

ORDINANCE NO. 4834

An Ordinance approving an amendment to McMinnville Planned Development Ordinance No.4713, specific to the provision of a linear park or open space within the western half of the Hillsdale (Howard) property.

RECITALS

The Planning Commission received an application (ZC 4-05) from Westfield LLC, dated May 12, 2005, seeking approval to amend McMinnville Planned Development Ordinance No. 4713 specific to the provision of a linear park or open space within the western half of the Hillsdale (Howard) property. The subject property is located south of West Second Street and west of the Hillsdale subdivision, and is more specifically described as Tax Lot 2500, Section 19, T. 4 S., R. 4 W., W.M.

A public hearing was held on June 16, 2005, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on June 9, 2005, 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 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 Westfield, LLC.

Section 2. That McMinnville Planned Development Ordinance No. 4713 is amended, as follows:

1. That the Howard property development plans 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. The City Planning Director may approve minor changes to the details of the adopted plan. 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 Condition No. 15 of McMinnville Planned Development Ordinance No. 4713 is amended to read as follows:

"That plans for the future development of the western portion of the subject site (as illustrated within the Conceptual Master Plan) incorporate a linear park or open space, consistent with the requirements of the McMinnville Park and Recreation Master Plan. **As an alternative, the City may permit the location of such an improvement to occur within the property to the immediate west (Assessor Map 4524-00800), as detailed on the conceptual plan for this property submitted by the applicant. This element of the conceptual plan is binding on the applicant and future owners of this property to the extent of incorporating a linear park or open space; the design of which should** utilize the higher elevations of the site and provide connectivity to other planned pedestrian corridors or park system. Costs associated with the dedication of land for future public park use, and its improvement by the developer may be applied as an offset to required parkland system development charges.

3. That all other applicable provisions of McMinnville Planned Development Ordinance No. 4713 shall continue in full force and effect.

Passed by the Council this 26<sup>th</sup> day of July 2005, by the following votes:

Ayes: Hansen, Hill, Menke, Olson, Springer, Yoder

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

Approved this 26<sup>th</sup> day of July 2005.

  
\_\_\_\_\_  
MAYOR

Attest:

  
\_\_\_\_\_  
CITY RECORDER

Approved as to form:

  
\_\_\_\_\_  
CITY ATTORNEY

EXHIBIT "A"

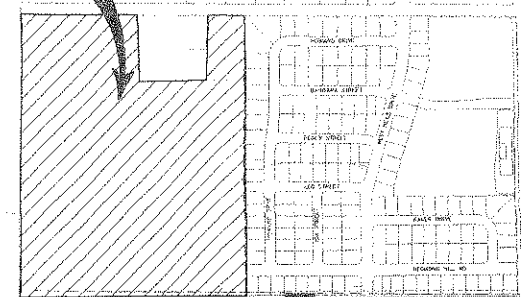
Parcel 1 of Partition Plat No. 2004-35, City of McMinnville, County of Yamhill, Oregon



0 50 100 200  
(feet)



SUBJECT PROPERTY



VICINITY MAP  
N.T.S.

OWNER  
LEO L. HOWARD REVOCABLE LIVING TRUST (60%)  
MARCENE A. HOWARD REVOCABLE LIVING TRUST (40%)

APPLICANT/SUBDIVIDER  
WESTFIELD LLC  
2300 NW 2ND STREET, SUITE B  
MCMINNVILLE, OR 97128  
PH: 503-472-0473

ENGINEER  
WESTECH ENGINEERING  
3841 FAIRVIEW INDUSTRIAL DR. SE, SUITE 100  
SALEM, OREGON 97302  
PH: 503-585-2474

SURVEYOR  
DUNKEL SURVEYING CO.  
3765 RIVERSIDE DRIVE  
MCMINNVILLE, OREGON 97128  
PH: 503-472-7904

WATER & POWER  
MCMINNVILLE WATER & LIGHT

SEWER/STREET/DRAINAGE  
CITY OF MCMINNVILLE

GAS  
NORTHWEST NATURAL GAS CO.

TELEPHONE  
VERIZON

CURRENT ZONE  
R-2 PD

REQUESTED ZONE  
R-2 PD (REVISED PLAN)

TAX LOT  
2500, R4W, T4S, SEC. 19

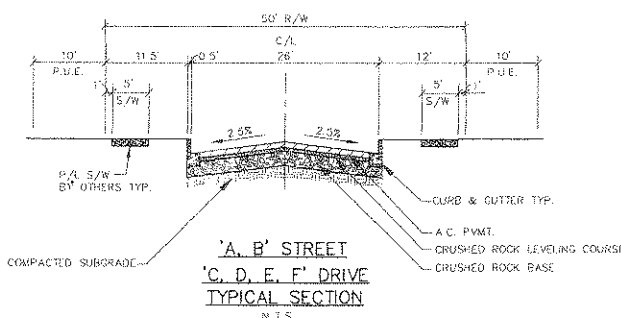
AREA  
36.12 AC.

LOTS  
156

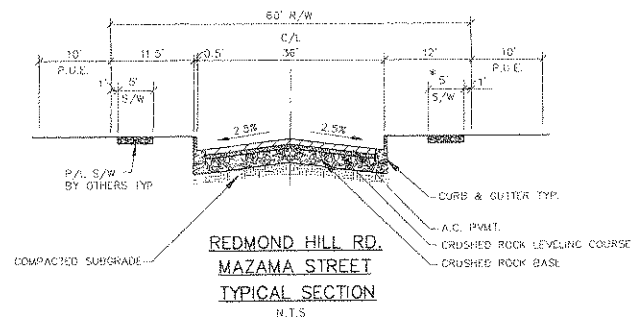
AVG. LOT SIZE  
7,920 SF

MAX. LOT SIZE  
15,606 SF

MIN. LOT SIZE  
4,573 SF



'A, B' STREET  
'C, D, E, F' DRIVE  
TYPICAL SECTION  
N.T.S.

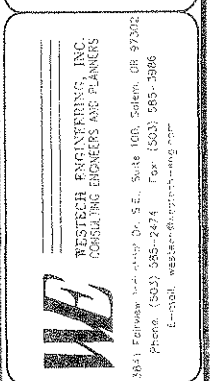


REDMOND HILL RD.  
MAZAMA STREET  
TYPICAL SECTION  
N.T.S.

NO.	DATE	DESCRIPTION	BY

VERIFY SCALE  
MAP IS ONE INCH ON  
ORIGINAL DRAWING.  
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DSN: DBK  
DRN: SSM  
CKD: DBK  
DATE: APR 05



WESTFIELD LLC  
MCMINNVILLE, OREGON  
HOWARD ADDITION  
**TENTATIVE SUBDIVISION PLAN**  
SHEET  
**1 OF 2**  
JOB NUMBER  
**2505.0000.0**