

RECEIVED

APR 30 2019

COMMUNITY DEVELOPMENT CENTER



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No. CRA 1-19
Date Received 4/30/19
Fee \$5,447.00
Receipt No.
Received by RH

Comprehensive Plan Map Amendment/
Zone Change Application

Applicant Information

Applicant is: [X] Property Owner [] Contract Buyer [] Option Holder [] Agent [] Other

Applicant Name STAFFORD DEVELOPMENT COMPANY, LLC Phone

Contact Name ATTN: MORGAN WILL Phone 503-305-7647
(If different than above)

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name BAKER CREEK DEVELOPMENT, LLC Phone
(If different than above)

Contact Name ATTN: MORGAN WILL Phone 503-305-7647

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1755 NW BAKER CREEK ROAD

Assessor Map No. R4 4 - 18 - 100 Total Site Area 11.3 ACRES

Subdivision Block Lot

Comprehensive Plan Designation COMMERCIAL Zoning Designation UNZONED

This request is for a:

Comprehensive Plan Amendment

Zone Change

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. APPLICANT IS REQUESTING REPEAL OF ORDINANCE NO. 4633 WITH THIS COMPREHENSIVE PLAN MAP AMENDMENT TO CONFIGURE THE SITE WITH 6.62 ACRES OF COMMERCIAL AND 4.7 ACRES OF RESIDENTIAL DESIGNATED LAND. WHEN THE ORDINANCE WAS APPROVED IN 1996, THERE WAS INTEREST IN EXPANDING THE UGB TO THE NORTHWEST. SINCE THIS EXPANSION DID NOT MATERIALIZE, A LARGE COMMERCIAL DEVELOPMENT IN THIS LOCATION IS NOT APPROPRIATE FOR THE NEIGHBORHOOD AND WOULD DIMINISH ECONOMIC ACTIVITY WITHIN THE DOWNTOWN CORE. THE REMAINING COMMERCIAL LAND WILL LIKELY BE DEVELOPED WITH A NEIGHBORHOOD COMMERCIAL USE, WHILE THE PROPOSED RESIDENTIAL LAND WILL BE DEVELOPED WITH BAKER CREEK NORTH PLANNED DEVELOPMENT.
2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2). THE REQUEST TO REDUCE THE AMOUNT OF COMMERCIAL LAND TO FACILITATE A NEIGHBORHOOD COMMERCIAL USE, AND INCREASE THE AMOUNT OF RESIDENTIAL LAND TO ADDRESS DEFICIENT LAND SUPPLY AS IDENTIFIED IN HOUSING NEEDS ANALYSIS IS CONSISTENT WITH GOAL IV-2, POLICY 21.05, GOAL IV-3, POLICIES 24.00, 24.50, 25.00, 26.00, 27.00, 29.00, 30.00, 31.00, GOAL V-1, POLICY 59.00, GOAL V-2, POLICIES 68.00, 71.01, 71.05, 71.09, 71.13, 72.00, 73.00, 74.00, 75.00, 76.00, 77.00, 78.00, 79.00, 80.00, 81.00, 90.00, 92.00, 92.01, AND 92.01 OF THE MCMINNVILLE COMPREHENSIVE PLAN.
3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay. AS MENTIONED ABOVE, THE APPLICANT IS REQUESTING THE REPEAL OF ORDINANCE NO. 4633 TO REMOVE THE EXISTING PLANNED DEVELOPMENT OVERLAY ON THE SITE AND RECONFIGURE THE PROPERTY WITH 6.62 ACRES OF COMMERCIAL AND 4.7 ACRES OF RESIDENTIAL DESIGNATED LAND. THEREFORE, THIS REQUEST WILL NOT BE SUBJECT TO THE PROVISIONS OF AN EXISTING PLANNED DEVELOPMENT OVERLAY.


4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. THE APPLICANT IS ONLY REQUESTING A PLANNED DEVELOPMENT FOR THE 4.7 ACRES OF PROPOSED RESIDENTIAL DESIGNATED LAND. THE RESIDENTIAL LAND WILL BE INCLUDED IN THE BAKER CREEK NORTH PLANNED DEVELOPMENT. MODIFICATIONS TO THE SIDE YARD AND LOT SIZE STANDARDS WILL PERMIT EFFICIENT CLUSTERING OF RESIDENTIAL UNITS, INCREASED DIVERSITY OF HOUSING TYPES, AND DEVELOPMENT OF COMMON OPEN SPACE AREAS AND AMENITIES. WHERE PROPOSED BLOCK AND PERIMETER BLOCK LENGTHS EXCEED STANDARDS, MID-BLOCK PEDESTRIAN ACCESSWAYS ARE PROPOSED. A MODIFICATION TO THE LOT FRONTAGE STANDARD IS PROPOSED DUE TO THE CONFIGURATION OF THE SITE AND INABILITY TO EXTEND A ROAD TO THOSE LOTS, (SEE ATTACHED NARRATIVE)
5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. IF THE CURRENT AMOUNT OF COMMERCIAL DESIGNATED LAND WERE DEVELOPED INTO A LARGE COMMERCIAL USE ON THE SITE, IT WOULD CREATE SIGNIFICANT TRAFFIC, NOISE, AND VISUAL IMPACTS FOR THE SURROUNDING NEIGHBORHOOD. THIS WOULD ULTIMATELY LEAD TO A LOSS IN VALUE FOR PROPERTIES AND WOULD REDUCE THE QUALITY OF LIFE FOR AREA RESIDENTS. THE CITY'S HOUSING NEEDS ANALYSIS DETERMINED THAT 4,421 NEW DWELLINGS ARE NEEDED BY 2041. THE PROPOSED REPEAL OF ORDINANCE NO. 4633 AND DESIGNATION OF 4.7 ACRES OF ADDITIONAL RESIDENTIAL LAND WILL HELP ADDRESS THIS NEED. CONCURRENT WITH THESE REQUESTS, THE APPLICANT IS PROPOSING TO DEVELOP 280 SINGLE-FAMILY DETACHED DWELLINGS ON SMALL, MEDIUM AND LARGE SIZED LOTS WITH THE BAKER CREEK NORTH PROJECT.
6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. WITH THE RECENT DEVELOPMENT OF RESIDENTIAL USES TO THE EAST AND SOUTH OF THE SITE, AND THE PLANNED BAKER CREEK NORTH PROJECT, THE DEVELOPMENT OF A NEIGHBORHOOD COMMERCIAL USE ON A SMALLER COMMERCIAL DESIGNATED PARCEL WILL PROVIDE APPROPRIATELY SCALED RETAIL USES AND SERVICES WITHIN WALKING DISTANCE OF THE SURROUNDING NEIGHBORHOODS. WITH THE DEMAND FOR HOUSING INCREASING OVER THE PAST DECADE, THE CITY IS IDENTIFYING NEW STRATEGIES TO ENCOURAGE THE DEVELOPMENT OF A GREATER VARIETY OF HOUSING TYPES. THE PROPOSED ORDINANCE REPEAL AND CREATION OF ADDITIONAL RESIDENTIAL LAND SUPPLY WILL ALLOW THE DEVELOPMENT OF NEEDED HOUSING, INCLUDING POTENTIAL MULTI-FAMILY DWELLINGS WITHIN A PORTION OF THE COMMERCIAL ZONED AREA OF THE SUBJECT SITE.

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use. THE APPLICANT'S PLANS INDICATE THAT PUBLIC FACILITIES ARE LOCATED IN THE VICINITY OF THE SITE AND CAN BE EXTENDED TO SERVE THE PROPOSED USE. PUBLIC WATER, SANITARY SEWER, ELECTRICITY, AND GAS WILL BE PROVIDED BY CONNECTING TO THE EXISTING MAIN LINES WITHIN NW BAKER CREEK ROAD. STORMWATER WILL BE MANAGED BY COLLECTING DRAINAGE, DETAINING IT ON-SITE, AND RELEASING IT AT THE PRE-DEVELOPMENT RATE INTO BAKER CREEK AND TO THE PUBLIC STORM SYSTEM WITHIN NW BAKER CREEK ROAD.
8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? CITY STAFF DETERMINED THAT TRAFFIC ANALYSIS WOULD NOT BE REQUIRED FOR THE SUBMITTED APPLICATIONS. HOWEVER, THE REDUCTION OF COMMERCIAL DESIGNATED LAND WILL REDUCE THE NUMBER OF TRIPS THAT WILL BE GENERATED ONTO ROADWAYS IN THE VICINITY OF THE SITE.

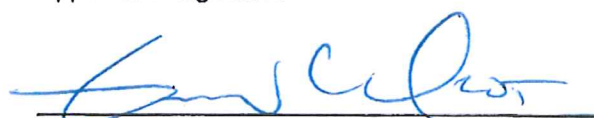
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to an electronic copy with the submittal.
- A legal description of the parcel(s), preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

04/29/2019
Date


Property Owner's Signature

04/29/2019
Date

509-19-000199-Plng

RECEIVED

APR 30 2019



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Office Use Only:	
File No.	<u>201-19</u>
Date Received	<u>4/30/19</u>
Fee	<u>\$3,759.00</u>
Receipt No.	_____
Received by	<u>RH</u>

Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name STAFFORD DEVELOPMENT COMPANY, LLC Phone _____

Contact Name ATTN: MORGAN WILL Phone 503-305-7647
(If different than above)

Address 8850 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name BAKER CREEK DEVELOPMENT, LLC Phone _____
(If different than above)

Contact Name ATTN: MORGAN WILL Phone 503-305-7647

Address 8850 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1755 NW BAKER CREEK ROAD

Assessor Map No. R4 4 - 18 - 105, 106, + 107 Total Site Area 55.32 ACRES

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation COMMERCIAL AND RESIDENTIAL Zoning Designation UNZONED

This request is for a:

Comprehensive Plan Amendment

Zone Change

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. CONCURRENT WITH THE REPEAL OF ORDINANCE NO. 4633 AND COMPREHENSIVE PLAN MAP AMENDMENT TO DESIGNATE 4.7 ACRES OF THE SITE RESIDENTIAL, THE APPLICANT IS PROPOSING TO REZONE A TOTAL OF 48.70 ACRES R-4 AND 6.62 ACRES C-3. THE PROPOSED ZONE CHANGE WILL ALLOW THE DEVELOPMENT OF 280 LARGE, MEDIUM, AND SMALL DETACHED SINGLE-FAMILY LOTS AND 4.08 ACRES OF COMMON OPEN SPACE AREAS WITH THE APPLICANT'S CONCURRENT PLANNED DEVELOPMENT APPLICATION. THESE NEW DWELING TYPES WILL HELP MEET RESIDENTIAL DEMANDS THAT ARE IDENTIFIED IN THE CITY'S HOUSING NEEDS ANALYSIS. THE C-3 ZONED AREA WILL ALLOW FOR PERMITTED USES IN THE C-3 ZONE.
2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2). THE REQUEST TO CHANGE THE SITE'S ZONING TO R-4 WILL INCREASE THE PERMITTED DENSITY OF RESIDENTIAL LAND AND ADDRESS DEFICIENT LAND SUPPLY AS IDENTIFIED IN CITY'S HOUSING NEEDS ANALYSIS. THEREFORE, THE PROPOSAL IS CONSISTENT WITH GOAL V-1, POLICY 59.00, GOAL V-2, POLICY 68.00, 71.01, 71.05, 71.09, 71.13, 72.00, 73.00, 74.00, 75.00, 76.00, 77.00, 78.00, 79.00, 80.00, 81.00, 90.00, 92.00, 92.01, AND 92.02 OF THE MCMINNVILLE COMPREHENSIVE PLAN. IN ADDITION, THE C-3 ZONED PORTION OF THE SITE ALSO COMPLIES WITH THE COMPREHENSIVE PLAN.
3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay. AS MENTIONED ABOVE, THE APPLICANT IS REQUESTING THE REPEAL OF ORDINANCE NO. 4633 TO REMOVE AN EXISTING PLANNED DEVELOPMENT OVERLAY ON A PORTION OF THE SITE. AS SUCH, THE ZONE CHANGE REQUEST WILL NOT BE SUBJECT TO THE PROVISIONS OF AN EXISTING PLANNED DEVELOPMENT OVERLAY.


4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. THE APPLICANT IS REQUESTING CONCURRENT APPROVAL OF A 48.7 ACRE PLANNED DEVELOPMENT REFERRED TO AS BAKER CREEK NORTH. MODIFICATIONS TO THE SIDE YARD AND LOT SIZE STANDARDS WILL PERMIT EFFICIENT CLUSTERING OF RESIDENTIAL UNITS, INCREASED DIVERSITY OF HOUSING TYPES, AND DEVELOPMENT OF COMMON OPEN SPACE AREAS AND AMENITIES. WHERE PROPOSED BLOCK AND PERIMETER BLOCK LENGTHS EXCEED STANDARDS, MID-BLOCK PEDESTRIAN ACCESSWAYS ARE PROPOSED. A MODIFICATION TO THE LOT FRONTAGE STANDARDS IS ALSO PROPOSED DUE TO THE CONFIGURATION OF THE SITE AND INABILITY TO EXTEND A ROAD TO THESE LOTS. (SEE ATTACHED NARRATIVE)
5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. THE CITY'S HOUSING NEEDS ANALYSIS DETERMINED THAT 4,421 NEW DWELLINGS ARE NEEDED BY 2041. THE PROPOSED REPEAL OF ORDINANCE NO. 4633 AND DESIGNATION OF 4.7 ACRES OF ADDITIONAL RESIDENTIAL LAND WILL HELP ADDRESS THIS NEED. CONCURRENT WITH THESE REQUESTS, THE APPLICANT IS PROPOSING TO DEVELOP 280 SINGLE-FAMILY DETACHED DWELLINGS ON SMALL, MEDIUM AND LARGE SIZED LOTS WITH THE BAKER CREEK NORTH PROJECT. IN ADDITION, WITH THE IMPROVEMENT OF NW HILL ROAD, IT IS TIMELY AND ORDERLY TO ZONE THE CORNER NEAR THE ROUNDABOUT C-3.
-
6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. WITH THE DEMAND FOR ATTAINABLE HOUSING INCREASING OVER THE PAST DECADE, THE CITY OF McMURRINVILLE IS CURRENTLY DEVELOPING NEW STRATEGIES TO ENCOURAGE THE DEVELOPMENT OF A GREATER VARIETY OF HOUSING TYPES. THE PROPOSED ZONE CHANGE WILL INCREASE DENSITY AND INCREASE THE SUPPLY OF RESIDENTIAL LAND FOR NEEDED HOUSING. ALSO, RECENT DEVELOPMENT ACROSS NW BAKER CREEK ROAD OF HIGHER DENSITY HOUSING SUPPORTS THE C-3 ZONING.
-
-
-
-
-

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use. THE APPLICANT'S PLANS INDICATE THAT PUBLIC FACILITIES ARE LOCATED IN THE VICINITY OF THE SITE AND CAN BE EXTENDED TO SERVE THE PROPOSED USE. PUBLIC WATER, SANITARY SEWER, ELECTRICITY, AND GAS WILL BE PROVIDED BY CONNECTING TO THE EXISTING MAIN LINES WITHIN NW BAKER CREEK ROAD. STORMWATER WILL BE MANAGED BY COLLECTING DRAINAGE, DETAINING IT ON-SITE, AND RELEASING IT AT THE PRE-DEVELOPMENT RATE INTO BAKER CREEK AND TO THE PUBLIC STORM SYSTEM WITHIN NW BAKER CREEK ROAD.
8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? CITY STAFF DETERMINED THAT TRAFFIC ANALYSIS WOULD NOT BE REQUIRED FOR THE SUBMITTED APPLICATIONS. HOWEVER, THE REDUCTION OF COMMERCIAL DESIGNATED LAND WILL REDUCE THE NUMBER OF TRIPS THAT WILL BE GENERATED ONTO ROADWAYS IN THE VICINITY OF THE SITE.

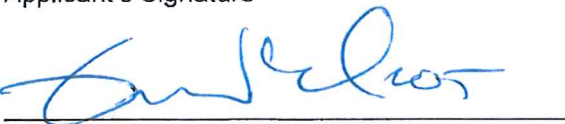
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to an electronic copy with the submittal.
- A legal description of the parcel(s), preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

04/29/2019
Date


Property Owner's Signature

04/29/2019
Date



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

509-19-000890 Pmg

Office Use Only:
File No. PDA 2-19
Date Received 9-23-19
Fee 2736.75
Receipt No. _____
Received by SPD

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name STAFFORD DEVELOPMENT COMPANY, LLC Phone _____

Contact Name MORGAN WILL Phone 503-305-7647
(If different than above)

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name BAKER CREEK DEVELOPMENT, LLC Phone _____
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Contact Name MORGAN WILL Phone 503-305-7647

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1755 NW BAKER CREEK ROAD

Assessor Map No. R4 4 - 18 - 100 Total Site Area 10.00 ACRES

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation COMMERCIAL Zoning Designation UNZONED

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property: _____

SEE ATTACHED MEMO

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II): _____

SEE ATTACHED MEMO

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely: _____

SEE ATTACHED MEMO

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: _____

SEE ATTACHED MEMO

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: _____

SEE ATTACHED MEMO

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? _____

SEE ATTACHED MEMO

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.). - PREVIOUSLY SUBMITTED WITH OTHER BAKER CREEK NORTH APPLICATIONS
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed. - PREVIOUSLY SUBMITTED
- Compliance of Neighborhood Meeting Requirements. - PREVIOUSLY SUBMITTED
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

9/23/19
Date


Property Owner's Signature

9/23/19
Date

Cascadia Planning + Development Services

P.O. Box 1920
Silverton, OR 97381
(503) 804-1089
steve@cascadiapd.com



MEMO

DATE: September 19, 2019

TO: Chuck Darnell
City of McMinnville

FROM: Steve Kay, AICP
Cascadia Planning + Development Services

RE: Responses for Planned Development Amendment Form
Baker Creek North Development

Application Form Questions:

- 1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property:**

APPLICANT'S RESPONSE:

The applicant is requesting to amend the boundary of the planned development overlay, as previously delineated by Ordinance 4633, to correspond with the 6.62 acre Parcel A in this application. Furthermore, the applicant requests to replace the two conditions of approval created under Ordinance 4633 with the following: 1) No more than 120 multi-family units may be developed on the site; and 2) At least 2-acres of neighborhood commercial uses shall be developed on the site.

This area was designated commercial at a time when the City's westward UGB expansion was being pursued and a large commercial center was planned to support the expansion. However, since the UGB amendment did not materialize, the subject site was left with excess commercial land. The proposed conditions of approval will allow for the future development of smaller-scaled neighborhood commercial and needed multi-family residential uses within Parcel A.

- 2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):**

APPLICANT'S RESPONSE:

A reduction in the existing planned development overlay area, in conjunction with the proposed zoning map and comprehensive plan map amendment proposals, is consistent with economic and housing goals and policies of the McMinnville Comprehensive Plan. The 2013 Economic Opportunity Analysis (EOA), recommends that the City re-designate some of its 235.9 acres of surplus Industrial land for regional commercial uses near the downtown core. The City is also currently completing its Housing Needs Analysis which finds that an additional 1,537 additional multi-family units need to be developed to meet projected residential demands. Applicable goals and policies associated with these economic and housing issues include Volume I Residential Land Use Controls Policies 1-5, Volume II Commercial Development Goal IV-2, Goal IV 3, and Policies 24.50, 25.00, 26.00, 27.00, 30.00, and Housing and Residential Development Goal V 1 and Policies 59.0, 71.01, 71.05, 71.13, 90.00, 92.00, and 92.02.

- 3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely:**

APPLICANT'S RESPONSE:

Several changes have occurred in the community to warrant the proposed planned development amendment. The 2018 Yamhill County Transit Development Plan designated Baker Creek Road adjacent to the site as a planned transit corridor. The proposed planned development amendment will allow up to 120 multi-family units and will promote the type of residential density needed to support future transit service along this corridor. The existing commercial designated planned development is too large given the current pattern of development in McMinnville. The proposed smaller-scaled area is appropriate for neighborhood commercial uses and will not drain economic activity from the downtown core. As supported by the City's 2019 Housing Needs Analysis, the proposed amendment will also help address current housing needs by changing 3.38 acres of existing commercial land to a residential designation. In addition, the amendment will permit the development of up to 120 multi-family units within Parcel A.

- 4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request:**

APPLICANT'S RESPONSE:

The City has recently constructed a roundabout at the intersection of NW Hill Road and NW Baker Creek Road and also improved NW Hill Road North south of Baker Creek Road, adjacent to the site. The City has also made improvements to the sanitary sewer system's capacity in order to support anticipated development. The proposed multi-family housing and smaller-scaled neighborhood commercial center will effectively use City investments by supporting the

construction of workforce housing and further economic development in the community. The proposed planned development amendment will allow Parcel A to accommodate an efficient mixed use development with neighborhood commercial and multi-family uses. This ultimately will increase housing diversity in an existing neighborhood that mainly contains medium and low density residential subdivisions.

- 5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use:**

APPLICANT'S RESPONSE:

Analysis done in conjunction with City staff confirms that existing public facilities and services, as well as the City's most recent improvements to the sanitary sewer system, provide sufficient capacity to support the proposed planned development amendment. The applicant's submitted preliminary development plans demonstrate that either existing public utilities, or the proposed improvements to these facilities, provide sufficient capacity to support the proposed neighborhood commercial use and a future multi-family development on the site.

- 6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?**

APPLICANT'S RESPONSE:

The proposed planned development amendment helps reduce projected demand on the area's transportation system by reducing commercial use and increasing residential use in the area. The site's existing commercial designated area contains over 10 acres and has the potential to be developed with approximately 10,000 sq. ft. of retail space, generating 3,775 ADT and 251 pm peak hour trips on to the transportation system. The traffic analysis completed looked at this worst case scenario. Less traffic will be generated by the proposed amended planned development because the commercial area will be reduced to 6.62 acres, with only 2-acres, or so, of neighborhood commercial use and no more than 120 multi-family units. The analysis indicates that the intersections of Baker Creek Road/Shadden Drive, Baker Creek Road/Meadows Drive, and Baker Creek Road/Hill Lane (new north leg of traffic circle) would operate at acceptable levels and no mitigation will be required in the worst case scenario. So, it concludes the proposed less intensive uses will also operate successfully. SDCs collected by the City during development will contribute towards the cost of planned future capital improvement projects, such as the City installation of a traffic signal at the Baker Creek Road/Michelbook Lane intersection in 2023, thus increasing local capacity to manage changes in traffic volumes.

ORDINANCE NO. 4633

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing residential designation to a commercial designation and enacting certain development conditions by placing a Planned Development overlay on approximately 12.34 acres of land located on the north side of Baker Creek Road and directly east of its intersection with Hill Road.

RECITALS:

The Planning Commission received an application from Don Jones for a comprehensive plan map amendment (CPA 2-96), dated July 9, 1996, for the property described as a portion of Tax Lot 100, Section 18, T. 4 S., R. 4 W., W.M.

A public hearing was held on September 12, 1996, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on September 7, 1996, 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 applicable criteria listed in Ordinance No. 3380 based upon 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 plan map amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said plan map amendment and has recommended said change to Council; 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 Don Jones.

Section 2. That the Comprehensive Plan Map shall be amended from an existing residential designation to a commercial designation for the property described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

Section 3. That a planned development overlay which shall be noted on the Comprehensive Plan Map is hereby created and placed on the property described in "Exhibit A" which is attached hereto and is referenced in Section 2 above. The planned development overlay establishes the following conditions and limitations on development of the site:

1. That development of the site is subject to the requirements of McMinnville Ordinance No. 4605, Section 2(a) - (g).

2. That no multiple-family residential use shall be allowed on the site.

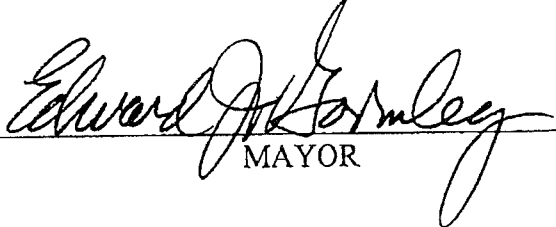
Read and passed by the Council this 8th day of October 1996 by the following votes:

Ayes: Hughes, Kirchner, Massey, Payne, Tomcho, Windle


Nays: _____

Abstentions: _____

Approved this 8th day of October 1996.


MAYOR

Attest:


RECORDER PRO TEM

Beginning at a point on the northerly right-of-way line of Baker Creek Road at its intersection with the West line of that tract of land conveyed to Del Casteel, et al by deed recorded in Film Volume 231, Page 0620, Records for Yamhill County, Oregon, which point bears North 89°17'50" West 2514.12 feet and South 00°18'08" West 1221.36 feet from the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon; thence North 00°18'08" East along the West line of said Casteel tract, a distance of 560.00 feet; thence South 84°07'51" East parallel with the northerly right-of-way line of said Baker Creek Road, a distance of 963.44 feet to a point on the centerline of a Bonneville Power Administration easement as described in Film Volume 39, Page 462, Records for Yamhill County; thence South 00°02'49" West along said centerline a distance of 560.25 feet to a point on the northerly right-of-way line of said Baker Creek Road; thence North 84°07'51" West along said right-of-way line, a distance of 965.95 feet to the point of beginning.

Contains 12.3435 acres of land, more or less.



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

569-19-000200-PLPG

Office Use Only:	
File No.	PP1-19
Date Received	4/30/19
Fee	\$15,445.25
Receipt No.	
Received by	RH

Planned Development Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name STAFFORD DEVELOPMENT COMPANY, LLC Phone _____

Contact Name ATTN: MORGAN WILL Phone 503-305-7647
(If different than above)

Address 8850 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name BAKER CREEK DEVELOPMENT, LLC Phone _____
(If different than above)

Contact Name ATTN: MORGAN WILL Phone 503-305-7647

Address 8850 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97381

Contact Email morgan@staffordlandcompany.com

RECEIVED

APR 30 2019

COMMUNITY DEVELOPMENT CENTER

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1755 NW BAKER CREEK ROAD

Assessor Map No. R4 A - 18 - 105, 106, + 107 Total Site Area 55.32 ACRES

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation COMMERCIAL AND RESIDENTIAL Zoning Designation UNZONED

1. Show in detail your request for a Planned Development. State the reason(s) for the request and the intended use(s) of the property: THE REQUEST WILL ALLOW THE DEVELOPMENT OF A VARIETY OF LARGE, MEDIUM, AND SMALL SINGLE-FAMILY DETACHED LOTS AND 4.08 ACRES OF COMMON OPEN SPACE AREAS. THE PROPOSED DEVELOPMENT OF 280 DWELLING UNITS WILL HELP ADDRESS THE DEMAND FOR ADDITIONAL HOUSING IN McMinnville. THE CITY'S HOUSING NEEDS ANALYSIS HAS DETERMINED THAT ADDITIONAL 4,421 NEW DWELLING UNITS ARE NEEDED BY THE YEAR 2041 TO MEET THE CURRENT DEMAND.

2. Describe the specific regulations this proposal wishes to modify (e.g., setbacks, density) and how the physical site conditions or objectives of the proposed development warrant a departure from those regulations: THE PROPOSED MODIFICATIONS TO THE SIDE YARD AND LOT SIZE STANDARDS WILL PERMIT EFFICIENT CLUSTERING OF RESIDENTIAL UNITS, INCREASED DIVERSITY OF HOUSING TYPES, AND DEVELOPMENT OF COMMON OPEN SPACE AREAS AND AMENITIES. WHERE PROPOSED BLOCK AND PERIMETER BLOCK LENGTHS EXCEED STANDARDS, MID-BLOCK PEDESTRIAN ACCESSWAYS ARE PROPOSED. A MODIFICATION TO THE LOT FRONTAGE STANDARDS IS ALSO PROPOSED DUE TO THE CONFIGURATION OF THE SITE AND INABILITY TO EXTEND A ROAD TO THOSE LOTS. THE APPLICANT IS ALSO REQUESTING A MODIFICATION TO THE STREET TREE SPACING STANDARDS SINCE HIGHER DENSITY DEVELOPMENT RESULTS IN MORE FREQUENT DRIVEWAY AND UTILITY CONNECTIONS.

3. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II): THE PLANNED DEVELOPMENT REQUEST WILL PERMIT EFFICIENT CLUSTERING OF RESIDENTIAL UNITS, INCREASED DIVERSITY OF HOUSING TYPES, AND DEVELOPMENT OF COMMON OPEN SPACE AREAS AND AMENITIES. THEREFORE, THIS PROPOSAL IS CONSISTENT WITH GOAL V-1, POLICY 59.00, GOAL V-2, POLICY 68.00, 71.01, 71.05, 71.09, 71.13, 72.00, 73.00, 74.00, 75.00, 76.00, 77.00, 78.00, 79.00, 80.00, 81.00, 90.00, 92.00, 92.01, 92.02, GOAL VII-3, POLICY 163.05, 166.00, 168.00, 169.00, AND 170.05.


4. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposal is orderly and timely: THE CITY'S HOUSING NEEDS ANALYSIS DETERMINED THAT 4,421 NEW DWELLINGS ARE NEEDED BY THE YEAR 2041. THE PROPOSED REPEAL OF ORDINANCE NO. 4633 AND ZONING OF THE SITE R-4 WILL ALLOW THE SITE TO BE DEVELOPED WITH 280 DWELLING UNITS TO HELP MEET THE HOUSING NEEDS. THE PROPOSED DEVELOPMENT INCORPORATES OPEN SPACE AREAS AND RETAINS NATURAL VEGETATION SO THAT THE PLANNED DEVELOPMENT COMPLIMENTS ADJACENT RESIDENTIAL DEVELOPMENTS. THE PLANNED DEVELOPMENT IS ALSO IDEALLY LOCATED SINCE IT PROVIDES MODERATE DENSITY HOUSING WITHIN A SHORT WALKING DISTANCE OF THE ADJACENT COMMERCIAL DESIGNATED PROPERTY TO THE SOUTHWEST, WHICH WILL LIKELY BE DEVELOPED WITH A NEIGHBORHOOD COMMERCIAL USE.
5. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: DUE TO RISING HOUSING COSTS, THE CITY IS CURRENTLY UPDATING ITS BUILDABLE LANDS INVENTORY AND HOUSING NEEDS ANALYSIS. THE CITY IS ALSO IDENTIFYING NEW STRATEGIES TO ENCOURAGE THE DEVELOPMENT OF HOUSING DIVERSITY, INCLUDING SINGLE-FAMILY HOMES ON SMALLER LOTS THAT ARE ATTAINABLE FOR LOCAL RESIDENTS. THE PROPOSED PLANNED DEVELOPMENT CLUSTERS RESIDENTIAL UNITS SO THAT THEY ARE MORE EFFICIENT AND CAN BE OFFERED AT A LOWER COST. THE PLANNED DEVELOPMENT WILL ALSO INCREASE HOUSING DIVERSITY BY OFFERING SINGLE-FAMILY DWELLINGS ON SMALL, MEDIUM, AND LARGE LOTS.
-
-
6. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: PUBLIC FACILITIES ARE LOCATED IN THE VICINITY OF THE SITE AND HAVE THE CAPACITY TO SERVE THE PROPOSED PLANNED DEVELOPMENT. PUBLIC WATER, SANITARY SEWER, ELECTRICITY, AND GAS WILL BE PROVIDED BY CONNECTING TO THE EXISTING MAIN LINES WITHIN NW BAKER CREEK ROAD. STORMWATER WILL BE MANAGED BY COLLECTING DRAINAGE, DETAINING IT ON-SITE, AND RELEASING IT AT THE PRE-DEVELOPMENT RATE INTO BAKER CREEK AND TO THE PUBLIC STORM SYSTEM WITHIN NW BAKER CREEK ROAD.
-
-

7. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? CITY STAFF DETERMINED THAT TRAFFIC ANALYSIS IS NOT REQUIRED FOR THE PLANNED DEVELOPMENT APPLICATION. HOWEVER, CONCURRENT COMPREHENSIVE PLAN MAP AMENDMENT TO CHANGE 4.7 ACRES OF THE SITE FROM COMMERCIAL TO RESIDENTIAL WILL REDUCE THE NUMBER OF TRIPS THAT WILL BE GENERATED ONTO ROADWAYS IN THE VICINITY OF THE SITE.


In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size) indicating existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the subject site, preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

04/29/2019
Date


Property Owner's Signature

04/29/2019
Date



Planning Department
231 NE Fifth Street o McMinnville, OR 97128
(503) 434-7311 Office o (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>51-19</u>
Date Received	<u>4/30/19</u>
Fee	<u>\$11,919.50</u>
Receipt No.	_____
Received by	<u>RH</u>

Tentative Subdivision Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name STAFFORD DEVELOPMENT COMPANY, LLC Phone _____

Contact Name MORGAN WILL Phone 503-305-7647
(If different than above)

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97070

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name BAKER CREEK DEVELOPMENT, LLC Phone _____
(If different than above)

Contact Name MORGAN WILL Phone 503-305-7647

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97070

Contact Email morgan@staffordlandcompany.com

RECEIVED

APR 30 2019

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

COMMUNITY DEVELOPMENT CENTER

Property Address 1755 NW BAKER CREEK ROAD

Assessor Map No. R4 4 - 18 - 105, 106, & 107 Total Site Area 55.32 ACRES

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation COMMERCIAL AND RESIDENTIAL Zoning Designation UNZONED

Subdivision Information

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
- Subdivision (more than 10 (ten) lots)

2. Briefly describe the project: PHASED
APPLICANT IS PROPOSING A PLANNED DEVELOPMENT WITH COMMON OPEN SPACE AREAS AND SINGLE-FAMILY DWELLING UNITS, THIS REQUEST INCLUDES A SUBDIVISION APPLICATION FOR TENTATIVE APPROVAL OF 280 SINGLE-FAMILY DETACHED LOTS, 19 COMMON OPEN SPACE TRACTS, AND 1 TRACT FOR A SANITARY SEWER PUMP STATION.

3. Name of proposed subdivision: BAKER CREEK NORTH

4. Size of proposed subdivision in acres or square feet: 48.70 ACRES

5. Number of lots: 280 Minimum lot size: ~2,300

6. Number and type of Residential Units: 280 SINGLE-FAMILY DETACHED DWELLING UNITS ARE PROPOSED.

7. Average lot size: ~4,900 SQ. FT. Gross density per acre of entire subdivision: 5 DWELLING UNITS/ACRE

8. Total anticipated population: 745 INDIVIDUALS (AVERAGE HOUSEHOLD = 2.66)

9. Size of park(s)/open space in acres or square feet: ~4.09 ACRES

10. General description of the subject site and current land use: SUBJECT SITE IS CURRENTLY VACANT AND GENERALLY SLOPES DOWN FROM SOUTHEAST TO NORTHWEST CORNER OF THE PROPERTY. THE STEEP BANK OF BAKER CREEK IS LOCATED ALONG THE NORTH BOUNDARY, PROVIDING A PHYSICAL BARRIER BETWEEN THE 100-YEAR FLOODPLAIN AND THE PROPOSED SUBDIVISION.

11. Describe existing uses and zoning of surrounding properties:

	Zoning	Current Use
North	<u>PARCELS DESIGNATED RESIDENTIAL + FLOODPLAIN</u>	<u>TRANSITIONAL FARM USE</u>
South	<u>R1-PD AND C3-PD</u>	<u>BAKER CREEK WEST PD, SHADDEN CLAIM SUBDIVISION, VACANT COMMERC.</u>
East	<u>R1 AND R2 PARCELS</u>	<u>OAK RIDGE SUBDIVISION</u>
West	<u>EF-SO ZONED PARCEL</u>	<u>FARM USE</u>

12. Describe the topography of the subject site: SHE IS FAIRLY FLAT AND IS LOCATED ON A BLUFF THAT OVERLOOKS A RIPARIAN AREA AND 100-YEAR FLOODPLAINS ALONG BAKER CREEK.

13. Does the site contain any existing structures, wells, septic tanks? Explain THE SUBJECT SITE IS CURRENTLY VACANT AND DOES NOT CONTAIN EXISTING STRUCTURES, WELLS, OR SEPTIC TANKS.

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity). PUBLIC WATER, SANITARY SEWER, ELECTRICITY, AND GAS WILL BE PROVIDED BY CONNECTING TO THE EXISTING MAIN LINES WITHIN NW BAKER CREEK ROAD. STORMWATER WILL BE MANAGED BY COLLECTING DRAINAGE, DETAINING IT ON-SITE, AND RELEASING IT AT THE PRE-DEVELOPED RATE INTO BAKER CREEK AND PUBLIC STORM SYSTEM WITHIN NW BAKER CREEK ROAD.

15. What is the anticipated date construction will begin? FALL 2019

16. What is the anticipated date of completion? FALL 2023

17. If applicable, explain how the subdivision will be phased? PHASE 1A-D TO BE CONSTRUCTED BETWEEN 2019 AND 2021, PHASE 2A-2C TO BE COMPLETED BETWEEN 2021 AND 2024, PHASE 3A-3C TO BE COMPLETED BETWEEN 2020 AND 2024.

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).

Yes No N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?

Yes No N/A

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to an electronic copy with the submittal.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]
Applicant's Signature

04/29/2019
Date

[Signature]
Property Owner's Signature

04/29/2019
Date

569-19-000198-R126



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>L12-19</u>
Date Received	<u>4/30/19</u>
Fee	<u>\$ 801.35</u>
Receipt No.	<u>\$</u>
Received by	<u>RT</u>

Street Tree Landscape Plan Review Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name STAFFORD DEVELOPMENT COMPANY, LLC Phone _____

Contact Name ATTN: MORGAN WILL Phone 503-305-7641
(If different than above)

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97070

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name BAKER CREEK DEVELOPMENT, LLC Phone _____
(If different than above)

Contact Name ATTN: MORGAN WILL Phone 503-305-7641

Address 8840 SW HOLLY LANE

City, State, Zip WILSONVILLE, OR 97070

Contact Email morgan@staffordlandcompany.com

RECEIVED
APR 30 2019

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

COMMUNITY DEVELOPMENT CENTER

Property Address 1755 NW BAKER CREEK ROAD

Assessor Map No. R4 4 - 18 - 100 Total Site Area 48.7 ACRES

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation PROPOSED RESIDENTIAL Zoning Designation PROPOSED R-4

Street Trees

Landscaping Information

1. Total Landscaped Area: ~ 4.08 ACRES WITHIN COMMON OPEN SPACE AREAS
2. Percent Landscaped: ~ 8.38%
3. Building Floor Area: PICNIC STRUCTURE IN TRACT 'F'
New Structure: ~ 600 S.F. Existing Structure: _____ Addition: _____
4. Architect Name OTTEN LANDSCAPE ARCHITECTS Phone _____
(Landscape Architect, Engineer, or Other Designer)
Contact Name JANET OTTEN Phone 503-972-0311
Address 3933 SW KELLY AVENUE, SUITE B
City, State, Zip PORTLAND, OR 97239
Contact Email janet@ottenla.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]
Applicant's Signature

04/29/2019
Date

[Signature]
Property Owner's Signature

04/29/2019
Date