

ORDINANCE NO. 4135

NORTHEAST INDUSTRIAL AREA

An Ordinance enacting certain development conditions for and placing a planned development overlay over property located within the McMinnville Urban Growth Boundary hereinafter described; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. In the process of preparing the McMinnville Comprehensive Plan and drawing the McMinnville Urban Growth Boundary, it has been determined by the City that certain properties, herein described, should be reserved for industrial development. The City recognizes that the development of these lands could, if not properly managed, create a land use conflict with neighboring uses and could put a strain on the physical condition of the existing road network. The City finds that specific conditions must be applied to the development of these lands to insure that the goals and policies of the McMinnville Comprehensive Plan concerning industrial land uses are applied and to insure that land use conflicts are minimized and that the physical facilities of the City and Yamhill County are not overburdened. For these reasons a planned development overlay shall be placed on this area.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over area known as the northeast industrial area. The area is further described by map in Exhibit "A". Areas within and without the city limits shall carry this designation. The policies and procedures set by this ordinance shall be applied to all land use decisions under the jurisdiction of the City of McMinnville.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Policies. The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and any other applicable City codes shall be adhered to.

Section 5. Conditions of Development. In the northeast industrial area the following limitations shall apply to all uses:

- (a) Development plans for any proposed use in the northeast industrial area must first be approved by the Planning Commission. The following areas must be addressed by the Commission prior to approval of the final development plans:
 - (1) Noise generation. The City will examine the potential noise generation of proposed developments and the potential impact of the noise on nearby residential areas. Landscaping, earthen

berms, desirable building design and siting, and/or other methods may be required to lessen noise. DEQ standards will be used by the City as a guideline. Special attention shall be given to the protection of the Riverside residential area;

- (2) Circulation pattern. The City will examine the proposed circulation pattern of any proposed development to insure that it facilitates a functional circulation pattern for the entire northeast industrial area;
 - (3) Air and water pollution. The City will examine potential air and water pollution impacts of developments and may place restrictions beyond State DEQ standards where deemed necessary;
 - (4) Appearance. The City may require that the site be visually screened from neighboring residential areas through earthen berms, landscaping and/or other screening methods. This screening may fulfill portions of the required landscaping for the development.
- (b) In the northeast industrial area outside storage abutting or facing a residential zone shall be enclosed by a sight-obscuring fence. The fence shall obstruct the storage from view on the sides of the property abutting or facing a residential zone. The fence shall be of such material and design as will not detract from adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or his authorized agent and approved by the Commission. Outside storage in a required yard shall not exceed ten feet in height;
 - (c) All outside lighting shall be directed away from residential zones;
 - (d) No development which is not a permitted use in the light industrial or limited light industrial zone shall be allowed to locate within 500 feet of any residentially designated area or any area in residential use;
 - (e) Before any development is allowed, the City will develop a strategy for the improvement to industrial standards of the affected portions of Riverside Drive. Uses located in the northeast industrial area will be required to share in the improvement costs of said road;
 - (f) If the improvement of Riverside Drive to industrial standards is to take place sometime after industrial uses have located in the northeast industrial area, the industrial uses may be required to finance a temporary improvement to said road before any development takes place. Participation in any temporary improvements shall not relieve the party from additional, different or new improvement required for Riverside Drive.

- (g) The Planning Commission may give conceptual approval to an industrial park plan for a portion or portions of the northeast area or for the entire area. When conceptual approval is requested a plan showing the major street pattern and the expected lotting pattern must be approved by the Commission. Specific site developments within an industrial park which has been conceptually approved are subject to the requirements of this ordinance and must be approved individually.

Section 6. Amendments. Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

This ordinance passed by the City Council on April 7, 1981.



EXHIBIT A
Northeast Industrial Area
Planned Development Overlay
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