

ORDINANCE NO. 4843

An Ordinance approving an amendment to the Hillsdale Master Plan (Ordinance No. 4731), to allow an increase in residential density for the "Osprey Pointe Cottages".

RECITALS

The Planning Commission received an application (ZC 9-05) from Canyon Creek Development, dated December 15, 2005, seeking approval to amend the Hillsdale Master Plan approved via Ordinance No. 4731, to allow an increase in residential density for the "Osprey Pointe Cottages". The subject property is located west of Hill Road and east of West Hills Drive, and borders on the Hillsdale residential subdivision to the west and the Hillsdale First Addition residential subdivision to the south, and is more specifically described as Tax Lot 7101, Section 19CA, T. 4 S., R. 4 W., W.M.

A public hearing was held on January 26, 2006, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on January 10, 2006, 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 Canyon Creek Development.

Section 2. That conditions 1 and 2 of McMinnville Planned Development Ordinance No. 4731 is amended, as follows:

1. That uses permitted on the subject site be limited to a residential assisted care living facility, and ~~duplex cottages~~ single-family attached housing in accordance with the master plan approved via Docket ZC 9-05.
2. That the submitted plans for the subject site (or as may be revised by conditions for approval of this development and by revisions approved via Docket ZC 9-05) be placed on file with the Planning Department and that it become part of the zone and binding on the property owner and developer. [...]

Passed by the Council this 28<sup>th</sup> day of February 2006, by the following votes:

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

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

Approved this 28<sup>th</sup> day of February 2006.

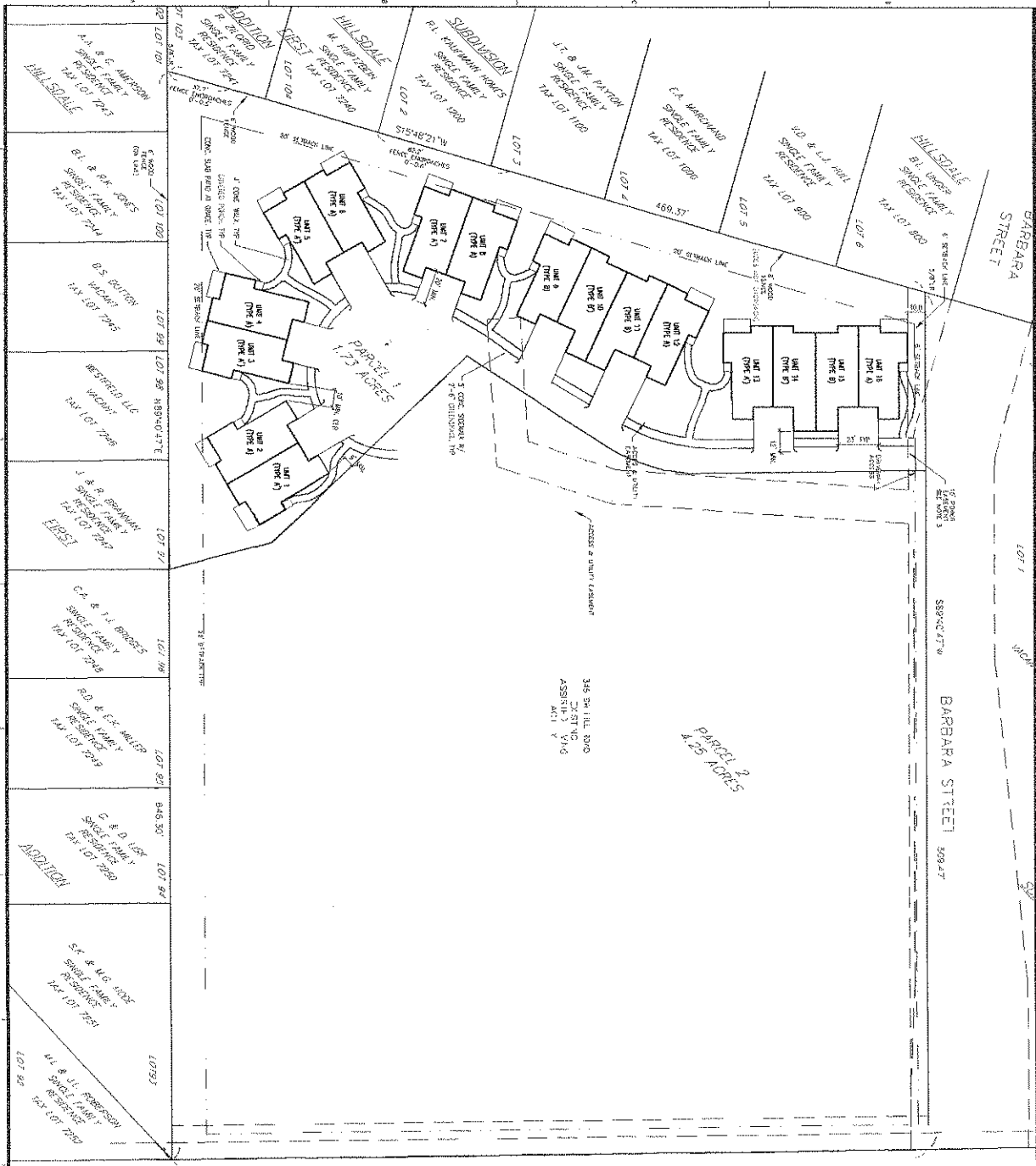
  
\_\_\_\_\_  
MAYOR

Attest:

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

Approved as to form:

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



**GENERAL NOTES**

UNIT A:  
 AREA = 1260 GROSS SQ FT  
 HEIGHT = 1 STORY  
 PARKING = 2 SPACES (1 GARAGE)

UNIT B: (various units of UNIT A)  
 AREA = 1260 GROSS SQ FT  
 HEIGHT = 1 STORY  
 PARKING = 2 SPACES (1 GARAGE)

UNIT C: (various units of UNIT A)

**OSPREY  
 POINTE  
 COTTAGES**  
 MANASTILLE OREGON  
 CANYON CREEK  
 DEVELOPMENT

**HILL  
 ARCHITECTS**  
 5722 FAIRVIEW  
 SUITE 110  
 SALEM, OREGON 97317  
 N 20124 002 \* 000004-001

HILL ROAD SW

HILL ROAD SW

**A-1**

**SITE PLAN**