

ORDINANCE NO. 4650

An Ordinance amending Planned Development Ordinance No. 4640 to allow direct vehicular access onto Hill Road, where such access is currently prohibited, and supplanting the terms and provisions of Section 2.

RECITALS

The Planning Commission received an application (ZC 7-97) from Hillside Manor, dated July 11, 1997 requesting Planned Development Ordinance No. 4640 be amended to allow direct vehicular access onto Hill Road, where such access is currently prohibited for some 2.5 acres of land located at 1100 NW Hill Road and is further described as Tax Lot 500, Section 18, T. 4 S., R. 4 W., W.M.

A public hearing was held on August 21, 1997, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on March 15, 1997, 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 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 Hillside Manor.

Section 2. That the terms and provisions of Section 2 of Ordinance No. 4640 be supplanted with the following:

- a. That the uses permitted or conditionally permitted on the subject site be limited to a private activity center, residential care facility, nursing center, or similar use ancillary to the Hillside Manor campus and are compatible with the residential surroundings.
- b. That a revised master plan which incorporates the requirements of this zone change approval shall be submitted to the Planning Director for review and approval within 18 months of this approval. Said

revised master plan shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted master plan. Minor changes to the details of the adopted plan may be approved by the City 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 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 Commissioner's.

- c. That the applicant retain use of the existing drive which serves the subject site, but removes the short asphalt drive which extends north along the southwest corner of the subject site and landscape the disturbed area. In addition, the applicant shall construct improvements within this intersection, consistent with a design to be prepared by the applicant and approved by the Community Development Director, that would reduce the width of the existing access into the Hillside Manor campus.

Passed by the Council this 9th day of September, 1997, by the following votes:

Ayes: Aleman, Hughes, Massey, Payne, Windle

Nays: _____

Approved this 9th day of September, 1997.


MAYOR

Attest:


RECORDER