

An Ordinance amending Section 2 of McMinnville Planned Development Ordinance No. 4953 to allow certain setback reductions for the Bungalows at Chegwyn Village development.

RECITALS

The Planning Department received an application (ZC 2-15) from Alan Ruden Incorporated, dated April 16, 2015, seeking approval to amend Planned Development Ordinance No. 4953 to allow a reduction in setbacks for properties within the 13.7-acre parcel of land described in Exhibit A, as follows: front yard – 10-feet; interior side yard – 6-feet; interior side yard – zero foot side-yard setback for garage construction only; exterior side yard – 15-feet; rear yard – 20-feet; and, all setbacks for multiple-family lots – 10-feet. The subject site is located north of NE Grandhaven Street and east of NE Hembree Street, and is more specifically described as Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 21, 2015, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on May 15, 2015, 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 planned development amendment review criteria listed in Chapter 17.74.070 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 Alan Ruden Incorporated.

Section 2. That Section 2 of Planned Development Ordinance No. 4953 is amended by adding the following:

1. That minimum setbacks for all properties within the 13.7-acre parcel of land described in Exhibit "A" are as follows:
 - a) Front yard – 10 feet
 - b) Interior side yard – 6 feet
 - c) Interior side yard – Zero foot side-yard setback for garage construction only
 - d) Exterior side yard – 15 feet
 - e) Rear yard – 20 feet
 - f) All setbacks for multiple-family lots – 10 feet
2. That all other provisions of McMinnville Ordinance No. 4953 shall remain in effect.

Passed by the Council this 23rd day of June 2015, by the following votes:

Ayes: Drabkin, Hill, Jeffries, Menke, Yoder

Conflict of Interest / Abstain: Ruden

Nays: _____

Approved this 23rd day of June 2015.



COUNCIL PRESIDENT

Attest:



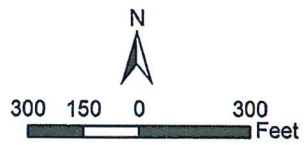
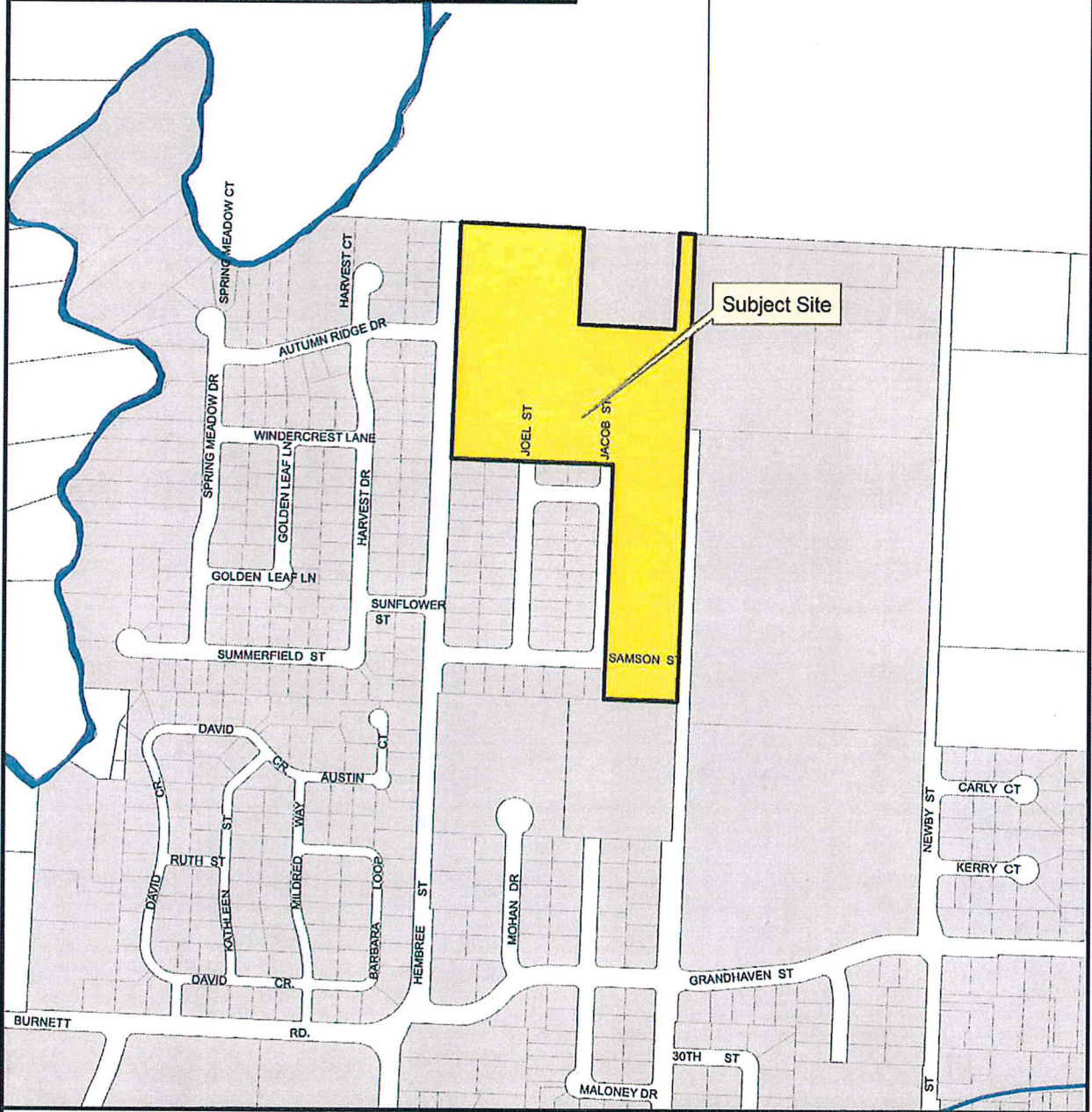
CITY RECORDER

Approved as to form:



CITY ATTORNEY

Vicinity Map



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