

ORDINANCE NO. 4926

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing Residential designation to a Commercial designation and a zone change from an R-1 (Single-Family Residential) zone to a O-R PD (Office Residential Planned Development) zone on one acre of land located at 441 and 451 NW Hill Road.

RECITALS

The Planning Commission received an application (CPA 14-99 / ZC 24-99) from Kellie Menke and Kathleen Bernards, dated December 16, 1999, for a comprehensive plan map amendment from a Residential designation to a Commercial designation and zone change from an R-1 (Single-Family Residential) zone to an O-R PD (Office Residential Planned Development) zone on one acre of land located at 441 and 451 NW Hill Road and further described as Tax Lots 4800 and 4900, Section 19BD, T. 4 S., R. 4 W., W.M.

A public hearing was held on January 20, 2000, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on January 15, 2000, 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 plan amendment and 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 comprehensive plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan map amendment and zone change and has recommended said changes 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 Kellie Menke and Kathleen Bernards.

Section 2. That the Comprehensive Plan Map shall be amended from a Residential designation to a Commercial Designation for the property described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

Section 3. That the property described in Exhibit "A", is hereby rezoned from an R-1 (Single-Family Residential) zone to an O-R PD (Office Residential Planned Development) zone subject to the following conditions:

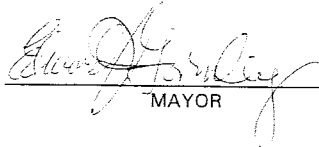
1. That the zone change request shall not take effect until and unless CPA 14-99 is approved by the City Council.
2. That prior to the issuance of any building occupancy permits for the existing structure located on the southern parcel, the applicant shall submit a final site plan which illustrates the development of a parking area of sufficient scope to satisfy the off-street parking requirement of ten vehicle parking spaces, placement of one van-accessible disabled person parking space, with access aisle, sign, and direct access within the existing driveway, and the placement of one bicycle parking space.
3. That engineered plans illustrating construction of adequate storm drainage facilities for any proposed commercial parking area within the subject site shall be submitted for review and approval by the Building Official.
4. That signage proposed for the subject site be limited a maximum of one wooden monument-type sign, no more than six feet in height, with total sign size not to exceed 24 square feet. The sign, if illuminated, must be indirectly illuminated and non-flashing.
5. That parking area lighting shall be limited to wall-mount fixtures on existing and proposed structures.
6. That prior to the issuance of any building occupancy permit for commercial use, the applicant install a solid wood fence, a minimum of six feet in height, along the entire western and southern property lines of the subject site.
7. That prior to the issuance of any building permits for new commercial structures within the subject site, a landscape plan shall be submitted for review and approval by the McMinnville Landscape Review Committee. Said plan shall include landscaping coverage of 14 percent of gross site area for any individual parcel, with landscaping emphasis to exist at building and parking lot perimeters, and public street frontage.
8. That prior to the issuance of any building permits for new structures within the subject site, detailed elevations for proposed structures shall be submitted for review and approval by the Planning Director. Said elevations shall illustrate buildings that are residential in character.
9. That access to the subject site is limited to the single driveway that currently exists and is generally located at the midpoint of the subject site's property line.
10. That a minimum fifteen (15) foot building setback shall be maintained from the western property line of Parcel 1 (northern parcel).
11. That use of the site shall be limited to that of single-family residential; daycare facility; professional office; or a public or private parking lot.

Passed by the Council this 14th day of March 2000, by the following votes:

Ayes: Aleman, Hughes, Kirchner, Payne, Rabe

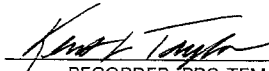
Nays: _____

Approved this 14th day of March 2000.



MAYOR

Attest:



RECORDER PRO TEM