

ORDINANCE NO. 4739 ~~AA~~

An Ordinance rezoning certain property from an R-4 (Multiple-Family Residential) zone, M-1 (Light Industrial) zone, and R-2 (Single-Family Residential) zone to an R-4 PD (Multiple-Family Planned Development) zone, M-1 PD zone, and an R-2 PD zone respectively, to accommodate the implementation of the Linfield College Master Plan.

RECITALS

The Planning Commission received an application (ZC 4-00) from Linfield College, dated July 5, 2000, for a zone change from an R-4 (Multiple-Family Residential) zone, M-1 (Light Industrial) zone, and R-2 (Single-Family Residential) zone to an R-4 PD (Multiple-Family Planned Development) zone, M-1 PD zone, and an R-2 PD zone respectively, to accommodate the implementation of the Linfield College Master Plan. The property is more specifically described as Tax Lots 100, 200, 400, 500, 600, 900, 7000, 7100, 7200, 7300 and a portion of Tax Lot 103 Section 29AA; Tax Lots 6800, 6900, and 7000 Section 29AD; Tax Lots 5300, 5400, 5500, 5600, and 5700 Section 20 DC; Tax Lots 101, 200, 300, and 400 Section 20DD; Tax Lots 3800, 3900, 4000, 4100, 4900, and 5000 Section 21CC; Tax Lot 290 Section 28BA; and, Tax Lots 100, 200, 301, and 302 Section 28BB, T. 4 S., R. 4 W., W.M

A public hearing was held on September 21, 2000 and continued to October 19, 2000, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on September 14, 2000, and written notice had been mailed to property owners within 300 feet of the affected property.

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 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 Linfield College.

Section 2. That the property described in Exhibit "A", is hereby rezoned from an R-4 (Multiple-Family Residential) zone, M-1 (Light Industrial) zone, and R-2 (Single-

Family Residential) zone to an R-4 PD (Multiple-Family Planned Development) zone, M-1 PD zone, and an R-2 PD zone respectively subject to the following conditions:

1. That the Linfield Master Plan as approved by the Planning Commission 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 approval of the Planning Commission for any major change in the details of the adopted site 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 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.

2. That prior to the approval of construction plans for improvements to Linfield Avenue or Lever Street; consideration of the vacation of Blaine Street; or the conversion of the public portions of Lever Street from a public street to a private street; the applicant shall submit a traffic study, prepared by a professional transportation planner or traffic engineer, for the review and approval of the City Engineer, the Planning Commission or the City Council, whichever is the applicable decision maker. At his option the City Engineer may provide guidance to applicant's traffic consultant concerning the scope of issues to be addressed by such study, which scope shall be proportional to the nature and extent of the anticipated impacts of the applicant's request.
3. That should there be two or more complaints regarding on-street parking which are attributable to the college within a six month period, ZC 4-00 may be reviewed by the Planning Commission at their next available meeting. The Planning Commission at that hearing may, based on the testimony and evidence received, impose additional conditions on the college as may be necessary to mitigate impacts on the surrounding residential neighborhoods found to be caused by the parking of college staff and student vehicles.
4. That the applicant submit to the McMinnville Landscape Review Committee for review and approval detailed landscape and irrigation plans for any and all proposed buildings, parking areas, and streetscape developments. All trees proposed to be planted shall have a two-inch minimum caliper, exhibit size and growing characteristics appropriate for a particular planting area, and be spaced as appropriate for the selected species and as may be required for the location of underground utilities, above-ground utility vaults, transformers, light poles, hydrants, existing athletic fields and facilities, and not to be located within 30 feet of any stop sign. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material that does not meet this standard. All required landscaping shall be installed or security equal to 120 percent of the cost of installing the landscape plan approved by the McMinnville Landscape

Review Committee shall be posted with the City prior to the release of building permits for proposed structures or other improvements. The amount and form of such security shall be as required by the Planning Director.

5. That as required for future building permits, the applicant submit for review and approval by the City Engineering Department a detailed storm drainage plan which incorporates the requirements of the City's Storm Drainage Master Plan. Said plan must be approved prior to construction of a proposed street section, parking lots, any revised driveway or parking lot approaches, and any other drainage system components. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings.
6. That as required for future building permits, the applicant submit a detailed sanitary sewage collection plan which incorporates the requirements of the City's Collection System Facilities Plan for review and approval by the City Engineering Department. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings.
7. That as required for future building permits, the applicant gain a fill and grading permit from the City Building Division. All fill placed in the areas where building sites are expected shall be engineered and shall meet with the approval of the City Building Division and the City Engineering Department.
8. That the applicant extend water and power service within the master plan area in accordance with McMinnville Water and Light requirements, including any necessary contracts and/or easements. Any plans to place overhead power lines underground will require utility design and financial contracts between the applicant and McMinnville Water and Light.
9. That fire hydrants as may be required by the Fire Marshal will be in working order prior to the issuance of building construction permits.
10. That easements for access to public and franchise utilities shall be provided in those instances where private or public streets may be proposed for closure or vacation.
11. That any future improvement to a public street include the submittal of cross sections which show utility location, street improvement elevation and grade, park strips, sidewalk location, and sidewalk elevation and grade. Said cross sections shall be submitted to the City Engineering Department for review and approval prior to the improvement of a public street.
12. That future improvements to a public street to include the provision of street lighting are required to meet city standards for street illumination.
13. That unless otherwise exempted or made subject to appropriate credits by action of the City Manager, the City Council or by other agreement between the City and the college park fees shall be paid for additional housing units at the time of building permit application.

14. That prior to the issuance of any building permits for structures compromised by the location of existing property lines, the applicant shall adjust the location of the common property line after gaining such approval from the City, or covenant with the City to hold the subject parcels as a single unit, or draft and record new deeds that would consolidate the subject parcels into a single parcel that would encompass said structures. Forms for such covenant or consolidation shall be provided by the City. The Planning Director shall review and approve such forms or agreements prior to recording. Copies of the recorded forms or agreement shall be provided to the City prior to issuance of any permits for the project.
15. That the conditions of McMinnville Planned Development Ordinance No. 4672 shall apply to those portions of the master plan described as the former Hewlett-Packard site and on which specific detail has not provided in this plan.
16. Except for those trees which the Linfield Master Plan indicates must be removed and replaced, all existing trees greater than 9 inches in diameter at breast height (DBH) measured at 4-5 feet above ground shall not be removed without prior review and written approval of the Planning Director. In addition, all trees to remain within the subject site shall be protected during construction. The Director may permit a reduction or require an increase in normally required setbacks in order to avoid the removal of existing mature trees.

Passed by the Council this 28th day of November, 2000, by the following votes:

Ayes: Aleman, Hughes, Olson, Rabe, Windle

Abstain: Payne

Nays: \_\_\_\_\_

Approved this 28th day of November 2000.

\_\_\_\_\_  
COUNCIL PRESIDENT

Approved as to form:

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CITY ATTORNEY

## MASTER PLAN

Starting with the goals of the Master Planning Committee, the design team developed a series of alternative plan sketches showing physical concepts of what the campus could become. After much discussion and evaluation, a preferred plan was determined. The plan represented is a guideline, showing intentions and strategies. It is not meant as a final and specific design solution. The basic principles conveyed are as follows, each of which receives further elaboration in this document.

*Campus Program Zones:* The master plan suggests strategies for reinforcing and clarifying existing and emerging use patterns on campus.

*Building Inventory:* The master plan analyzes the existing building stock on campus and makes recommendations on buildings that should be removed, identifies buildings that will provide future release space, and suggests sites for future construction. All of these recommendations are made in support of the master plan goals.

*Vehicular Access and Circulation:* The master plan identifies strategies for improving the flow of vehicular traffic through campus in order to create a safer, more navigable pedestrian-friendly environment.

*Parking:* The master plan suggests parking strategies that will meet campus needs while trying to reduce the impact of automobiles on campus.

*Pedestrian and Bicycle Circulation:* The master plan focuses considerable attention on the issues of pedestrian and bicycle circulation. A safe, convenient, and rich pedestrian experience is fundamental in the vision. The need to navigate greater distances across the larger campus highlights the importance of an enhanced bicycle culture.

*Open Space:* The master plan recognizes the importance of well conceived open space in a successful campus environment, and addresses the potential for such within this plan.

*Precinct Plan:* The master plan looks at four different precincts on campus and suggests conceptual design solutions to realize the goals and objectives stated above.

