

# Conditional Use & Three Mile Lane Design Review Requests

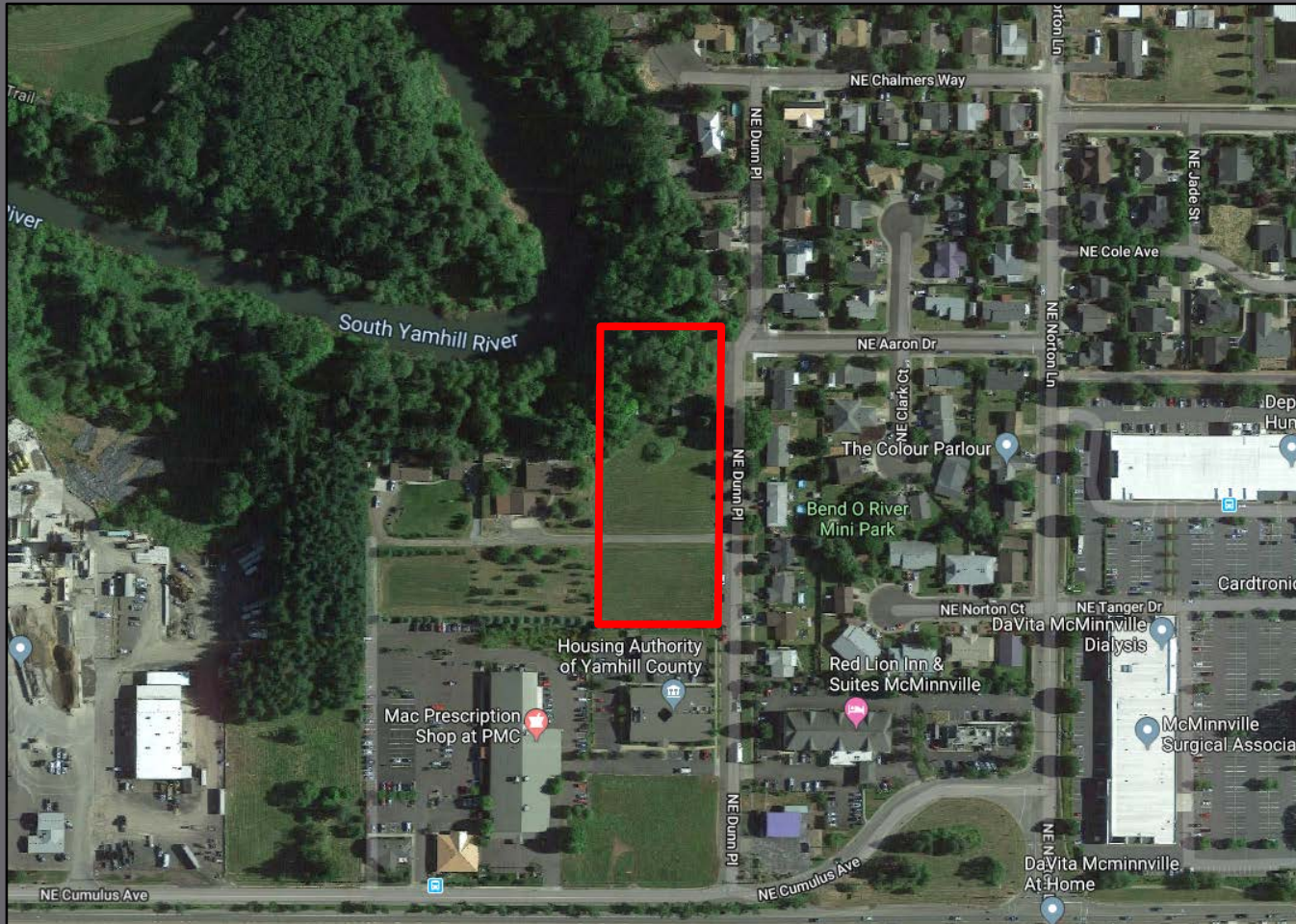
CU 3-19 / TML 2-19  
235 NE Dunn Place

Planning Commission – Public Hearing  
September 19, 2019

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# SITE LOCATION

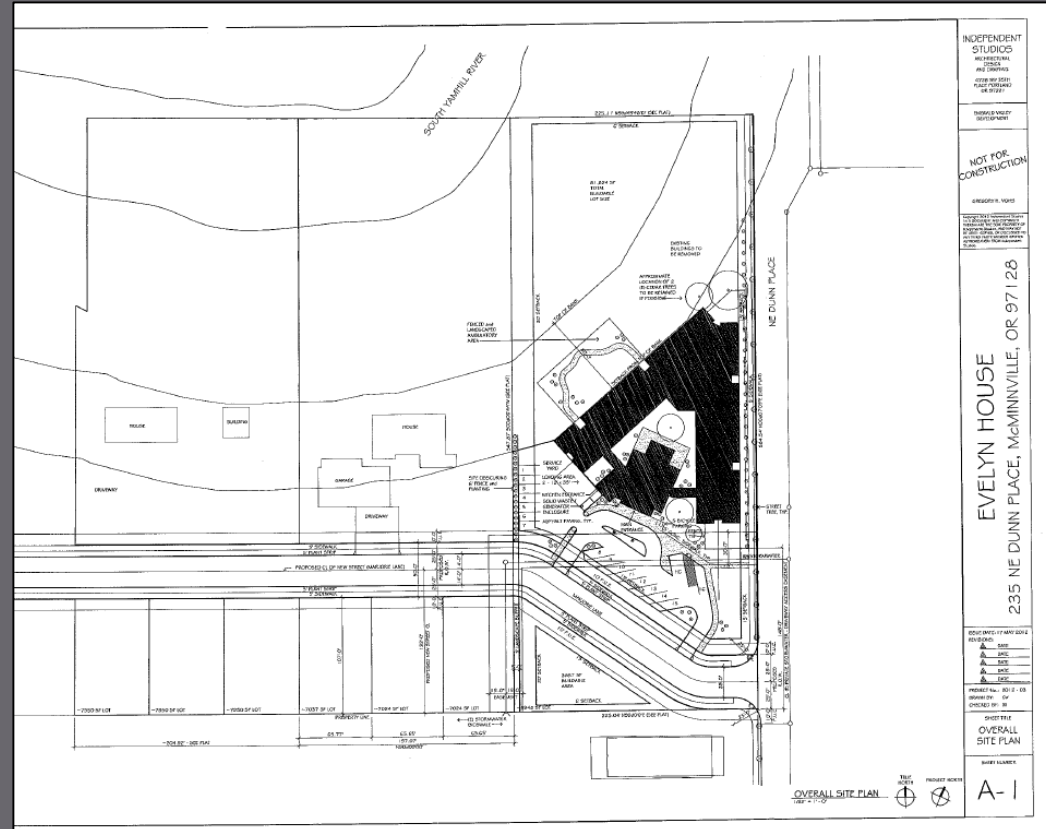


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# HISTORY OF SITE

- 2000 – Included in Planned Development that included larger surrounding area (residential to west and commercial to south) and rezoned to R-2
- 2012 – New Planned Development approved and rezoned to R-4 to allow for memory care facility
  - Master plan adopted and became binding on site

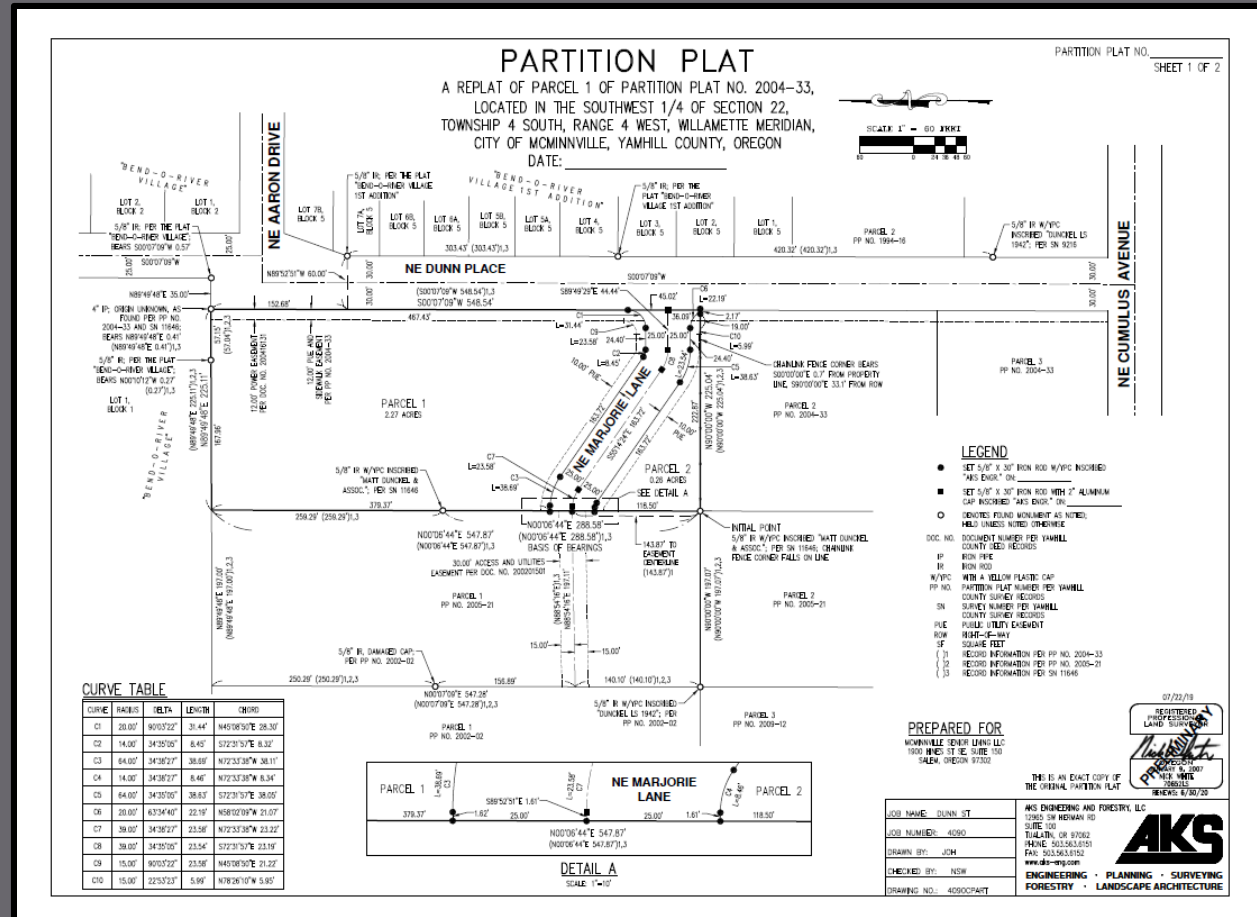


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# HISTORY OF SITE

- 2019 – Tentative Partition (MP 4-19) reviewed and approved to partition property as shown in binding master plan



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# LAND USE REQUESTS

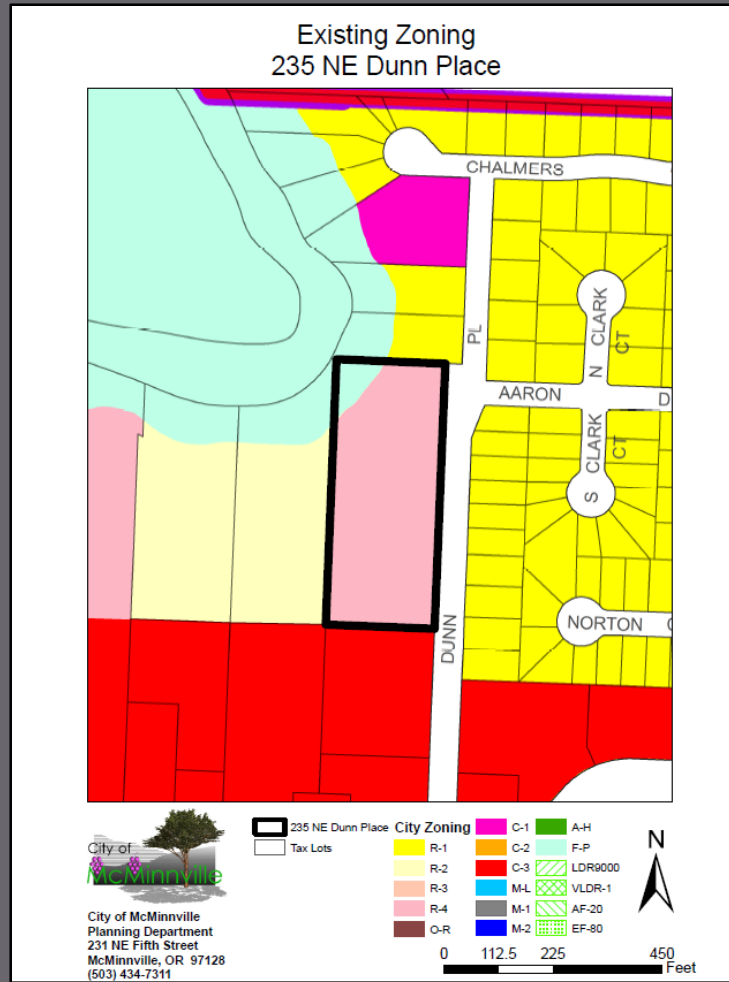
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- 1. Conditional Use** – Approval of a conditional use permit to allow for the development of a new memory care facility. Section 17.21.020(K) of the MMC identifies “Nursing/convalescent home” as a conditional use in the R-4 zone.
  - Definition of Nursing Home/Convalescent Home: “Any facility for the care, boarding, and housing of elderly persons or medical outpatients, including rest homes, homes for the aged, and similar uses operating under any name or as may be licensed by the State of Oregon.”
- 2. Three Mile Lane Design Review** – Approval of the exterior design of the building and site, subject to the Three Mile Lane Planned Development Overlay development regulations

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# ZONING



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# CONDITIONAL USE REVIEW CRITERIA

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## Section 17.74.030

- A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;
- B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;
- C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;
- D. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;
- E. The proposal will preserve environmental assets of particular interest to the community;
- F. The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.

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# CONSISTENCY WITH COMP PLAN

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- Policy 58.00: City land development ordinances shall provide opportunities for development of a variety of housing types and densities.
- Policy 68.00: The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.
- Policy 80.00: In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.

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# CONSISTENCY WITH COMP PLAN

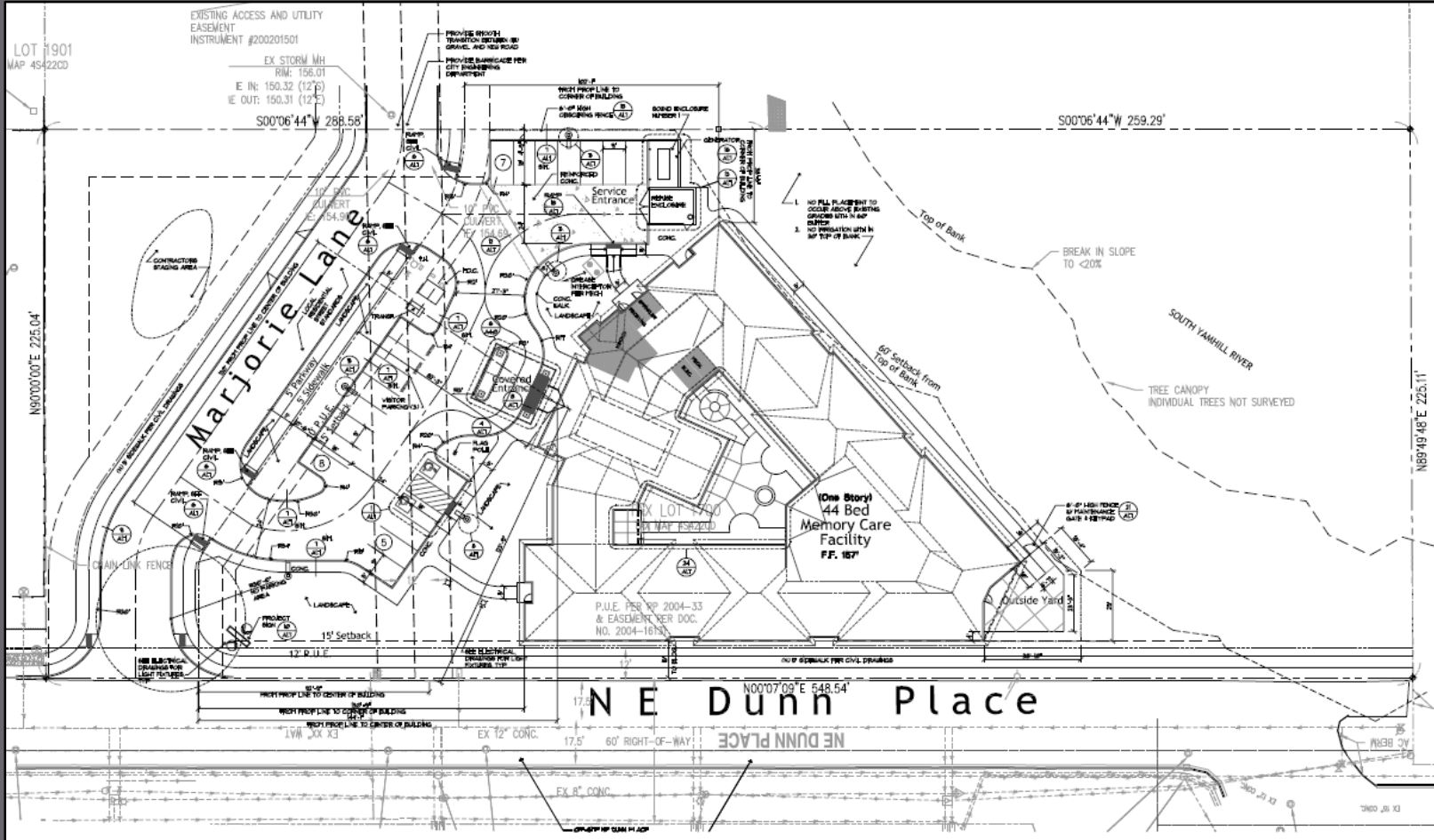
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- **Policy 187.50: Great Neighborhood Principles**
  1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.
  3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.
  4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.
  5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.
  6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.

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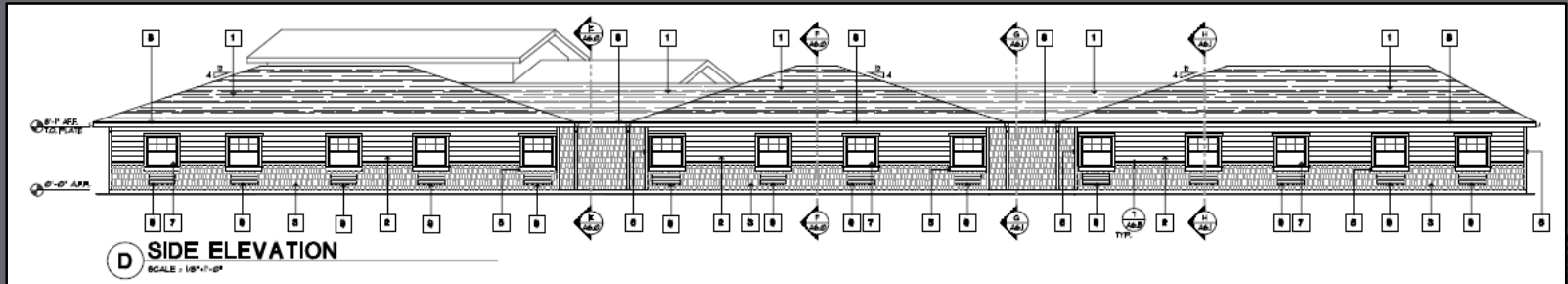


# SITE DESIGN & OPERATIONS



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# SITE DESIGN & OPERATIONS

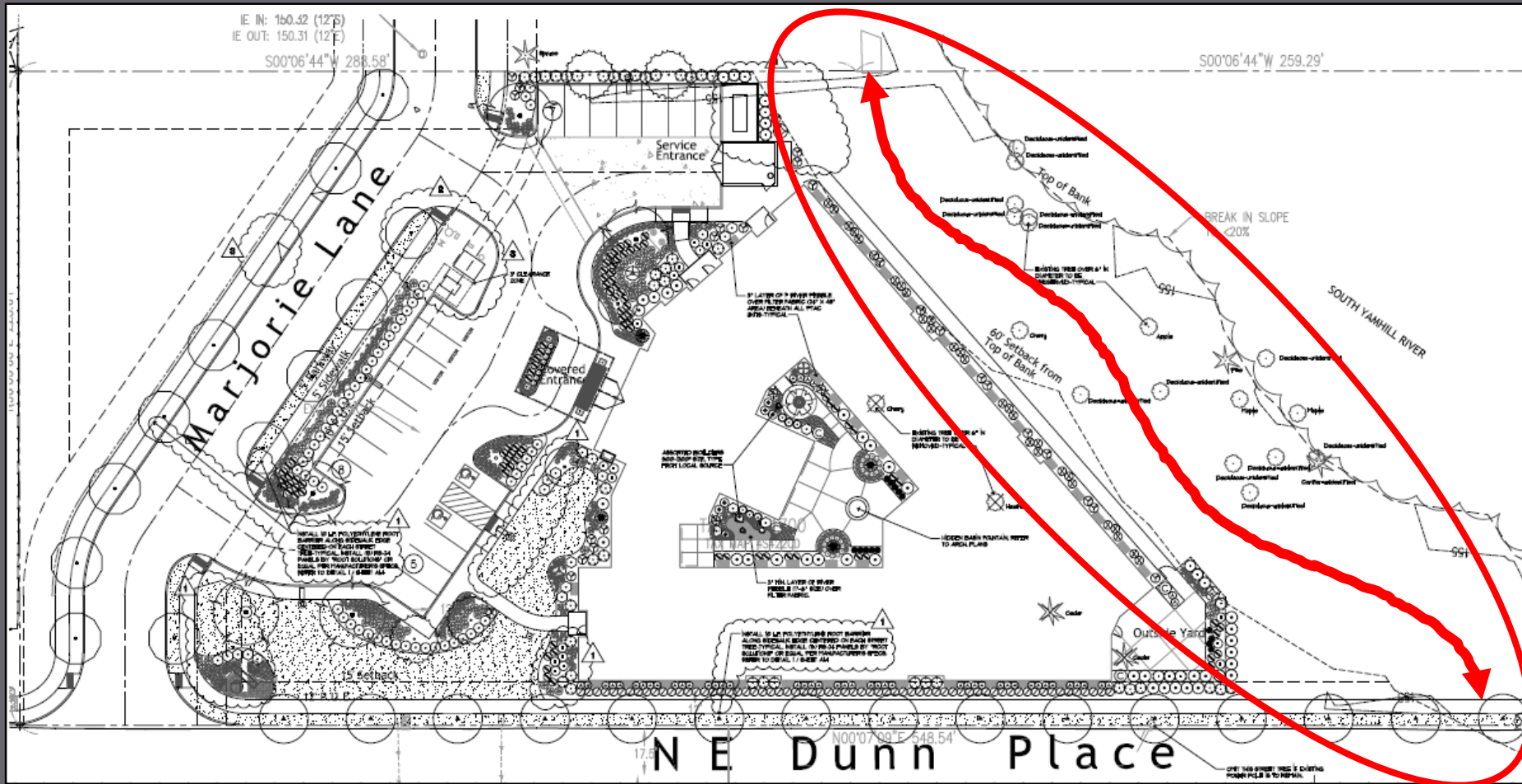
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- **Proposed Conditions of Approval:**
  9. Based on the proposed use of the building as a memory care facility and the fact that the residents of the facility will not operate motor vehicles, the required number of off-street parking spaces on the site shall be reduced to 20 spaces for the 44 bed facility.
  10. That the applicant shall submit a landscape plan and Landscape Plan Review application to the McMinnville Landscape Review Committee for their review and approval prior to the issuance of building permits for the memory care facility. All landscaping on the site shall be installed as approved by the Landscape Review Committee prior to final building permit inspections being completed.
  11. That the applicant shall plant street trees within curbside planting strips in accordance with a street tree plan to be prepared by the applicant and submitted to the Landscape Review Committee for their review and approval. [...]

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# NATURAL FEATURES & PARKS



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# NATURAL FEATURES & PARKS

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- **Proposed Conditions of Approval:**

1. Prior to the issuance of any building or development permits for the project, the subject site shall be partitioned as approved by the tentative partition recently reviewed under docket number MP 4-19. All applicable conditions of approval from docket number MP 4-19 shall be satisfied.

Conditions #2 - #7 – Conditions to require Geotechnical recommendations to be followed to preserve steep slope and ensure safe development of site.

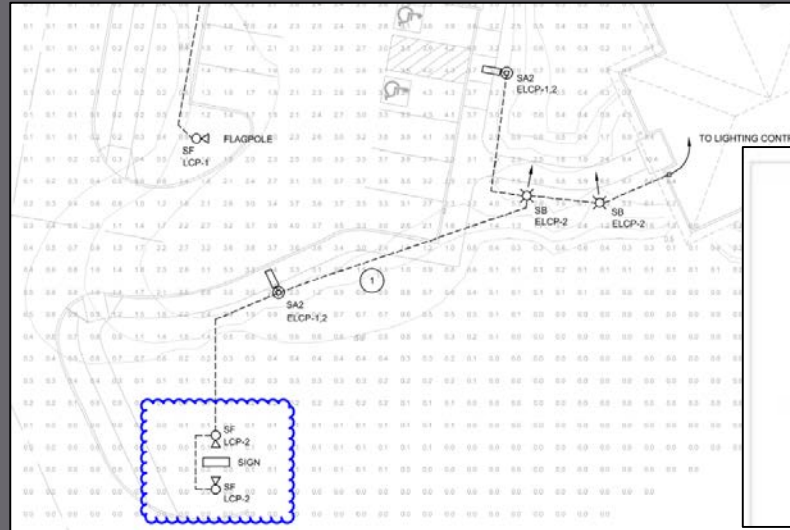
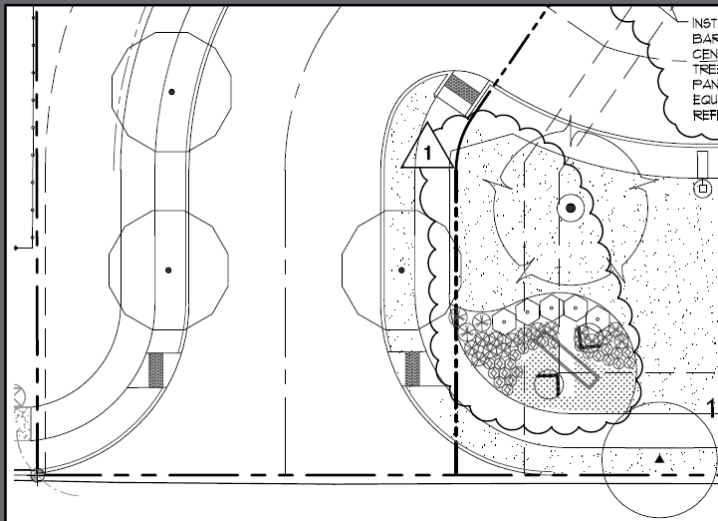
8. That all existing trees on the steep slope on the northwest portion of the site and within the 60 foot setback area between the top of slope and the memory care building shall be preserved. Trees within these areas shall not be removed without prior review and approval of the Planning Director.

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# SUGGESTED AMENDMENT - SIGNAGE

- Applicant requesting a special condition to allow for monument sign to be illuminated
- Current sign regulations for residential zones do not provide sign standards for “Nursing Home/Convalescent Home”
- TML review then based on most similar use – multi-family residential does not allow illumination



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# SUGGESTED AMENDMENT - SIGNAGE

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- Section 17.74.040(G) allows the Planning Commission to place conditions that result in “Limiting of otherwise designating the number, size, location, height and lighting of signs”
- Suggested condition of approval: “That the monument sign proposed for the memory care facility shall be allowed to be illuminated as proposed by the applicant in the memorandum and drawings dated September 18, 2019.”

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# SUGGESTED AMENDMENT - TIMING

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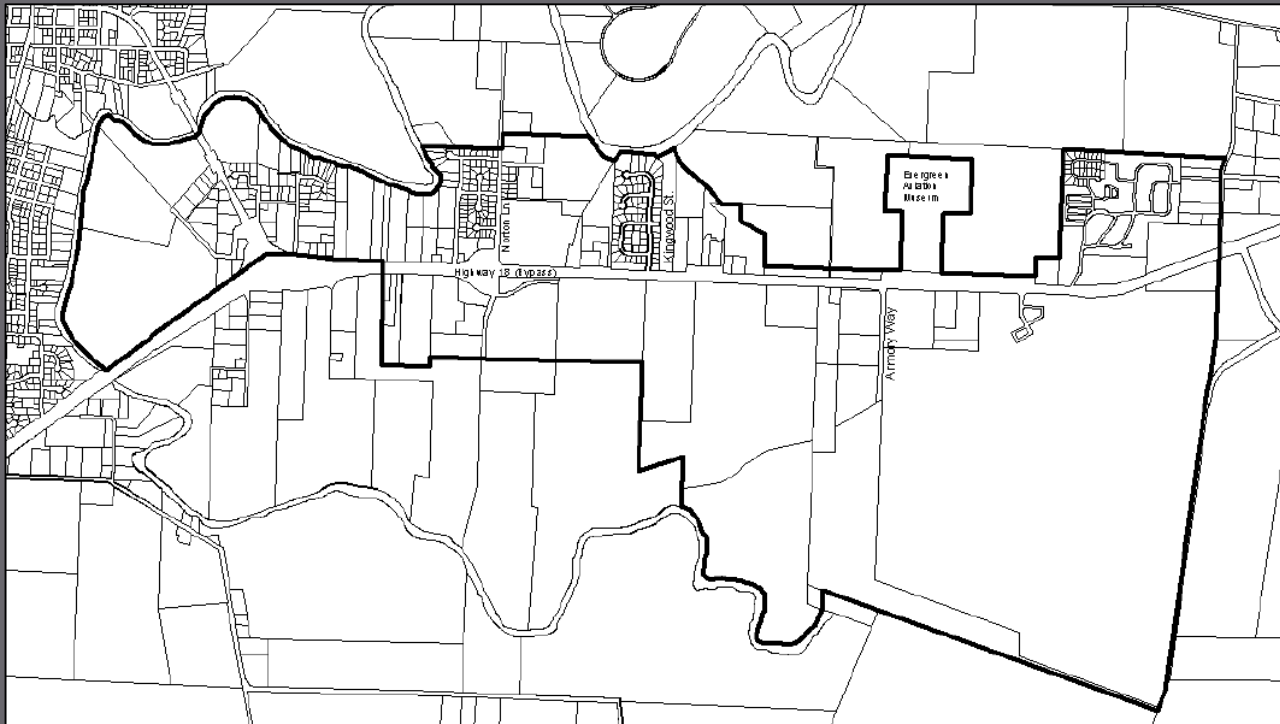
- Applicant requesting ability to complete building construction and street (right-of-way) improvements at same time
- Suggested amendment to condition of approval (Condition #1):
  1. Prior to the issuance of any Certificate of Occupancy ~~building or development permits~~ for the memory care facility project, the subject site shall be partitioned as approved by the tentative partition recently reviewed under docket number MP 4-19. All applicable conditions of approval from docket number MP 4-19 shall be satisfied.

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# THREE MILE LANE DESIGN REVIEW

- Subject site located within Three Mile Lane Planned Development Overlay District
  - Ordinance 4131, later amended by Ordinance 4572



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# THREE MILE LANE DESIGN REVIEW

- Review Criteria – Section 1 of Ordinance 4572
  - A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
  - B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.
  - C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include: [...]
  - D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.
  - E. Mixed housing-type residential developments shall be allowed and encouraged in those areas designated as residential.
  - F. Temporary signage shall be allowed as per Section 17.62.060(B)(3) of the McMinnville Zoning Ordinance
- Sign Standards – Section 5 of Ordinance 4572

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# THREE MILE LANE DESIGN REVIEW

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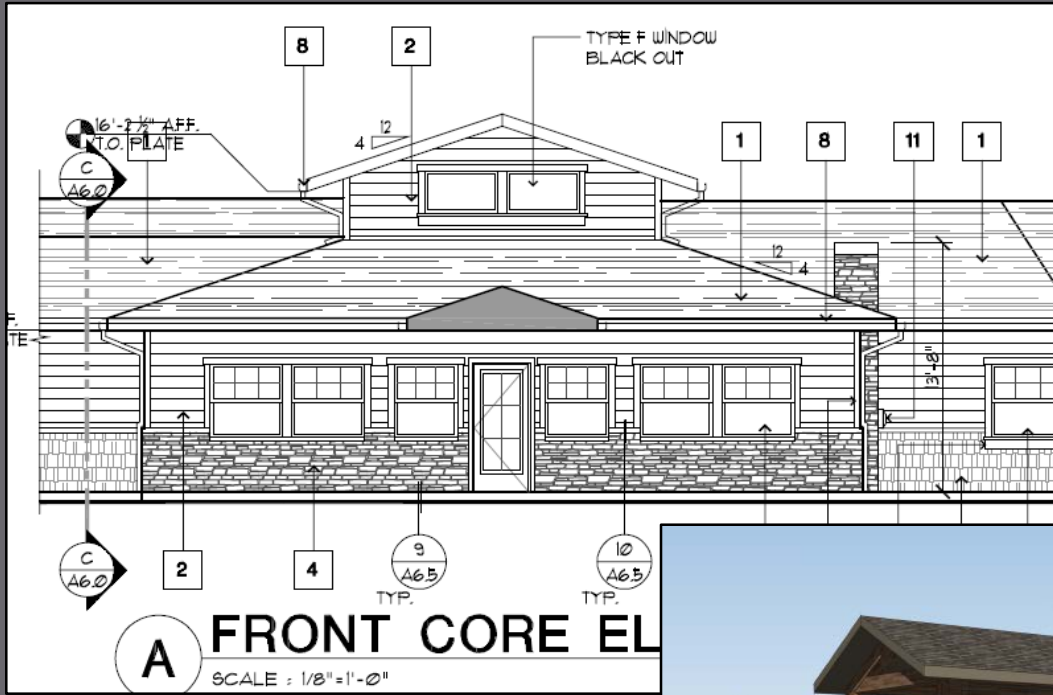
- Section 1 of Ordinance 4131

Statement of Purpose. The City of McMinnville finds that the development of lands on the north and south sides of Three Mile Lane (Oregon Highway 18) is acceptable if provisions are made to integrate the dual functions of the highway as a bypass around the City and a land service arterial for adjacent properties. The City also finds that development along Three Mile Lane is desirable if it is ***of good quality and design, if the living and working environments developed are compatible with each other, and if the living environment includes open spaces, parks, and features buffering of residential uses from the highway.*** The City recognized, during the comprehensive planning process, that to insure that these concerns are met, proper designations on the McMinnville Comprehensive Plan and Zoning Maps must be made, and, further, that a planned development overlay must be placed over the area establishing specific conditions for development.

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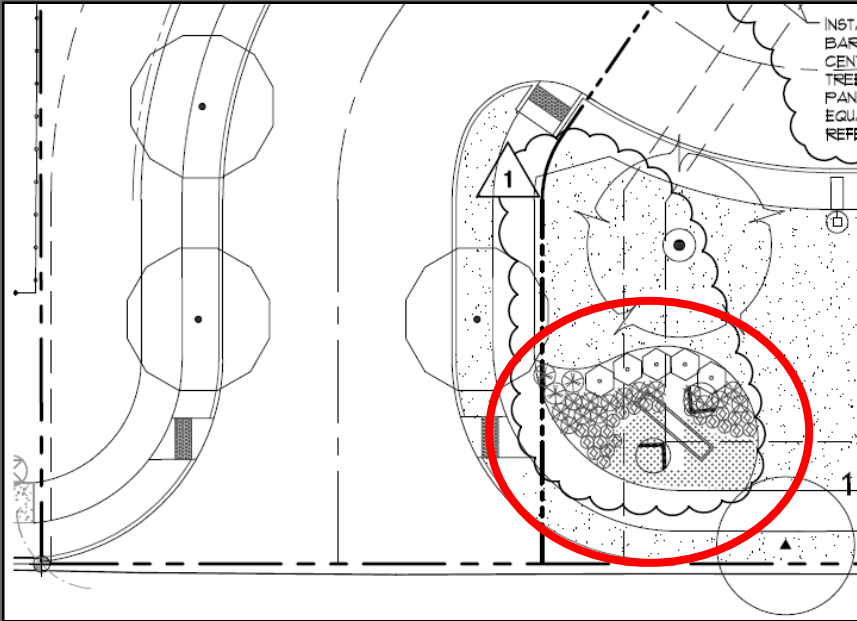
# BUILDING DESIGN



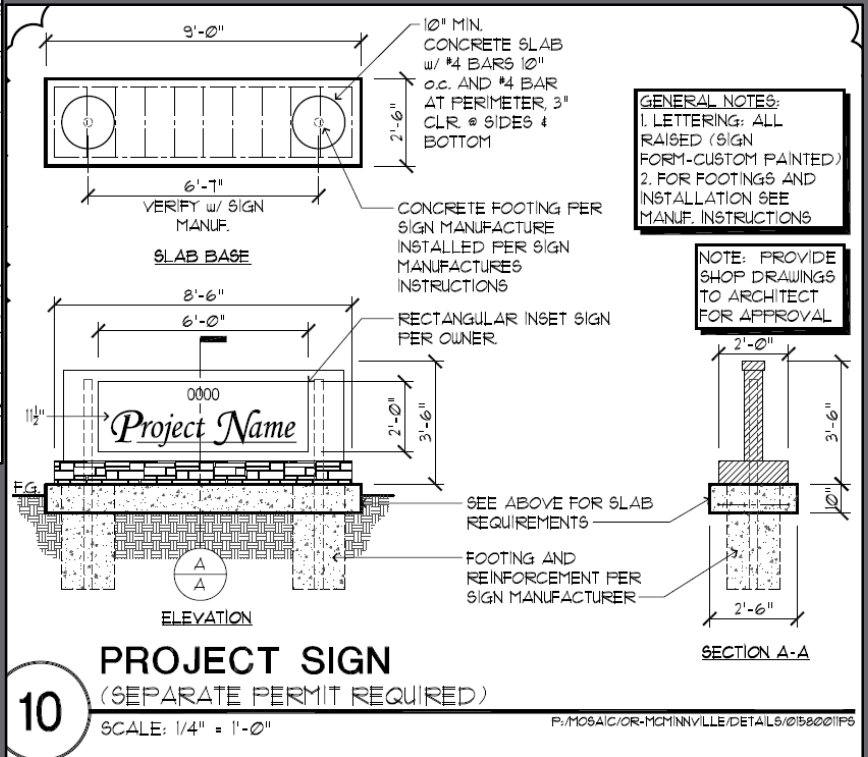
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# SIGNAGE DESIGN



- Signage would be illuminated based on conditional use condition



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# NEXT STEPS

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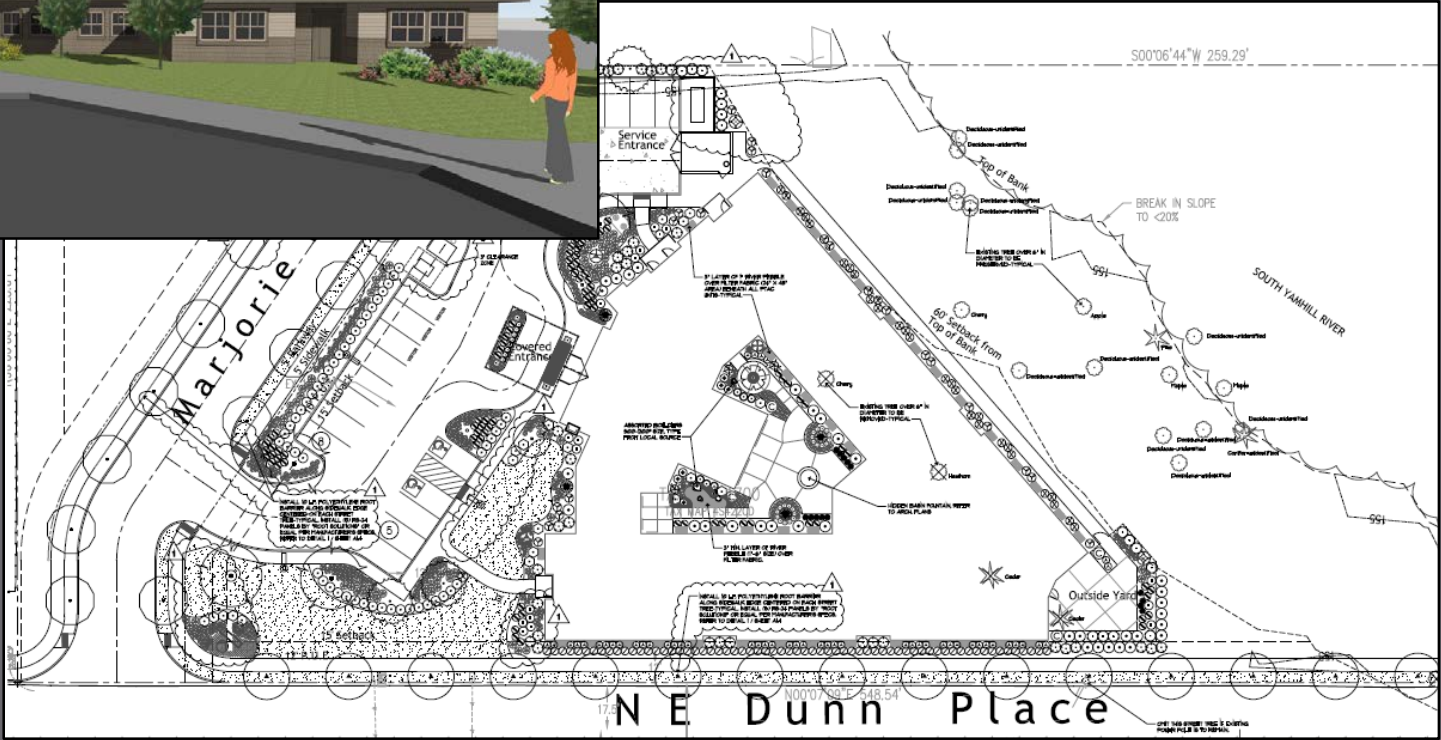
- Staff Recommendation
  - Approval of Conditional Use and Three Mile Lane Design Review with Conditions outlined in Decision Documents
    - Including amendments proposed tonight
  - Planning Commission action would be a *final action*, unless appealed to City Council

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# QUESTIONS?



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