

Planned Development Amendment

PDA 1-20

235 SE Norton Lane

Planning Commission – Public Hearing
July 16, 2020

PLANNING COMMISSION. 7.16.20



SITE LOCATION



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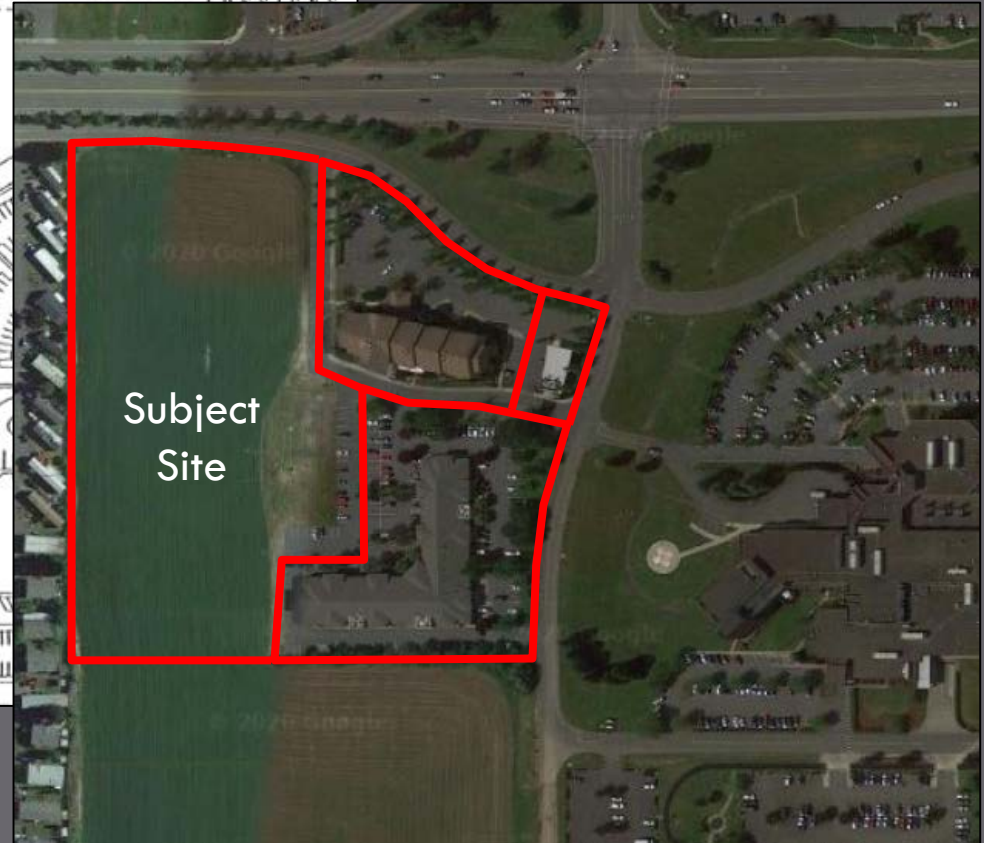
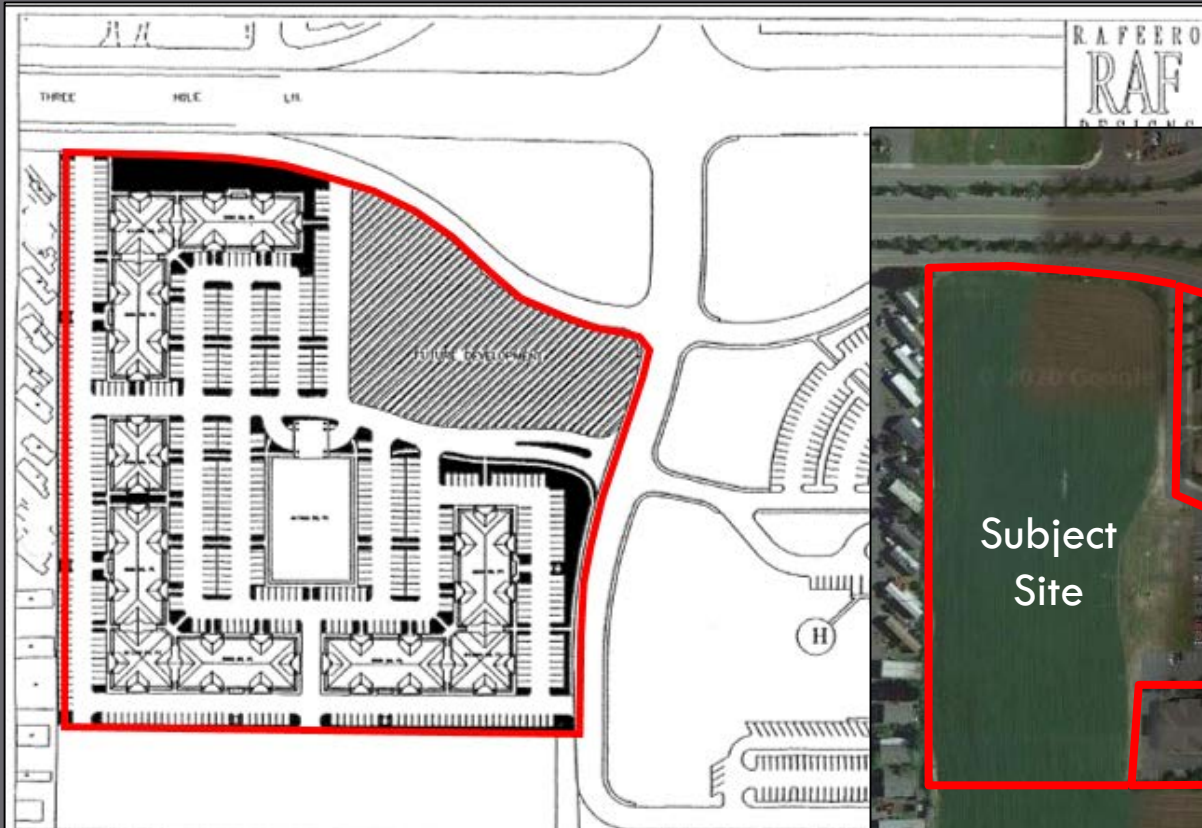
SITE & PD HISTORY

- ❑ 1998 - Ordinance 4667
 - ❑ Zoned the site C-3 PD
 - ❑ Placed development conditions and limitations on use of site
 - ❑ Master plan for one-story office park (plus “future development” area)
- ❑ 2006 - Ordinance 4851
 - ❑ Amended Ord. 4667 to allow building up to 45’
 - ❑ Only applied to hotel parcel (Parcel 1, Partition 2006-57)
- ❑ 2007 & 2011 – Ordinances 4884 & 4937
 - ❑ Allowed development of The Diner parcel (Parcel 2, Partition 2006-57)
 - ❑ Only applied to development of that parcel
 - ❑ All other conditions of Ord 4667 still applied to parcel

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SITE & PD HISTORY



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PLN. DEV. AMENDMENT REQUEST

- Amend Ordinance 4667 to:
 - Remove condition #3 which limits building height to 35 feet
 - Amend condition #7 to allow multiple family dwellings and associated community buildings
 - Amend condition #16 – procedural to reflect current review process
 - Add new condition to require future review of updated master plan for the three parcels not yet developed
 - Add new condition to require open space if site developed with multiple family. Request to allow non-contiguous open space, minimum dimension of 20 feet, and allowance to extend into front yard.

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PLN. DEV. AMDT. REVIEW CRITERIA

Section 17.74.070 – Planned Development Amendment – Review Criteria

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.

Proposal Objectives:

- Amend the current restrictions on allowable uses to add multiple family residential dwellings as a permitted use
 - Most recently adopted BLI and HNA (2001 McMinnville Buildable Land Needs Analysis and Growth Management Plan) identifies a deficit of higher density land to support multiple family uses
 - Current underlying zone (C-3) allows multiple family as permitted use
 - Proposal would not add “high density residential land”, but would allow higher density residential use on site with underlying zoning that would otherwise (not withstanding existing condition) allow for the use

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PLN. DEV. AMDT. REVIEW CRITERIA

Section 17.74.070 (A) –Proposal Objectives:

- Allow updated master plan – require future review prior to development
 - Staff supports this request – Existing master plan over 20 years old and not functional for uses that may be developed on site
- Staff suggests that condition for updated master plan require:
 - Identify existing developed portions of the PD Overlay District
 - Incorporate all necessary shared access, parking, utility easements
 - New master plan replace the existing master plan
 - Updated master plan be reviewed by Planning Commission against the PDA review criteria and Great Neighborhood Principles

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PLN. DEV. AMDT. REVIEW CRITERIA

Section 17.74.070(A) - Proposal Objectives:

- Remove the existing 35' building height limitation
 - Applicant arguing that single story office park no longer applicable if developed with multiple family, underlying zoning has higher building height, and other buildings in surrounding area taller than 35'
 - Staff reviewed original land use application materials
 - No clear reasoning for 35' height limit, but same as surrounding PDs
 - 45' height allowed on adjacent parcel in same PD, but only after review of building plans
 - Staff suggesting amendment to allow request for additional building height at time of review of updated master plan and building plans
 - Require analysis and survey of surrounding building heights and setbacks. Taller building only allowed if at similar height and setback of surrounding buildings.
 - Allows for consideration of site planning and building form

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PLN. DEV. AMDT. REVIEW CRITERIA

Section 17.74.070 – Planned Development Amendment – Review Criteria

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area.

- Chapter V – Housing and Residential Development
 - Goal V 1: To promote development of affordable, quality housing for all city residents.
 - Goal V 2: To promote a residential development pattern that is land-intensive and energy-efficient, that provides for an urban level of public and private services, and that allows unique and innovative development techniques to be employed in residential designs.

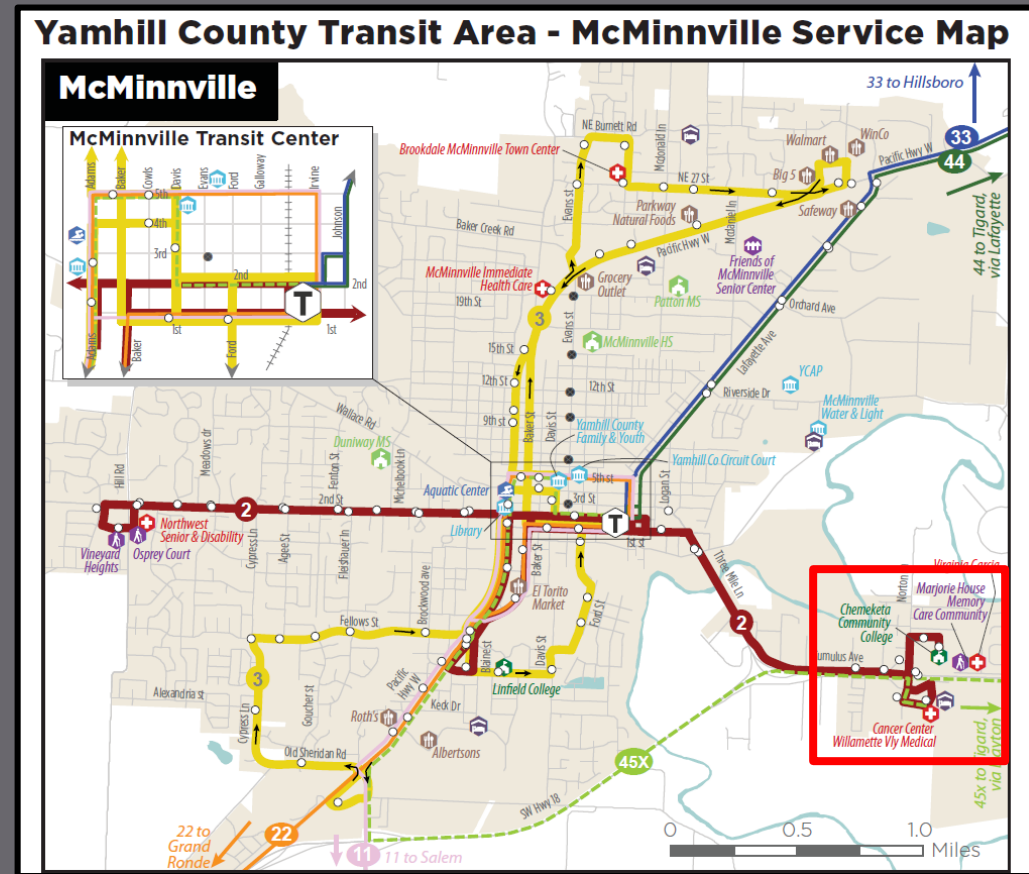
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Policy 71.13 – The following factors should serve as criteria in determining areas appropriate for high-density residential development: [...]

6. Areas within a one-half mile corridor centered on existing or planned public transit routes



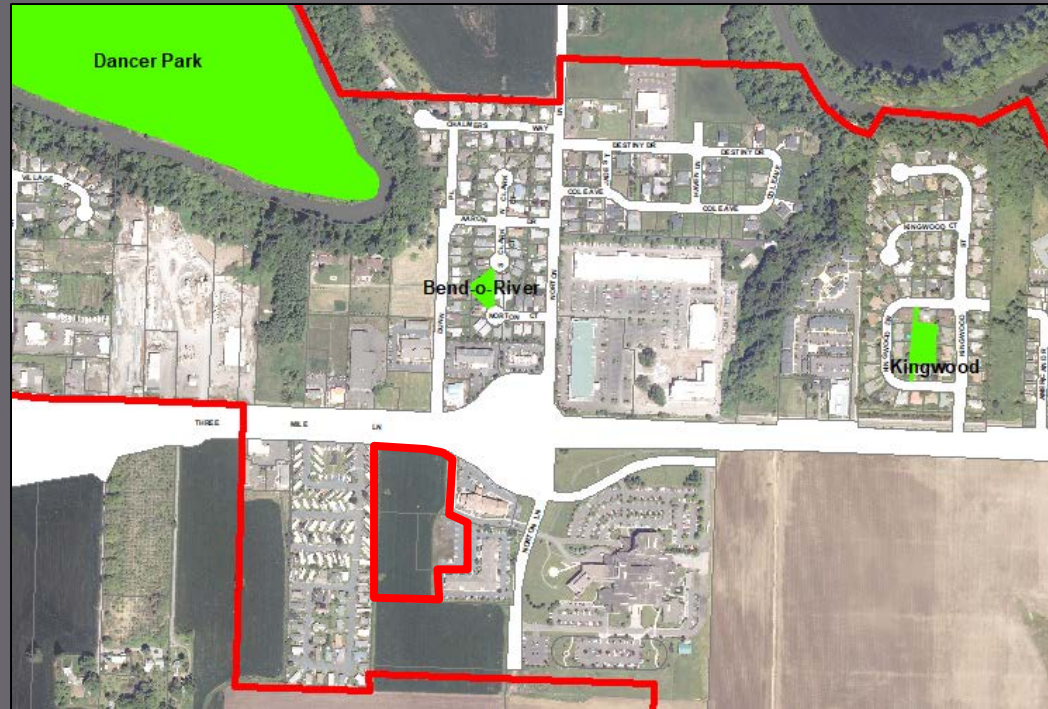
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PLN. DEV. AMDT. REVIEW CRITERIA

Policy 71.13 – The following factors should serve as criteria in determining areas appropriate for high-density residential development: [...]
8. Areas adjacent to either private or public permanent open space

Applicant suggested condition to require minimum of 10% of usable open space on site



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PLN. DEV. AMDT. REVIEW CRITERIA

Policy 71.13 – The following factors should serve as criteria in determining areas appropriate for high-density residential development: [...]

8. Areas adjacent to either private or public permanent open space

- Applicant requested allowance for usable open space to be non-contiguous, minimum dimension of 20 feet, and encroach into front yard
- Staff suggests that required usable open space condition be the same as other recent projects and Planned Developments for consistency & equality
 - Require 10% usable open space to be contiguous – does not prevent additional open spaces (such as in rear yard, between buildings, etc.)
 - Minimum dimension of 25 feet – intent is that rear yard is not default open space area
 - Not allow in front yard – not allow usable open space next to Hwy 18

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- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area (cont'd).

Chapter VI – Transportation System

- Goal VI 1: To encourage development of a transportation system that provides for the coordinated movement of people and freight in a safe and efficient manner.
- Numerous Policies related to transportation system
- Conditions of approval #17 and #18 will require right-of-way and transportation system improvements at time of development

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Section 17.74.070 – Planned Development Amendment – Review Criteria

E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.

Type Use	Average Weekly Trip Rate	Total Weekly Trips	PM Peak Hours Trips
Senior Apartments *	3.70/unit	463	.26/hr = 33
Multi-Family Apartments **	7.32/unit	842	.56/hr = 64
Medical Office ***	34.8/1,000 sf	4,486	3.46/hr = 446

*Senior units estimated using R-4 standards, at 25/acre = 125 units, with 1-2 bed units, 2-story structures.

**Multi-Family estimated using R-4, at 23/acre = 115 units, with 2, 3 & 4 bed units, and mix of 2 and 3-story structures.

***Office use estimated at 128,900 square feet.

Note: Existing master plan would allow approx. 106,000 sf of office. New use could allow maximum of 200 dwelling units. Equates to Total Weekly Trips of 3,688 for medical office and 1,464 for apartments

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PLN. DEV. AMDT. REVIEW CRITERIA

Section 17.74.070 – Planned Development Amendment – Review Criteria

- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- Existing conditions of approval from Ordinance 4667 to remain in effect and require utility improvements at time of development
 - Note – Comments in application related to sanitary sewer
 - Engineering Dept. completed sanitary sewer capacity analysis, and has no concerns with sewer capacity to accommodate multiple family dwellings on the subject site

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RECOMMENDATION

- Approval with amendments to conditions related to:
 - Building Height
 - Allowed Uses (and Required Open Space)
 - Updated Master Plan
 - Other Procedural Updates: Make conditions consistent with updated PD Overlay District and existing review processes
 - Reference to Three Mile Lane Development Review Process
 - Require only final approved master plan be binding on site
 - Removal of language related to previous master plan

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RECOMMENDED CONDITIONS

- No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05.

The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

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RECOMMENDED CONDITIONS

7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, multiple-family dwellings, community buildings appurtenant to residential uses, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, ~~or~~ medical office use, multiple-family dwellings, or community buildings appurtenant to residential uses may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, an area equivalent to 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

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RECOMMENDED CONDITIONS

22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment, but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

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RECOMMENDED CONDITIONS

2. Detailed plans showing building elevations, site layout, signage, landscaping, parking, and lighting must be submitted to and approved **through the Three Mile Lane Development Review application process** by the ~~McMinnville Three Mile Lane Design Review Committee~~ before actual development may take place. To the extent possible, the site and building design should be compatible with surrounding development. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. ~~The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.~~

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RECOMMENDED CONDITIONS

16. That ~~the final master plan development plans as approved by the Three Mile Lane Design Review Committee~~ shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site master plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him the Planning Director may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

20. That ~~the proposed off-street parking lot be amended by removing the four spaces adjacent to the frontage road nearest the area proposed for "future development" and in their place provide landscaping.~~ In addition, the applicant shall agree to in the future close the proposed southern access to Norton Lane, if warranted by the development of the property to the south.

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NEXT STEPS

- Public Hearing

- No public testimony received prior to hearing

- Staff Recommendation

- Approval of Planned Development Amendment with Conditions outlined in Decision Document

- Planning Commission decision would be to recommend approval of Planned Development Amendment to City Council

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QUESTIONS?



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