



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

May 2, 2017

Demian Cratty
Creekside Homes, LLC
219 NE Highway 99W
McMinnville, OR 97128

RE: CPA 1-17, ZC 1-17 and ZC 2-17

Dear Mr. Cratty:

This is to advise you that, at a meeting of the McMinnville City Council on Tuesday, April 25, 2017 and Wednesday, April 26, 2017, your applications for a comprehensive plan map amendment (CPA 1-17) and zone changes (ZC 1-17 and ZC 2-17) on an existing parcel and lot of record were presented and carefully studied. The subject site is located at 2121 NE 27th Street and is more specifically described as Tax Lot 5002, Section 16AA, T. 4 S., R. 4 W., W.M.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.020 of the McMinnville Zoning Ordinance, the City Council voted to **APPROVE** your comprehensive plan map amendment request (CPA 1-17), subject to the following conditions:

1. That the property shall be partitioned as approved by the City of McMinnville on January 13, 2017, and as proposed in Docket MP 7-16. The final partition plat shall be submitted to the City for review and approval prior to being recorded with Yamhill County. The property owner shall complete all conditions of approval as required by the City in the approval of the tentative minor partition application (MP 7-16).
2. That the proposed Parcel 1 from the partition request (MP 7-16) be designated Residential and the proposed Parcel 2 from the partition request (MP 7-16) be designated Commercial on the McMinnville Comprehensive Plan Map.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.020 of the McMinnville Zoning Ordinance, the City Council also voted to **APPROVE** your zone change request (ZC 1-17), subject to the following conditions:

1. That the property shall be partitioned as approved by the City of McMinnville on January 13, 2017, and as proposed in Docket MP 7-16. The final partition plat shall be submitted to the City for review and approval prior to being recorded with Yamhill County. The property owner shall complete all conditions of approval as required by the City in the approval of the tentative minor partition application (MP 7-16).

Mr. Demian Cratty
May 2, 2017
Re: CPA 1-17, ZC 1-17, and ZC 2-17

Page 2

2. That the proposed Parcel 1 from the partition request (MP 7-16) be rezoned to R-1 Single Family Residential.
3. That the rezoning be contingent on the Comprehensive Plan Map amendment request (CPA 1-17) being approved by the McMinnville City Council.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.020 of the McMinnville Zoning Ordinance, the City Council also voted to **APPROVE** your zone change request (ZC 2-17), subject to the following conditions:

1. That the property shall be partitioned as approved by the City of McMinnville on January 13, 2017, and as proposed in Docket MP 7-16. The final partition plat shall be submitted to the City for review and approval prior to being recorded with Yamhill County. The property owner shall complete all conditions of approval as required by the City in the approval of the tentative minor partition application (MP 7-16).
2. That the proposed Parcel 2 from the partition request (MP 7-16) be rezoned to C-3 General Commercial.
3. That the rezoning be contingent on the Comprehensive Plan Map amendment request (CPA 1-17) being approved by the McMinnville City Council.
4. Prior to any future building permits being issued for the northern parcel to be zoned R-1 Single Family Residential, the applicant shall install landscaping on the west property line of the southern parcel, to be zoned C-3 General Commercial, to provide for additional screening and buffering between the commercial activities and the surrounding residential uses, as required by Comprehensive Plan Policy 32.00. At such time, the applicant shall submit a landscape plan to be reviewed and approved by the Landscape Review Committee subject to the provisions in Chapter 17.57 (Landscaping) of the McMinnville Zoning Ordinance.

Pursuant to the Zoning Ordinance of the City of McMinnville, an action or ruling of the City Council may be appealed to the Land Use Board of Appeals (LUBA) within 21 (twenty-one) days of the date written notice of the decision is mailed. If no notice of intent to appeal to LUBA is submitted by May 23, 2017, the decision of the City Council will become final.

Enclosed for your records are the Decision Documents for each application, as well as a copy of Ordinance No. 5020, which was adopted by the City Council.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330.

Sincerely,



Heather Richards, PCED
Planning Director

HR:sjs

Mr. Demian Cratty
May 2, 2017
Re: CPA 1-17, ZC 1-17, and ZC 2-17

Page 3

c: Jae and Aylh Chon, 1356 NW Zinfandel Court, McMinnville, OR 97128
Shirley Kishiyama, 2127 NE Elaine Drive, McMinnville, OR 97128

Enclosures:

Ordinance No. 5020;

Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Comprehensive Plan Map Amendment to the Property at 2121 NE 27th Street;
Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Zone Change on the Northern Portion of the Property at 2121 NE 27th Street;
Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Zone Change on the Southern Portion of the Property at 2121 NE 27th Street.