



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>ZC 5-17</u>
Date Received	<u>3/20/17</u>
Fee	<u> </u>
Receipt No.	<u> </u>
Received by	<u>CD</u>

Planned Development Amendment Application

Applicant Information

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

Applicant Name Hillside, A Brookdale Community Phone 503.472.9534

Contact Name Dale Pader, Maintenance Director Phone 971.312.2476
(If different than above)

Address 300 NW Hillside Park Way

City, State, Zip McMinnville OR 97128

Contact Email dale.pader@brookdale.com

Property Owner Information

Property Owner Name HCP Phone _____
(If different than above)

Contact Name Owner relations Phone _____

Address _____

City, State, Zip _____

Contact Email ownerrelations@brookdaleliving.com

Site Location and Description

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

Property Address 300 NW Hillside Park Way McMinnville OR 97128

Assessor Map No. R4 419 -012 -00 Total Site Area n/a

Subdivision n/a Block n/a Lot n/a

Comprehensive Plan Designation Residential Zoning Designation R-4

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:

The overall master plan (developed in 1999) shows a maintenance building and a community building to the North of the Traditions building in the open field

This proposal is a minor change in location of the original maintenance building (only) from the middle of the field to a less conspicuous location to near the trash compactor.

The maintenance building is intended to bring all supplies, tools & staff together in one location under cover. This will allow for better communication and efficiency in daily operations.

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): This proposal is in line with at least two goals in the McMinnville Comprehensive Plan:

Chapter III Cultural, Historical & Educational Resources

Goal 7: To preserve & protect sites, structures, areas & objects of historical, cultural, architectural or archaeological significance. Our maintenance crew is currently spread out throughout our 57 acres. They are the manpower that responds to all campus maintenance requests. Providing them a building to work from in all weather has been our goal from the submission of our original site plan.

Chapter V: Housing and Residential Development

Goal 12: To promote a residential development pattern that is land intensive and energy efficient. This proposal is allowing for a maintenance building on existing free space in line with the density standards of R-4 zoning, outlined in the west side density policy (71.01 & 71.09).

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely: If approved, it is our intention to engage licensed and bonded contractors to complete the project in the summer of 2017, in alignment with applicable laws, rules & standard practices.

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

Hillside continues to experience constant growth. This growth adds to the demands on our housekeeping and maintenance crews.

Since 2014, the percentage of Independent Living residents (capacity 202) has increased from 64% to 90%. In Assisted Living (capacity 68) we've grown from 77% to 86% occupancy. In Memory Care (capacity 20) we've grown from 70% to 86.5%. The Skilled Nursing Unit (capacity 20) fluctuates constantly because of the effectiveness of the rehabilitation department, is currently @ 90% occupancy, which it maintains pretty consistently.

Overall, current capacity is 88.3% of our campus capacity with new move-ins already scheduled throughout the Spring.

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:

yes, we have sufficient capacity for electric & plumbing needs for the building.


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

The proposed maintenance building will have very little impact on traffic in the area. Located near the loading dock of the Traditions building, staff will access from an ancillary road, not a public street. The general public will not be entering and leaving the proposed structure. Entry & exit will be limited to maintenance staff only.

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.).
- A copy of the current planned development overlay ordinance.
- 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

3-2-17
Date

Property Owner's Signature

Date



S 0000'24" E 456.83'

S 8840'35" W 1840.0'

S 0000'24" E 780.00'

285'-0"

257'-5"

208'-10"

437.74'

S 8839'00" W

WEST 2nd STREET

N 0122'48" E 288.44'

S 8839'00" W 1400.0'

N 0000'10" W

905.46'



NORTH

The Terraces & Traditions at
Hillside Communities.
McMinville, Oregon.



- PER 1, 2000 PERMIT REVISIONS
- FEB 11, 2000 BID SET
- MAR 7, 2000 ADDENDUM
- JUNE 1, 2000 ADDENDUM

- L. MOLDOW
- S. FISCHER
- S. FISCHER
- S. FISCHER, P. ALDERSON
- P. BROWN



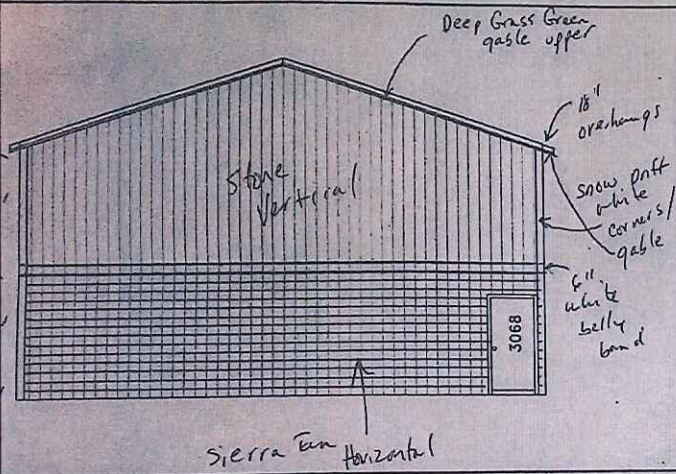
1 ARCHITECTURAL SITE PLAN

- GENERAL NOTES:
1. OVERALL SITE WORK UNDER SEPERATE PERMIT/ SITE PERMIT PACKAGE.
 2. ALL STREET IMPROVEMENTS WITHIN THE LIMITS OF THIS PERMIT UNDER SEPERATE PERMIT/ SITE PERMIT PACKAGE.
 3. SEE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION WORK PERTAINING TO THIS PERMIT.
 4. SEE LANDSCAPE PLANS FOR DETAILED LANDSCAPE INFORMATION.

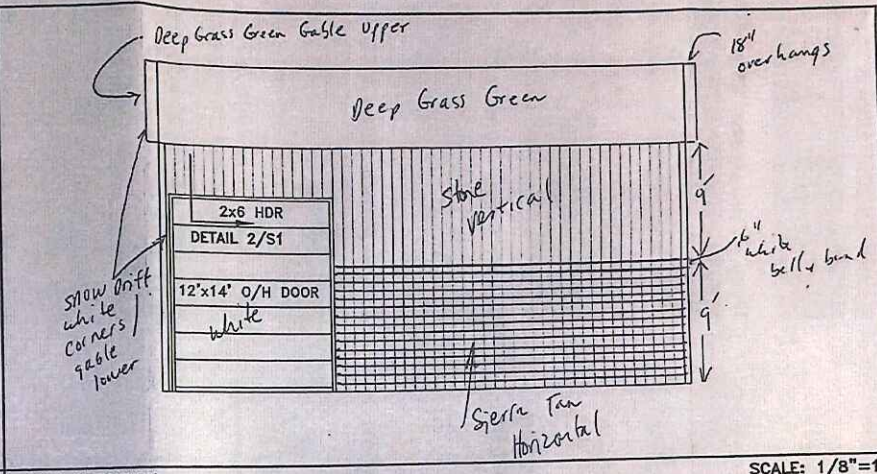
ARCHITECTURAL
SITE PLAN

98292.40
JUNE 1, 2000
E:\9818\4\CD\A1.0.DWG

A1.0



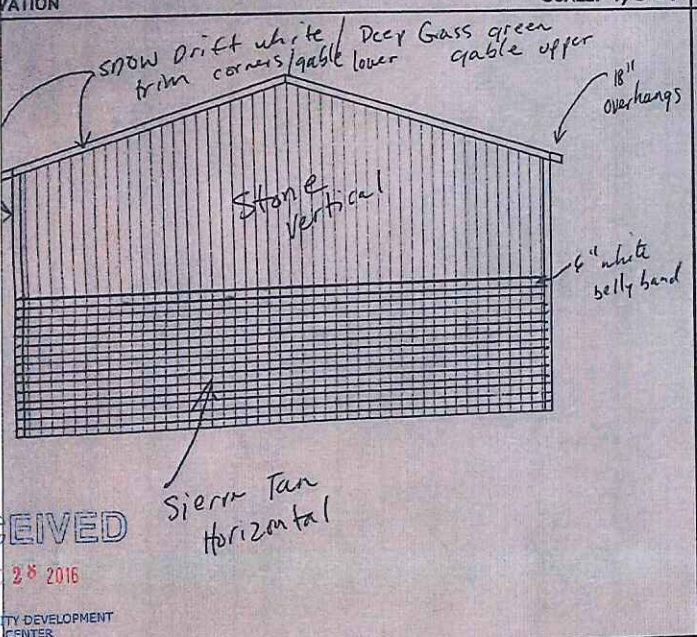
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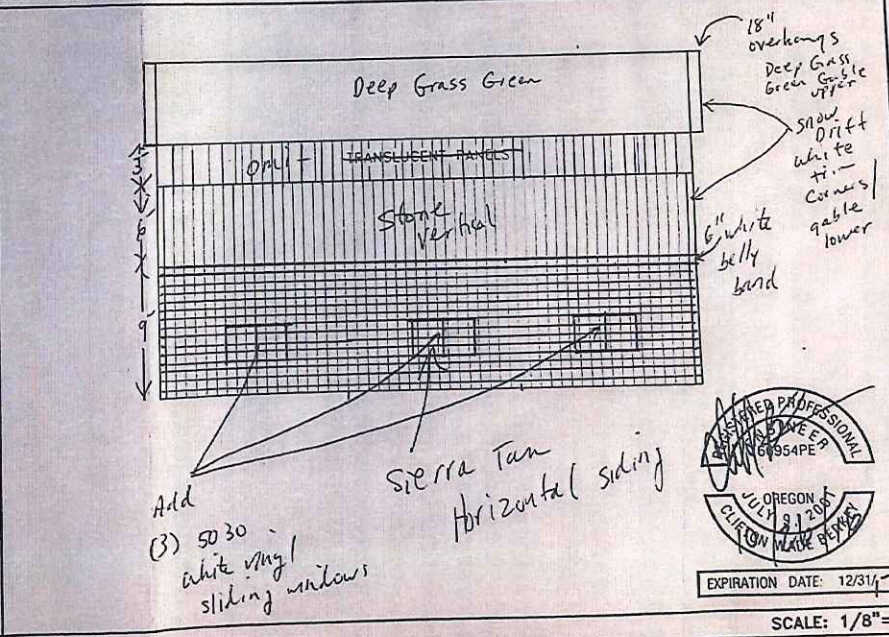
SCALE: 1/8"=1'

BUILDING ELEVATIONS

BROOKDALE SENIOR LIVING INC
 36'x40'x18' POLE BUILDING
 300 SW HILLSIDE PARWAY
 MAGNINVILLE, OR 97128
 CITY OF MAGNINVILLE



SCALE: 1/8"=1'



SCALE: 1/8"=1'

2600 N. COLUMBIA CENTER
 BLVD. SUITE #208
 RICHLAND, WA 99352
 PHONE: (509) 736-7552
 FAX: (509) 736-7557

BERKEY
 Engineering

DRAWN BY: SPB
 APPROVED BY: C W B
 DATE: 10-17-16
 SCALE: AS NOTED
 PROJECT REV: 15495.0

EXPIRATION DATE: 12/31/17

SHEET **S5**

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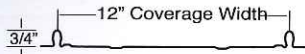
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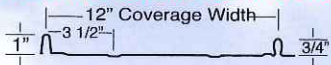
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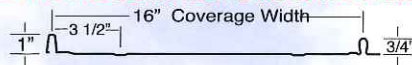
12" TIGHT LOCK STARTER STRIP • PATENT #09291821



12" TIGHT LOCK STANDING SEAM METAL ROOFING PANEL



16" TIGHT LOCK STANDING SEAM METAL ROOFING PANEL



Exposed Fastener Products

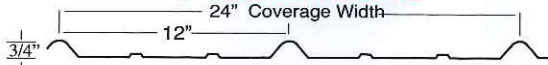
2' CORRUGATED PANEL 2 1/2"



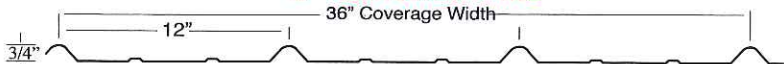
2' DELTA RIB PANEL



2' WEST COAST PANEL



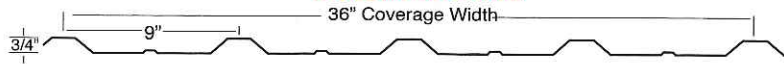
3' WEST COAST PANEL



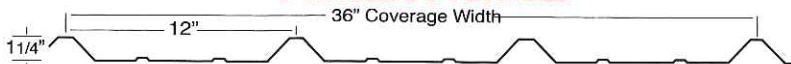
3' TUFF RIB PANEL



3' DELTA RIB PANEL



3' R-PANEL & 3' PBR PANEL



Made in the USA. Above colors are intended only as an approximate. Copper Penny and custom colors available upon request.

Country Red 29ga & 26ga

Cocoa Brown 29ga & 26ga

Kodiak Brown 29ga & 26ga

Deep Grass Green 29ga & 26ga

Winter Fir Green 29ga & 26ga

Bahama blue 29ga & 26ga

Desert Brown 29ga & 26ga

Charcoal Gray 29ga & 26ga

Battleship Gray 29ga & 26ga

Sierra Tan 29ga & 26ga

Snowdrift White 29ga & 26ga

Parchment 29ga

Ivory 29ga

Stone 29ga

Harvest Gold 29ga



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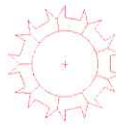


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 Leyland Cypress - 6-7

 Acer Circinatum - 6-7


 Myrica Californica - 5g

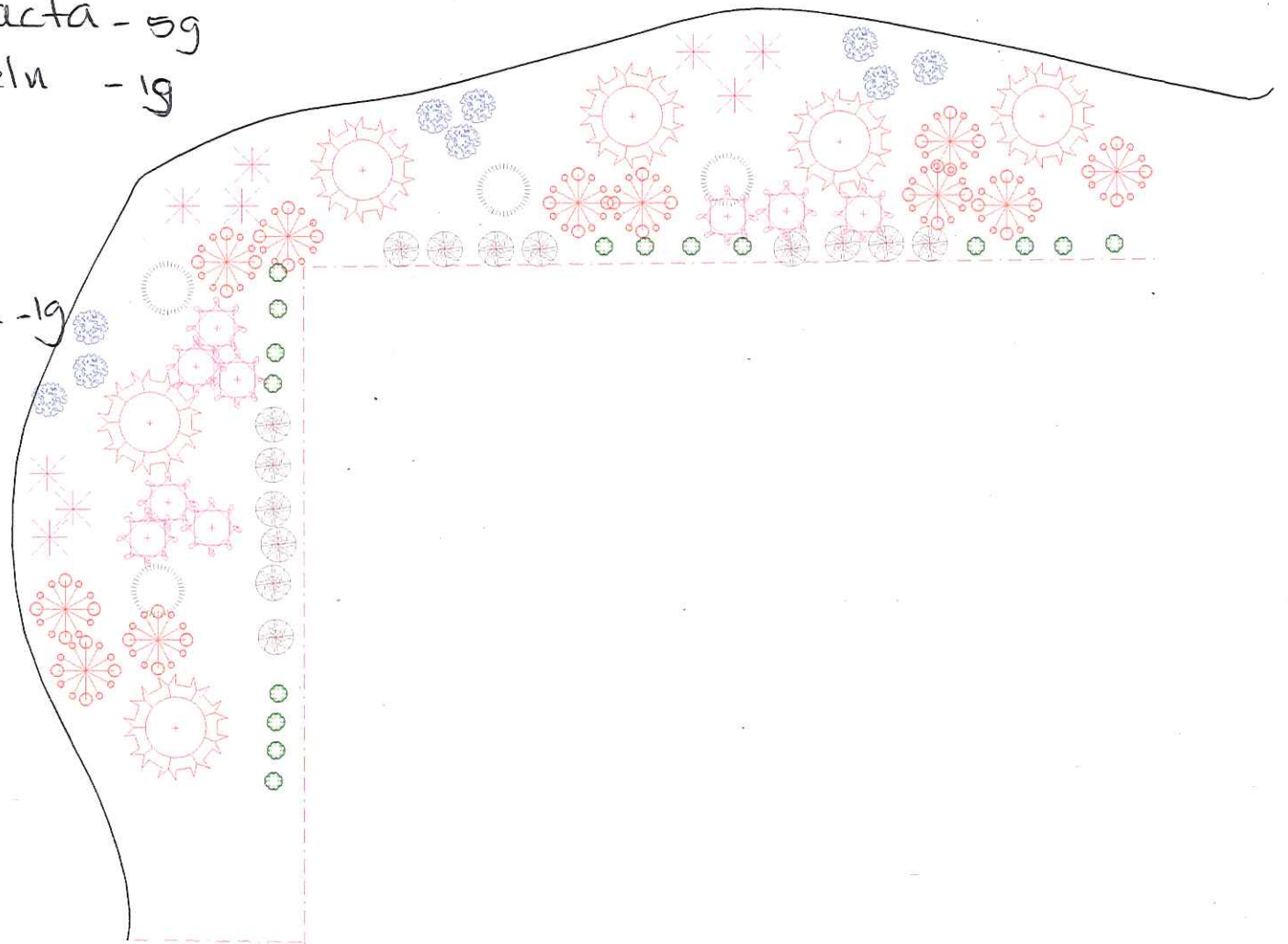
 Drubotus Compacta - 5g

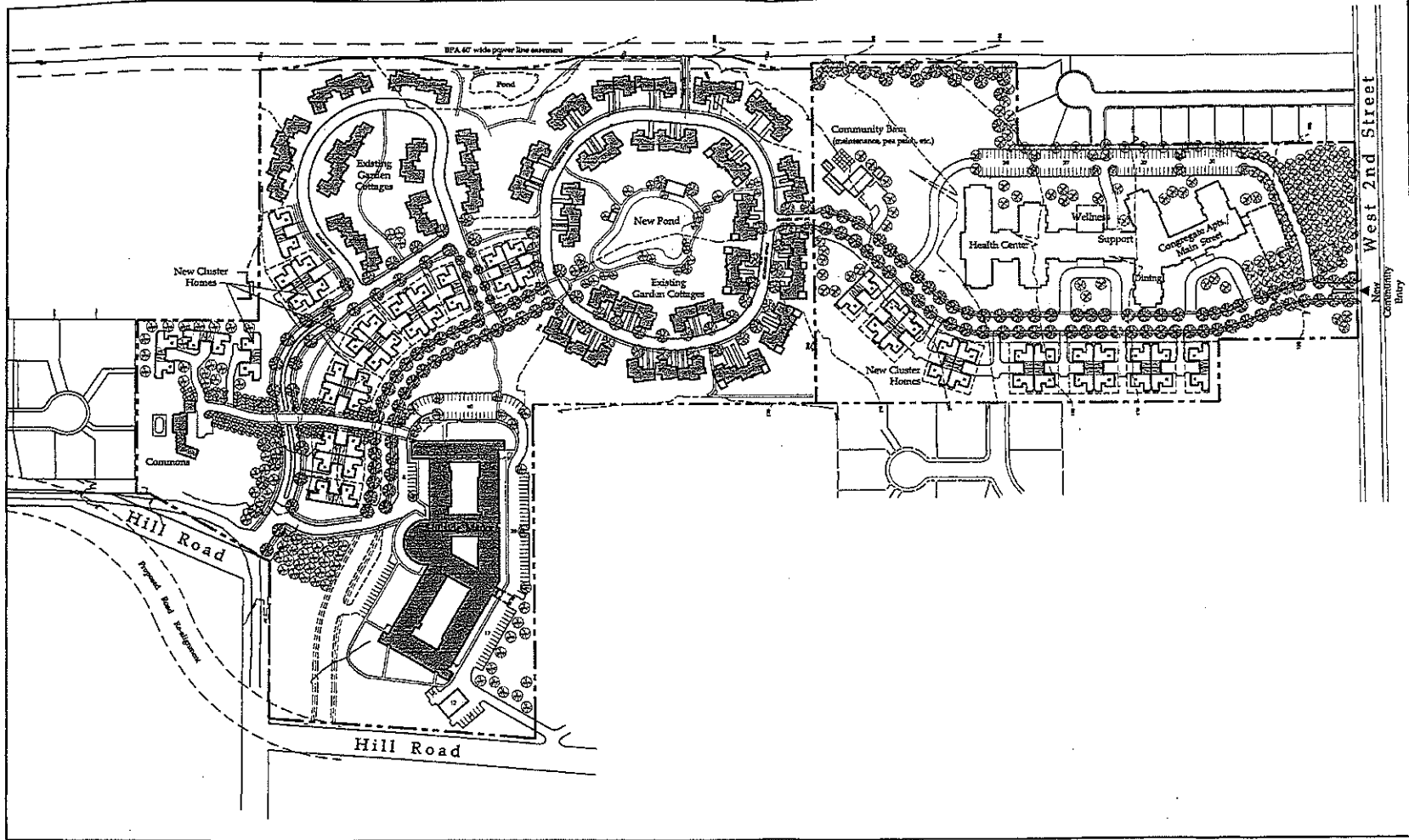
 Peursetum Hameln - 1g

 Lavender - 1g

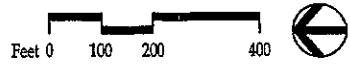
 Spirea - 5g

 Vaccinum Ovatum - 1g





Hillside Manor & Garden Cottages - Master Plan



M
DIETERICH
M. TRUEN
 ARCHITECTS
 1000 10th Street
 Suite 200
 St. Paul, MN 55102
 Phone: 612.291.1111
 Fax: 612.291.1112
 www.dieterichm.com

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