

ORDINANCE NO. 4870

An Ordinance approving an amendment to Planned Development Ordinance No. 4681, to allow a reduction in the required number of off-street parking spaces specific to a proposed Alzheimer and assisted care residence facility.

RECITALS

The Planning Department received an application (ZC 1-07) from Pooneh Entezari, dated February 22, 2007, seeking approval to amend Planned Development Ordinance No. 4681, to allow a reduction in the required number of off-street parking spaces specific to a proposed Alzheimer and assisted care residence facility. The subject property is located north of Cumulus Avenue, west of Fircrest Drive, and immediately east of Parkland Village assisted living facility, and is more specifically described as Tax Lot 1201, Section 23, T. 4 S., R. 4 W., W.M. (See Exhibit "A".)

A public hearing was held on March 15, 2007, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on March 8, 2007, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, and 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 recommended said change to the Council; and

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 Pooneh Entezari.

Section 2. That Condition No. 2 of McMinnville Planned Development Ordinance No. 4681 be amended, as follows (new text in bold font and underlined):

2. That off-street parking for all phases of the proposed development shall be provided as required by Section 17.60.060 of the McMinnville Zoning Ordinance. **Off-street parking for the proposed Assisted Care Alzheimer Residence facility (specific to Tax Lot 1201 and as approved in Docket ZC 1-07/CU 1-07), however, shall be provided at a minimum rate of one space for each three beds for the Alzheimer units.** Submitted site plans shall be modified as necessary to satisfy this requirement.

Passed by the Council this 8<sup>th</sup> day of May 2007, by the following votes:

Ayes: Hansen, Hill, Menke, May, Yoder

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

Approved this 8<sup>th</sup> day of May 2007.

  
\_\_\_\_\_  
MAYOR

Attest:

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

Approved as to form:

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

# Exhibit "A"

WOOD CT

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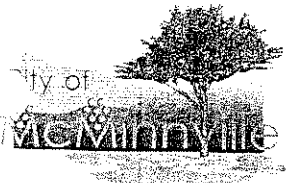
KINGWOOD

Subject Site

FIRCREST DR

HIGHWAY 18

(SALMON RIVER HWY. NO. 3)



Geographic Information System



City of McMinnville  
Planning Department  
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