



CITY OF MCMINNVILLE
PLANNING DEPARTMENT
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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 (Planned Development Amendment)
- REQUEST:** The applicant is proposing 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.
- LOCATION:** 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.
- ZONING:** The subject site is zoned R-4 PD (Multiple Family Residential Planned Development).
- APPLICANT:** Dale Pader, on behalf of Hillside, A Brookdale Community
- STAFF:** Chuck Darnell, Associate Planner
- HEARINGS BODY:** McMinnville Planning Director
- DATE & TIME:** April 10, 2017
- COMMENTS:** 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.

DECISION AND CONDITIONS OF APPROVAL

Based on the findings and conclusions, the Planning Director **APPROVES** of the Planned Development Amendment (ZC 5-17) **subject to the conditions of approval provided in this document.**

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DECISION: APPROVAL WITH CONDITIONS
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Planning Department: 
Heather Richards, Planning Director

Date: 4/10/17

Application Summary:

The applicant is proposing to amend an existing Planned Development to slightly modify the previously adopted master plan for the Hillside Community campus. The modification will be to 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 previously adopted master plan identified a Community Barn that would contain a maintenance facility and other community-related facilities such as garden space and resident activities. The applicants are now proposing to construct a separate maintenance facility closer to the existing Traditions building. The applicant is not proposing to remove the Community Barn from the master plan, but just to remove maintenance facilities from the barn and locate them in a separate facility.

The previously approved master plan was adopted by Ordinance 4707, which rezoned the property, adopted the master plan for the overall Hillside Community campus, and allowed for the development of multiple family residential and assisted living facilities. A condition of approval, as stated in Ordinance 4707, stated that “the developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted 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.” The Planning Director has determined that the proposed amendment, along with conditions of approval provided in this document, will result in a minor change to the details of the adopted plan.

CONDITIONS OF APPROVAL

The following conditions of approval shall be required:

ZC 5-17 is **approved** subject to the following conditions:

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.
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.

ATTACHMENTS

1. ZC 5-17 Application and Attachments

COMMENTS

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.

FINDINGS OF FACT

1. Hillside, A Brookdale Community, is proposing to amend an existing Planned Development to slightly modify the previously adopted master plan for the Hillside Community campus. The modification will be to 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.
2. The subject site is currently zoned R-4 PD (Multiple Family Residential Planned Development).
3. Sanitary sewer and municipal water and power can serve the site and the new maintenance facility. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from development of the property.
4. 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.
5. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

- 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.

Policy 68.00: The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

Policy 69.00: The City of McMinnville shall explore the utilization of innovated land use regulatory ordinances which seek to integrate the functions of housing, commercial, and industrial developments into a compatible framework within the city.

Finding: The proposed amendment to the master plan will allow for the necessary accessory uses of the Hillside campus to be developed in a land intensive manner by locating in an area that was previously identified as vacant space. The location of the maintenance facility in the proposed location will also allow for the open area to the north to be utilized for further residential development on the site, if the demand for assisted living housing continues to grow. The maintenance facility will meet all necessary setbacks and will be designed to match the existing development on the site, which will be an innovative way to utilize existing vacant land while also being consistent and compatible with the surrounding area. Goal V 2 and Policies 68.00 and 69.00 are met by this proposal.

Policy 72.00: Planned unit developments shall be encouraged as a favored form of residential development as long as social, economic, and environmental savings will accrue to the residents of the development and the city.

Policy 73.00: Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.

Policy 74.00: Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.

Policy 75.00: Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the City, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.

Finding: Policies 72.00, 73.00, 74.00, and 75.00 are satisfied by this proposal in that the existing planned development contains a variety and mix of housing types, including multiple-family housing and assisted living facilities. The proposed maintenance facility is necessary to support the functionality of this variety of housing and the Hillside campus as a whole. The location of the maintenance facility in the proposed location will allow for the open area to the north to be utilized for further residential development on the site, if the demand for assisted living housing continues to grow. The area of the site that contains the Community Barn will not be amended, which will allow for the development of a community facility with planned open space. Open space to the north of the proposed maintenance facility will contain to be used as vacant open space, which preserves aesthetic features within the planned development and provides benefit to the residents of the planned development.

Policy 89.00: Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.

Finding: Landscaping is being proposed around the maintenance facility, and a condition of approval will require that a landscape plan be submitted for review and approval by the Landscape Review Committee. Another condition of approval will ensure that additional landscaping be provided if any future development occurs in the open area north of the proposed maintenance facility.

Policy 99.00: An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

1. *Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.*
2. *Storm sewer and drainage facilities (as required).*
3. *Streets within the development and providing access to the development, improved to city standards (as required).*
4. *Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light). (as amended by Ord. 4796, October 14, 2003)*

Finding: Policy 99.00 is satisfied by this proposal as adequate levels of sanitary sewer collection, storm sewer and drainage facilities, and municipal water distribution systems and supply either presently serve or can be made available to adequately serve the site. Additionally, the Water Reclamation Facility has the capacity to accommodate flow resulting from development of this site.

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE MCMINNVILLE URBAN GROWTH BOUNDARY.

Policy 136.00: The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

Policy 142.00: The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

Policy 143.00: The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

Policy 144.00: The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

Policy 147.00: The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with McMinnville Water and Light in making land use decisions.

Policy 151.00: The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:

1. *Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*
2. *Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.*

3. *Sufficient water and sewer system personnel and resources, as determined by McMinnville Water and Light and the City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*
4. *Federal, state, and local water and waste water quality standards can be adhered to.*
5. *Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.*

Finding: Goal VII 1 and Policies 136.00, 142.00, 143.00.20, 144.00, 147.00 and 151 (1)-(5) are satisfied by the request as adequate levels of sanitary sewer collection, storm sewer and drainage facilities, municipal water distribution systems and supply, and energy distribution facilities, either presently serve or can be made available to serve the site. Additionally, the Water Reclamation Facility has the capacity to accommodate flow resulting from development of this site. Administration of all municipal water and sanitary sewer systems guarantee adherence to federal, state, and local quality standards. The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas and in making land-use decisions.

Policy 155.00: The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexations, subdivision proposals, and other major land use decisions.

Finding: Policy 155.00 is satisfied in that emergency services departments have reviewed this request and raise no concerns with providing police and fire protection to the subject area.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF MCMINNVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

Finding: Goal VII 3 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Planning Commission and/or McMinnville City Council review of the request and recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

R-4 Multiple-Family Residential Zone:

- 17.21.010 Permitted Uses. In an R-4 zone, the following uses and their accessory uses are permitted: [...]
 - C. Multiple-family dwelling [...]

Finding: The site is currently developed with multiple-family and assisted living facilities, both of which are permitted uses in the R-4 (Multiple-Family Residential) zone. The proposed maintenance facility is considered an accessory use to the permitted uses, especially in a facility and assisted living community as large as the Hillside campus.

Planned Developments:

17.51.010 Purpose. The purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

Finding: Section 17.51.010 is satisfied by this proposal in that the proposed maintenance facility will be designed to match the existing development on the site, which will facilitate a desirable aesthetic while also being consistent and compatible with the surrounding area. Existing and future open space within the planned development will be preserved by locating the maintenance facility in the proposed location on the site.

17.51.020 Standards and requirements. The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:

- A. The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than twenty-five percent of the lot area of the principal use;

Finding: The principal use of the land within the planned development is multi-family housing and assisted living facilities. The proposed maintenance facility will be an accessory use, and will not occupy more than twenty-five percent of the lot area.

17.74.070 Planned Development Amendment - Review Criteria. An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Major changes to an adopted site plan shall be processed in accordance with Section 17.72.120, and include the following:

- An increase in the amount of land within the subject site;
- An increase in density including the number of housing units;
- A reduction in the amount of open space; or
- Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas and access.

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- 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;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

Finding: The requirements of Section 17.74.070 are met by this minor modification to an existing planned development for the reasons enumerated in the findings provided above for the Comprehensive Plan policies. Also, access, streets, and utilities are available to service the proposed maintenance facility. The proposed maintenance facility can be completed within a reasonable amount of time, and the facility will be designed to match existing development on the site so as to not cause any adverse impacts on the surrounding areas.

The following requirements of the existing Planned Development ordinance (Ordinance No. 4707) are applicable to the request:

Section 2 (3):

That the submitted master plan 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 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 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.

Finding: The previously adopted master plan identified a Community Barn that would contain a maintenance facility and other community-related facilities such as garden space and resident activities. The applicant is now proposing to construct a separate maintenance facility closer to the existing Traditions building. The applicant is not proposing to remove the Community Barn from the master plan, but just to remove maintenance facilities from the barn and locate them in a separate facility. The Planning Director has determined that the proposed amendment, along with conditions of approval provided in this document, will result in a minor change to the details of the adopted plan.

Section 2 (4):

That building setbacks of 20 feet minimum shall be maintained from all exterior property lines.

Finding: The proposed maintenance facility will be setback at least 20 feet from all exterior property lines.

CD:sjs