



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

**PUBLIC HEARING NOTICE
PLANNING COMMISSION REVIEW OF A
MAJOR AMENDMENT TO PLANNED DEVELOPMENT OVERLAY**

SE NORTON LANE PROPERTY – TAX LOT R4427 00701

NOTICE IS HEREBY GIVEN that an application for a major amendment to a Planned Development overlay ordinance has been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding this application or to attend the public meeting of the Planning Commission where this request will be reviewed and a public hearing will be held. Please contact Chuck Darnell with any questions at (503) 434-7330, or chuck.darnell@mcminnvilleoregon.gov.

DOCKET NUMBER: PDA 6-18 (Planned Development Amendment)

REQUEST: Approval to amend Planned Development Overlay Ordinances 4863 and 4709 by amending a condition of approval that currently limits use of the site to professional office, medical office, senior condominiums, senior apartments, assisted living facilities, and other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. The requested amendment is to add multiple-family residential apartments to that list of allowable uses in the existing Planned Development Overlay condition of approval. The base C-3 zone allows multiple-family residential as a permitted use.

APPLICANT: Kim McAvoy on behalf of KWDS, LLS

SITE LOCATION(S): West of SE Norton Lane, near the termination of SE Norton Lane at the existing city limits (see attached map)

MAP & TAX LOT(S): R4427 00701

ZONE(S): C-3 PD (General Commercial Planned Development)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Section 17.74.070 (see reverse side for specific review criteria)

NOTICE DATE: April 23, 2019

PUBLIC HEARING DATE: May 16, 2019 at 6:30 P.M.

HEARING LOCATION: McMinnville Civic Hall Building
200 NE 2nd Street, McMinnville, OR, 97128

Proceedings: A staff report will be provided at least seven days before the public hearing. The Planning Commission will conduct a public hearing, take testimony, and then make a decision to either recommend approval of the application to the McMinnville City Council or deny the application.

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, and to register any statements in person, by attorney, or by mail to assist the

McMinnville Planning Commission and City Council in making a decision. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Department office at (503) 434-7311, forward them by mail to 231 NE 5th Street, McMinnville, OR 97128, or by email to chuck.darnell@mcminnvilleoregon.gov. We need to receive your comments or testimony by 5:00 PM on Wednesday, May 8, 2019 to be included in the meeting materials in advance of the public hearing.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

Appeal: Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Commission to respond to the issue precludes an action for damages in circuit court.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

REVIEW CRITERIA:

McMinnville Municipal Code

MMC, Section 17.74.070 Planned Development Amendment - Review Criteria.

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

MMC, Chapter 17.33 C-3 General Commercial Zone

All applicable criteria found in Chapter 17.33 shall apply to this request.

Planned Development Overlay Ordinances

Ordinance No. 4863

All applicable criteria found in Planned Development Ordinances 4863 shall apply to this request.

Ordinance No. 4709

All applicable criteria found in Planned Development Ordinances 4709 shall apply to this request.

Vicinity Map

