



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

April 10, 2017

Dale Pader
Hillside, A Brookdale Community
300 NW Hillside Parkway
McMinnville, OR 97128

Re: Docket ZC 5-17

Dear Mr. Pader:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (ZC 5-17) to amend an existing Planned Development to slightly modify the previously adopted master plan for the Hillside Community campus. The modification will allow for the construction of a new maintenance facility in a location previously identified as vacant open space, and to keep the future community building in the location as shown on the previously adopted master plan. The subject site is located at 300 NW Hillside Parkway. The property is more specifically described as Tax Lot 100, Section 19CA, T. 4 S., R. 4 W., W.M.

Under the provisions of the existing Planned Development (Ord. No. 4707), the Planning Director decided that the proposed modification was a minor modification to the existing master plan. Therefore, notice of the proposed minor modification to an existing Planned Development was provided to property owners within 100 feet of the subject site, as is required for all Planning Director decisions with notification.

Based on the material submitted and the Planning Department evaluation, I have approved your requests for a minor modification to an existing Planned Development (ZC 5-17), subject to conditions.

Attached is the land-use decision with the findings of fact and conditions of approval for your records. The conditions of approval are also outlined below:

1. That the master plan adopted by Ordinance 4707 be amended to allow for the construction of a maintenance facility east of the Traditions building on the Hillside Community campus.

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2. That the design of the maintenance facility shall be compatible with the design of the existing buildings on the Hillside campus. Specifically, the following design elements shall be incorporated into the maintenance facility:
 - A. Panel siding shall be vertical on the upper portion of the building and horizontal on the lower portion of the building.
 - B. Trim shall be installed between the two different siding patterns, on the building corners, and on the edges of the roof.
 - C. The roof shall be of a metal material compatible with other accessory structures on the Hillside campus and shall overhang the building walls by 18 inches.
 - D. Regularly spaced windows shall be installed on the east elevation.
 - E. The colors of the maintenance facility shall be compatible with the existing building on the Hillside campus. The color of the siding shall be Stone and Sierra Tan, as shown on the provided color sample sheet. The color of the roof shall be Deep Grass Green, as shown on the provided color sample sheet. The color of the trim shall be Snowdrift White, as shown on the provided color sample sheet.
3. That the applicant shall submit a landscape plan to the Landscape Review Committee for review, and the landscaping shall be installed around the perimeter of the new maintenance facility as approved by the Landscape Review Committee. All landscaping shall be installed prior to occupancy of any building. Alternatively, a landscape bond for an amount calculated to be 120-percent of the landscaping cost of the uninstalled portion shall be placed on deposit with the City prior to occupancy.
4. That in the event that further development is proposed in the open field area north of the new maintenance facility, the applicant shall install the landscaping as shown on the landscape plan that was approved in 2009 (L 28-99). If the future development is found to be a major change from the previously adopted master plan, a new landscape plan for the area north of the new maintenance facility shall be submitted to the Landscape Review Committee for review and approval.

This letter shall act as official notification of my decision. An appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than April 25, 2017. If no appeal is filed by this date, the decision shall be considered final.

Sincerely,



Heather Richards, PCED
Planning Director

HR:sjs

Attachments: *DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A PLANNED DEVELOPMENT AMENDMENT ON THE PROPERTY AT 300 NW HILLSIDE PARKWAY (Docket ZC 5-17).*