 6 including the number of spaces required, lane width, stall width, and traffic flow are subject to approval by the City Engineer before being constructed. If the proposal contains standards less than those prescribed by any City of McMinnville ordinance, then the approval of the Planning Commission shall be first obtained in writing.

(b) Traffic flow patterns on Lot 6 shall be reviewed and approved by the City Engineer.

(c) All buildings constructed shall be set back not less than 120 feet from the center line of the highway.

8. Contingency: In the event that the developer shall construct or seek to construct buildings or parking lots other than those shown on the plat plan, the written approval of the Planning Commission shall be first had and received.

9. Signs: Any exterior signs to be erected by Airport Rendezvous shall be first submitted to the Planning Commission for approval.

10. Lighting of Parking Lots: Any lighting of parking lots to be accomplished by Airport Rendezvous shall be first submitted to the Planning Commission for approval.