

ORDINANCE NO. 4226

NORTHEAST RESIDENTIAL PLANNED DEVELOPMENT OVERLAY

An Ordinance enacting certain development conditions on residentially designated property north of 27th Street and Highway 99W and east of Newby Street and Grandhaven Drive; now, therefore,

THE CITY OF McMinnville ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. The City has found that to provide for needed multi-family housing in accordance with the goals and policies of the City of McMinnville Comprehensive Plan and with State of Oregon Planning Goal No. 10, Housing, it is necessary to encourage multiple-family housing by placing certain development conditions on property in the northeast area of the City and Urban Growth Boundary. The northeast residential area is the only residential area outside the city limits but within the Urban Growth Boundary which does not have density limitations imposed upon it due to sewer or traffic constraints.

The policies contained herein are intended to provide the equivalent of a specific multiple-family residential plan designation on the Comprehensive Plan Map.

The City has found through the comprehensive planning process that the best way to provide for needed multiple-family dwelling units while at the same time protecting residential areas against the negative impact of high density developments is to place a planned development overlay over the property intended for multiple-family use.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented in this ordinance shall be placed over the area described by the map in Exhibit "A". Areas within and without the city limits shall carry this designation; however, the overlay shall not impinge upon the legal jurisdiction of Yamhill County for areas outside the city limits.

The policies and procedures set forth by this ordinance shall apply to the development of multiple-family structures only.

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 and Procedures. The following policies and procedures shall apply to the development of multiple-family dwelling units in the area described as Exhibit "A":

- (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) The total number of multiple-family units allowed in the subject area shall be limited to 470 units or 25 percent of the projected need as shown in the housing section of the McMinnville Comprehensive Plan.
- (c) Multiple-family development shall be dispersed through the subject area. Multiple-family developments shall be separated by a distance of at least 300 feet. If the applicant can show that exceptional or extraordinary circumstances exist and the impact on neighboring properties can be minimized, the Planning Commission may allow developments to be separated by less than 300 feet.
- (d) Any multiple-family development in the area shall be limited to a maximum of 100 multiple-family units to encourage greater distribution of the developments.
- (e) No development shall exceed 20 dwelling units per acre.
- (f) Multiple-family development will not be allowed to locate adjacent to R- 1 single-family development unless a landscaped area at least 75 feet in depth is provided to buffer the single-family development.
- (g) A coordinated transportation plan including local and collector streets shall be developed to connect adjacent properties and provide safe and efficient transportation service before areas located more than 1,000 feet from Highway 99W and 27th Street shall be developed in multiple-family housing.
- (h) No more than one-third of the total number of multiple-family units allocated to the northeast residential area shall be permitted to gain access to the same local streets.
- (i) No multiple-family developments shall be allowed in the northeast residential areas unless adequate public facilities, including sewer, water, and electricity, are or can be made available to the site.
- (j) Applications for multiple-family developments must be processed under the provisions of Chapter 17.51 of the Zoning Ordinance (planned developments).
- (k) The Planning Commission shall review proposals on the subject property to determine the acceptability of plans. Neglect or failure of the applicants to take reasonable account of policies (a) through U) of this section shall constitute the sole basis for disapproving a multiple-family development proposal provided that the proposal adheres to all other applicable City codes and ordinances.

This ordinance passed by the City Council on November 23, 1982.

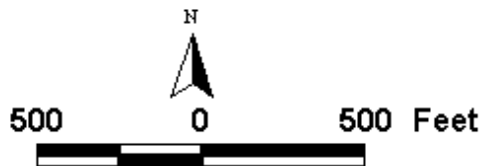
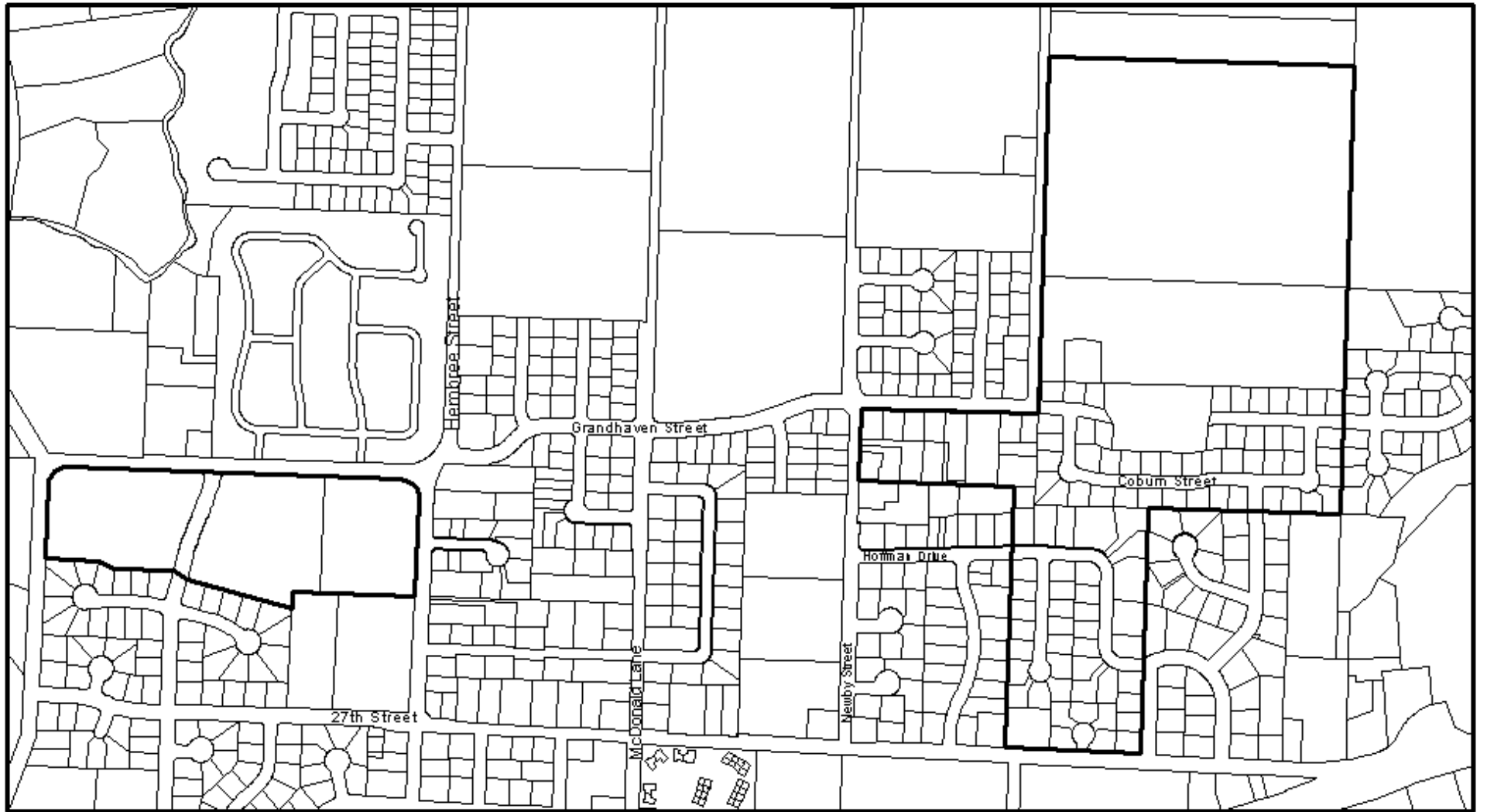


EXHIBIT A
Northeast Residential Area
Planned Development Overlay
Ordinance No. 4226