



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

STAFF REPORT

DATE: March 12, 2019
TO: Mayor and City Councilors
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Ordinance No. 5063, PDA 2-18, an ordinance amending an existing planned development to support a small-lot, small-home subdivision.
(R440902100/R4400902104, Cottages at Chegwyn Village, Phase 2)

STRATEGIC PRIORITY & GOAL:



HOUSING OPPORTUNITIES (ACROSS THE INCOME SPECTRUM)

Create diverse housing opportunities that support great neighborhoods.

OBJECTIVE/S: Collaborate to improve the financial feasibility of diverse housing development opportunities

Report in Brief: This action is the consideration of Ordinance No. 5063, an ordinance approving a Planned Development request on an existing property.

The subject site is located west of NE McDonald Lane, east of NE Jacob Street, north of NE Peyton Lane, and south of NE Autumn Ridge Drive, and is more specifically described as Tax Lots 2100 and 2104, Section 9, T. 4 S., R 4 W., W.M.

Cottages at Chegwyn Village, LLC is requesting approval to amend an R-4 Planned Development described by Ordinance 4953 and amended by Ordinance 4990 reducing average lot size and certain setbacks, increasing allowed block length and lot depth to width ratio, allowing lot access through an access easement, and amending an approved site plan.

This land use request was considered at a public hearing by the McMinnville Planning Commission on February 21, 2019. The public hearing was closed at the same meeting, following which the Planning Commission deliberated and then voted to recommend that the Council consider and approve the Planned Development Amendment requests subject to conditions of approval outlined in Ordinance No. 5063.

Attachments:

*Ordinance No. 5063 including:
Exhibit A – PDA 2-18 Decision Document
Public Comments Received
Application Materials
Planning Commission Minutes, 2-21-19*

The applicant also requested approval of an alley loaded 28 lot subdivision on approximately 1.88 net acres. At their meeting on February 21, 2019, the Planning Commission voted to approve the Tentative Subdivision request (S 2-18), conditional to the final approval of the Planned Development Amendment request. If Ordinance No. 5063 is not approved, S 2-18 will not move forward.

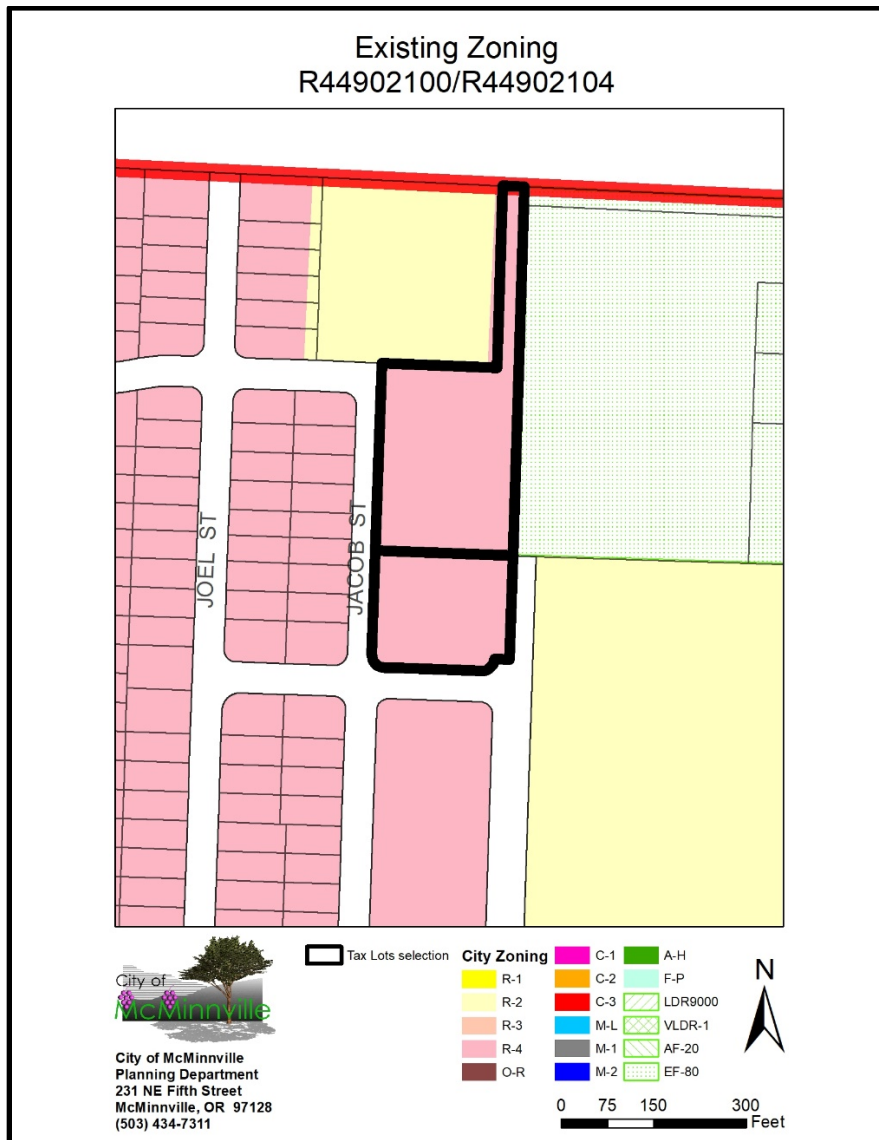
Background:

The subject site is currently undeveloped, and is zoned R-4 PD (Multi-Family Residential Planned Development). To the north of the subject site where the Cottages at Chegwyn Village Phase 2 is proposed, is undeveloped land owned by McMinnville Water & Light that is anticipated to be the site of a future electrical substation. To the east of the subject site is undeveloped land owned by the McMinnville School District. West of the subject site is the Bungalows at Chegwyn Village Phase 3, a single family residential development. To the south of the subject site is the Cottages at Chegwyn Village, a multi-family residential development. A visual of the subject site and reference maps showing the zoning designations of the subject site and the surrounding properties can be seen below:

Site Reference Map



-
- Attachments:*
Ordinance No. 5063 including:
Exhibit A – PDA 2-18 Decision Document
Public Comments Received
Application Materials
Planning Commission Minutes, 2-21-19



The applicant is requesting approval of a Planned Development Amendment to an R-4 Planned Development described by Ordinance 4953 and amended by Ordinance 4990. The amendments requested consist of reducing the average lot size requirements, increasing the allowed block lengths, and increasing the lot depth to width ratio that are allowed in the underlying R4 zoning standards, as well as amending certain yard setbacks approved in Ordinance 4990 and amending the site plan approved in Ordinance 4953. This Planned Development amendment also requests to allow access to lots through an access easement.

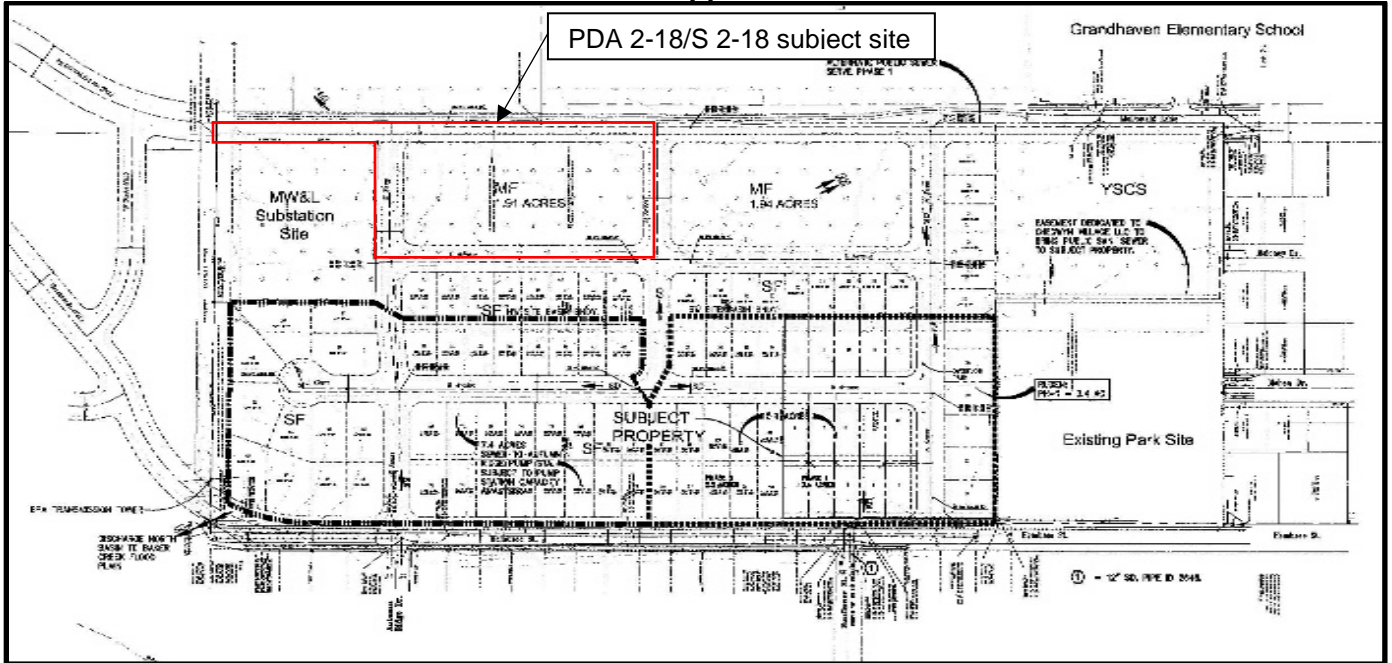
The applicant also requested approval of a Tentative Subdivision for the construction of an alley loaded 28 small lot subdivision of bungalow style single family detached residences, referred to as the Cottages at Chegwyn Village Phase 2. On February 21, 2019, Planning Commission approved the Tentative Subdivision request, conditioned upon the approval of the Planned Development Amendment being approved as requested.

Attachments:

- Ordinance No. 5063 including:*
 - Exhibit A – PDA 2-18 Decision Document*
- Public Comments Received*
- Application Materials*
- Planning Commission Minutes, 2-21-19*

Currently, the subject site is zoned R-4 PD, approved in 2012 by the McMinnville City Council with the adoption of Ordinance 4953. Ordinance 4953 was subsequently amended in 2015 by Ordinance 4990. Ordinance 4953 rezoned approximately 22.26 acres from County EF-80 to City R-4 PD, and approved a site plan as part of the planned development. The subject site was identified as multi-family on the site plan. The approved “Overall Plan” can be seen below:

Ordinance 4953 – Approved Site Plan



Ordinance 4953 approved the following setback variances to the R-4 zoning standards as part of the planned development:

- Front Yard: 15 feet minimum setback reduced to 10 feet.
- Side Yard: Six (6) feet minimum reduced to zero for garage construction on Lots 2, 4-7, 9, 11, 12, 14, 16-20. All other development shall provide minimum six (6) foot side yard setback.
- Exterior Side Yard: No change to 15 foot setback.
- Rear Yard: No change to 20 foot setback.

Ordinance 4953 also established an average lot size for single family lots within the subject site of 5,000 square feet instead of a 5,000 square foot minimum lot size. Phases 1 and 2 of the Bungalows at Chegwyn Village (both single family developments) were developed subject to the planned development standards established by Ordinance 4953.

Preceding the development of additional phases of the Bungalows at Chegwyn Village, Planned Development Ordinance 4990 was approved by the McMinnville City Council on June 23, 2015 amending Ordinance 4953 for approximately 13.7 acres of land of the original site plan. Exceptions to zoning standards approved by Ordinance 4990 included the following reductions in required yard setbacks:

- Front Yard: No change to 10 foot setback.

Attachments:
 Ordinance No. 5063 including:
 Exhibit A – PDA 2-18 Decision Document
 Public Comments Received
 Application Materials
 Planning Commission Minutes, 2-21-19

- Side Yard: Zero foot setback for garage construction on all lots. All other development shall provide minimum six (6) foot side yard setback.
- Exterior Side Yard: No change to 15 foot setback.
- Rear Yard: No change to 20 foot setback.
- All setbacks for multiple-family lots: 10 feet.

Ordinance 4990 did not amend the original site plan.

Since that time, portions of the site subject to Ordinance 4990 have been developed with single family and multi-family residences, including the Bungalows at Chegwyn Village Phase 3 (single family development) and the Cottages at Chegwyn Village (multi-family development). It is the remaining 2.40 acres of the original 22.26 acres that are the subject of the current Planned Development Amendment and Subdivision requests. This 2.40 acres was originally identified as multi-family in the Ordinance 4953 site plan and is subject to the setback standards established by Ordinance 4990. However, both Ordinance 4953 and Ordinance 4990 do not define multi-family.

It should be noted that if this planned development amendment is not approved, the provisions of Ordinance 4953 and Ordinance 4990 are still binding on the site and would permit multifamily on the site. Multi-family is defined in the McMinnville City Code as three or more units in a structure. There is nothing in the code that requires a minimum density of development. So the multifamily development could be as few as three units or as many as 50 plus units on the site if all conditions of the planned development and zoning ordinance can be met. For a reference, phase 1 of the Cottages at Chegwyn Village has 36 dwelling units on approximately 1.96 acres.

Evaluation of Review Criteria for Planned Development Amendments:

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of the Zoning Ordinance (Ord. 3380) and also provided that the applicant demonstrates the following:

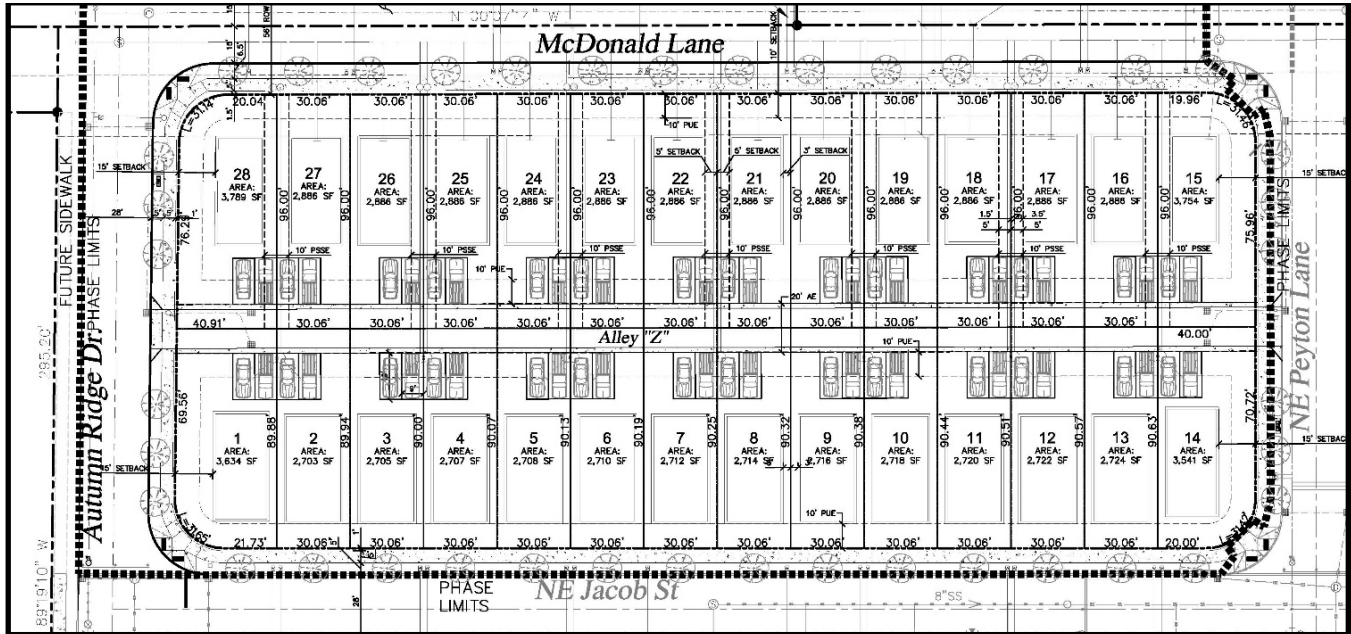
Section 17.74.070 Planned Development Amendment – Review Criteria:

- 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.

The applicant has provided narrative in the application outlining the objectives of the proposed development. Specifically, the applicant wants to meet a market need for smaller, single family dwelling units and City goals of increased density in the underlying R-4 zone. To meet these goals, the applicant is proposing a 28 lot, alley loaded, detached bungalow style single family housing subdivision. For each dwelling unit, there are two (2) shared off-street parking stalls accessed from the alley. The tentative subdivision plan illustrating these concepts is shown below:

Attachments:
Ordinance No. 5063 including:
Exhibit A – PDA 2-18 Decision Document
Public Comments Received
Application Materials
Planning Commission Minutes, 2-21-19

S 2-18 Tentative Subdivision Plan



In order to achieve this development, the applicant is proposing adjustments to the existing planned development, Ordinance 4990, which amended Ordinance 4953. The history of planned development zone changes for the subject site is outlined below, including the proposed amendment:

	R-4 Zone	P.D. Ordinance 4953	P.D. Ordinance 4990 (existing P.D.)	Proposed P.D. Amendment
Lot Size	5,000 s.f. min. 2,500 s.f. min. for common wall single-family	5,000 s.f. average	5,000 s.f. average	2,925 s.f. average
Front Yard Setback	15 feet	10 feet	10 feet	10 feet (no change)
Side Yard Setback	6 feet	0 feet for garages on some lots; 6 feet all other development	0 feet for garages; 6 feet all other development	3 feet
Exterior Side Yard Setback	15 feet	15 feet	15 feet	15 feet (no change)
Rear Yard Setback	20 feet	20 feet	20 feet	20 feet (no change)

The planned development amendments proposed by the applicant are summarized below:

- Reduce average lot size from 5,000 square feet to 2,925 square feet;
 - (Note: The application requests a reduction from 4,900 s.f. to 2,925 s.f., but the current average lot size requirement for the subject site per Ord. 4990 is 5,000 s.f.)
- Maintain the reduced 10 foot front yard setback;

Attachments:

- Ordinance No. 5063 including:*
 - Exhibit A – PDA 2-18 Decision Document*
- Public Comments Received*
- Application Materials*
- Planning Commission Minutes, 2-21-19*

- Reduce the side yard setback from six (6) feet to three (3) feet.
 - (Note: The application requests a reduction from five (5) feet to three (3) feet, but the current side yard setback requirement for the subject site per Ord. 4990 is six (6) feet.)

Additional planned development amendments identified by staff during subdivision review (discussed in more detail below):

- Allow an approximate 10 percent increase in allowed block length (proposed block length is approximately 440 feet, standard block length is 400 feet)
- Allow the lot depth to width ratio to exceed the recommended two (2) to one (1) ratio (interior lots have a proposed depth to width ratio of 2.7:1)
- Allow access easement (alley) to provide access to more than three (3) lots (the access easement provides access to 28 lots)
- Allow alley loaded small lot subdivision development by amending the final development plans made part of the zone and binding on the owner and developer per Section 2, Condition 3 of Planned Development Ordinance 4953.

Again, if this planned development amendment is not approved, the provisions of Ordinance 4953 and Ordinance 4990 are still binding on the site, which would permit development similar to the Cottages at Chegwyn Village, the multi-family development to the south of the subject site. The Cottages at Chegwyn Village has 36 dwelling units on approximately 1.96 acres, yielding a density per net acre of 18.36 dwelling units per acre. If multi-family dwelling units were proposed on the subject site's 1.88 net acres, per maximum density standards in the R-4 zone, 54 two (2) bedroom units (1,500 square feet of lot area minimum per unit) or 46 three (3) bedroom units (one per 1,750 square feet) could potentially be proposed in buildings up to 60 feet in height. Since multi-family dwelling is defined as three (3) or more dwelling units in a building, the minimum that could be developed on the site under the current planned development is three (3) units.

However, the applicant is proposing a single family development with the objectives of providing an innovative housing product and site design to meet a housing need not met with multi-family development. The applicant, by requesting the planned development amendment, hopes to provide single family detached housing that provides ownership opportunity at a lower cost due to the smaller lot, smaller home size, and lack of garage.

The proposed subdivision development cannot reach the desired density for the proposed housing type without the reduction of average lot size from 5,000 square feet to 2,925 square feet. The application indicates a minimum lot size of 2,702 square feet and a maximum lot size of 3,789 s.f. The underlying R-4 zone allows common wall single family dwelling units on minimum 2,500 square foot lots. The proposed amendment increases the density of single family development for the subject site, yet remains below the maximum threshold for single family residences established by the underlying zone.

Keeping the reduced 10 foot front yard setback will allow the proposed single family dwelling units to be located closer to the street, creating the space for an mid-block access easement/alley to access each unit's off-street parking spaces. The application indicates that the 10 foot setback will apply to units on the west side of the subdivision. Units on the east side, along McDonald Lane, will be set back 17 feet due to an existing McMinnville Water & Light easement.

The reduction of the required side yard setback from six (6) feet to three (3) feet will allow the applicant to maintain the density of the underlying R-4 zone. According to the application, the reduced side yard

Attachments:

- Ordinance No. 5063 including:*
 - Exhibit A – PDA 2-18 Decision Document*
- Public Comments Received*
- Application Materials*
- Planning Commission Minutes, 2-21-19*

setback helps provide the density of townhomes, but with a detached single family product without the complication of shared wall construction and maintenance. The applicant is proposing to utilize the three (3) foot side yard setback for all interior side yards in lots 1 through 14 along Jacob Street, and for one interior side yard per lot for lots 16 through 27 along McDonald Lane. Lots 1, 14, 15, and 28, being corner lots, would be subject to the 15 foot exterior side yard setback.

Section 17.74.070

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

The subject site is designated as Residential on the McMinnville Comprehensive Plan Map. There are numerous Comprehensive Plan Goals and Policies that are applicable to this request. The narrative provided by the applicant identifies those goals and policies in more detail, and they have also been identified in the attached decision document.

General Comprehensive Plan Goals & Policies

The Comprehensive Plan goals and policies most applicable to the planned development amendment request are found in Chapter V (Housing and Residential Development), Chapter VI (Transportation System), and Chapter VII (Community Facilities and Services).

Housing and Residential Development

Goals from Chapter V of the Comprehensive Plan promote the “development of affordable, quality housing for all city residents” (Goal V 1), and also “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” (Goal V 2). More specifically, supporting policies provide guidance in the provision of opportunities for the development of a variety of housing types and densities (Policy 58.00), encouragement of compact development in areas where urban services are already available (Policy 68.00), development of a variety of housing types on residentially designated land to meet housing needs (Policy 71.00), and encouragement of planned residential developments which offer a variety and mix of housing types and prices (Policy 73.00).

The proposed Planned Development Amendment will allow the development of a 28 lot, alley loaded, detached bungalow style single family housing subdivision, a unique and innovative development that will meet a market demand for lower cost single family detached housing. The innovation of the development can be found in using several techniques to help keep the potential housing costs down while providing a unique character to the subdivision. Small lots keep the cost of land to a minimum. Smaller homes keep the cost of construction and materials down. Alley loaded off-street parking means garages can be eliminated, further keeping the cost of development down, which can be translated to lower sale prices for the homes. Providing an alley to serve the lots and access off-street parking also means that no driveways are necessary in the front of the homes that would disrupt the sidewalk or planting strips in the rights-of-way. Uninterrupted planting strips will allow for more street trees and screening/buffering of the development from the street. Uninterrupted sidewalks translate to a more pleasant and safe pedestrian experience throughout the development. The type of housing that will be provided, alley loaded single family homes on small lots at a density typically found in townhome developments, is innovative and will be unique to the area. The development is being proposed on land

Attachments:

Ordinance No. 5063 including:

Exhibit A – PDA 2-18 Decision Document

Public Comments Received

Application Materials

Planning Commission Minutes, 2-21-19

designated residential and that has urban services available to serve the development. Therefore, the proposed Planned Development Amendment and resulting development is consistent with the Housing and Residential Development Goals of the Comprehensive Plan and satisfies Policies 58.00, 68.00, 71.00, and 73.00.

Additional policies address the provision of common open space in residential planned developments designed to directly benefit future residents of the developments (Policy 75.00) and the location of parks, recreation facilities, and community centers within planned developments that are readily accessible to all occupants (Policy 76.00).

Located less than ¼ mile away from the proposed development is Chegwyn Farms Neighborhood Park, an existing City Park. As defined in the 1999 McMinnville Parks, Recreation, and Open Space Master Plan, a neighborhood park is designed to serve residences within a ½ mile radius without crossing a major street. Chegwyn Farms Neighborhood Park is accessible to all future occupants of the proposed development via public walkways along local residential streets, a shared use path connecting the park to NE Samson Street, and by vehicular access from NE Hembree Street or NE Mohan Drive. The proposed planned development amendment and development are consistent with the Comprehensive Plan Policies 75.00 and 76.00 in that a park with open space and recreation facilities is readily accessible to occupants of the planned development.

Policies 77.00 and 78.00 provide guidance in designing traffic systems within planned developments, requiring that internal traffic systems promote safe and efficient traffic flow and give consideration pedestrian and bicycle pathways (Policy 77.00) and that traffic systems are compatible with the circulation patterns of adjoining properties (Policy 78.00).

The primary internal traffic system within the proposed development as allowed by the planned development amendment is the alley serving all lots. All off street parking is proposed to be accessed via the alley, which will be a shared access easement. Alley loaded off-street parking will encourage vehicular traffic on the alley in the rear of the lots. The alley connects to local residential streets, Autumn Ridge Drive to the north and Peyton Lane to the south, which in turn connect to McDonald Lane, a minor collector. Alley loaded off-street parking eliminates the need for driveways crossing sidewalks to access front-loaded garages or other parking in the front of a residence. The result is an uninterrupted sidewalk along the east and west edges of the development, safer for pedestrians and bicyclists. The sidewalks along the north and south edges are broken only once were the alley is accessed from the local street. The alley promotes efficient traffic flow from the development into the adjacent street network while creating a safe pedestrian and bicycle environment. The traffic system around the perimeter of the proposed development is carried by the extension of existing streets, McDonald Lane to the west, and Autumn Ridge Drive to the north. This is extension of the existing street grid is compatible with the circulation patterns of adjoining properties. Therefore, the planned development amendment and proposed development is compatible with Policies 77.00 and 78.00.

The Comprehensive Plan includes specific policies related to Residential Design, which the applicant has provided findings for in their application. The proposed development is consistent with policies regarding incorporation of pedestrian and bicycle pathways to connect with activity areas (Policy 81.00) and the layout of streets to preserve development potential of adjacent properties (Policy 82.00). While no internal pedestrian or bicycle pathway was provided in the development proposal, staff felt that such a path would provide negligible benefit over public sidewalks around the perimeter of the development.

Attachments:

Ordinance No. 5063 including:

Exhibit A – PDA 2-18 Decision Document

Public Comments Received

Application Materials

Planning Commission Minutes, 2-21-19

The public sidewalk on McDonald Lane, easily accessible from the proposed development, provides direct access to Grandhaven Elementary School and nearby commercial facilities located on Highway 99. The proposed development is bounded by existing development to the west and south. Vacant, undeveloped properties border the subject site to the north and east. The proposed extension of Autumn Ridge Drive along the north side of the proposed development and McDonald Lane along the east side, and extension of associated utilities will preserve the development potential of the adjacent properties.

Policy 99.00 requires an adequate level of urban services be provided with all proposed residential development, including sanitary sewer, storm sewer, water supply, and improved streets (to City standards) within the development or providing access to the development. The proposed development is consistent with Policy 99.00. Adequate urban services can be provided concurrently with development to serve the subdivision. Sanitary sewer and storm drain lines are available via McDonald Lane, and are proposed to be extended to serve the development. McDonald Lane and Autumn Ridge Drive are proposed to be extended to provide access to the entirety of the proposed development. Water and power are located in Autumn Ridge Drive, McDonald Lane, and Jacob Street, and are planned to be extended to the subject site to serve the property.

Transportation System

The Goal of Chapter VI of the Comprehensive Plan promotes the “development of a transportation system that provides for the coordinated movement of people and freight in a safe and efficient manner” (Goal VI 1). More specifically, supporting policies address streets, parking, and bike paths.

Policies regarding streets include the goal to insure safe and easy access to every parcel (Policy 117.00), encouraging development of roads that minimize adverse effects on the land, reduce the amount of land necessary for streets, emphasize existing and future needs of the area to be served (traffic volumes being an important factor), and consideration of Compete Streets and multimodal transportation (Policy 118.00). Policy 122.00 encourages provisions for functional road classifications, including minor collectors and local streets. The proposed development is consistent with Policies 117.00 and 118.00. Each individual parcel of the proposed subdivision will be accessed via private alley, which is in turn accessed via NE Autumn Ridge Drive and NE Peyton Lane. The alley will be paved and accessed by driveway approaches from the public streets constructed to City standards. The extension of Autumn Ridge Drive and McDonald Lane provide further access to parcels in the subdivision and allow for future development of adjacent properties. The streets will be constructed to City standards, providing asphalt surfacing, curbs, planting strips, and sidewalks that combine to provide meet multi-modal transportation needs. The proposed development is also consistent with Policy 122.00. NE McDonald Lane is classified as a minor collector, and will be extended to service the proposed development in accordance to City Standards, including paving, curbs, planter strips with landscaping, and sidewalks. The applicant is dedicating right-of-way to the City to extend the west half of McDonald Lane. The applicant has indicated that they are working with the McMinnville School District, property owners to the east of the proposed development to allow the full construction of McDonald Lane right-of-way to City standards. The applicant further indicates that the McMinnville School District is supportive of the request and has agreed to a temporary easement to allow access and construction of the full right-of-way, with dedication of the school district owned portion of the McDonald Lane right-of-way to occur following completion of construction. Autumn Ridge Drive, a designated local street, will also be extended to serve the proposed development per City standards, including paving, curbs, planter strips with landscaping, and sidewalks.

Attachments:

Ordinance No. 5063 including:

Exhibit A – PDA 2-18 Decision Document

Public Comments Received

Application Materials

Planning Commission Minutes, 2-21-19

McMinnville continues to require adequate off street parking for future developments and land use changes (Policy 126.00), and encourages off-street parking to better utilize roadways and right-of-way (Policy 127.00). The proposed development provides the required two (2) off-street parking spaces per dwelling unit (up to 4 bedrooms). Off-street parking is accessed via a proposed alley in the rear of the lots. Therefore, the proposed development is consistent with Policies 126.00 and 127.00.

The City also encourages subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and other activity areas (Policy 132.00). The proposed subdivision is one square block in area, bounded by Autumn Ridge Drive, Jacob Street, Peyton Lane, and McDonald Lane. Each street surrounding the subdivision has, or will have, public sidewalks that connect to the City's street and sidewalk network. This public walkway network provides direct access to adjacent neighborhoods, Chegwyn Farms Neighborhood Park, Grandhaven Elementary School, and the commercial facilities located on Highway 99. Although no dedicated bike or foot path internal to the subdivision was proposed as part of the development, staff felt that the benefit of such an element would be negligible to the benefits of the uninterrupted, or minimally disrupted, sidewalks created by the use of the alley and alley loaded off-street parking. Therefore, the proposed development is consistent with Policy 132.00.

Community Facilities and Services

McMinnville's Comprehensive Plan also includes goals relative to Community Facilities and Services. A goal from Chapter VII is 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." Supporting policies provide guidance in the provision of municipal sewage connections to urban developments (Policy 136.00) and provide guidelines for the extension of sanitary sewage collection lines to urban developments (Policy 139.00). Another policy guides the provision of adequate storm water drainage to urban developments (Policy 142.00)

The application indicates that each lot of the proposed development will be served by the public sanitary sewer collection system that will be extended and constructed with the development of adjacent streets. The proposed eight (8) inch sanitary sewer extension in McDonald Lane has capacity to service the proposed subdivision based on the density of the development. The proposal is consistent with Policies 136.00 and 139.00. The application indicates that an existing 15 inch public storm drain in McDonald Lane has the capacity to service the development and will be extended to do so. Therefore, the proposed development is consistent with Policy 142.00.

Section 17.74.070

- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels.

The proposed development is designed within the existing street network surrounding the subject site. The extension of NE Autumn Ridge Drive and NE McDonald Lane adjacent to the proposed development, and the associated extensions of sewer, water, and power in those streets, will provide access and efficient provision of services to adjoining parcels.

Attachments:

*Ordinance No. 5063 including:
Exhibit A – PDA 2-18 Decision Document
Public Comments Received
Application Materials
Planning Commission Minutes, 2-21-19*

Section 17.74.070

D. The plan can be completed within a reasonable period of time.

The applicant has indicated that construction of the subdivision would begin Early Summer 2019 and be completed in Late Fall 2019, in one single phase of construction.

Section 17.74.070

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

The density of the proposed development is within the density standards for the underlying R-4 zone. The Transportation System Plan is based on the full build-out of the zone at maximum density. The proposed development is not increasing the density beyond that which has been incorporated into the TSP, and will not overload the streets in the planned area. The proposed 28 lots are expected to generate approximately 269 vehicle trips per day based on the ITE daily trip rate of 9.6 trips per day. New traffic is expected to exit off-street parking to the alley, and then to one of two local streets, Autumn Ridge Drive or Peyton Lane. From the local streets, traffic is expected to then use McDonald Lane, a designated minor collector. Minor collectors are designed to carry higher volumes of traffic than local streets, per the City's Transportation System Plan.

Section 17.74.070

F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

Existing eight (8) inch water lines are located in McDonald Lane and Jacob Street can be extended to service the development.

An existing eight (8) inch sanitary sewer line located in McDonald Lane can be extended to service the development, and has capacity and depth. The capacity is based on the Facility Plans assumption that the sewers are sized for 12 dwelling units per acre. The application indicates the density of the proposed development is just under 12 dwelling units per gross acre.

An existing 15 inch storm drain line located in McDonald Lane can be extended to service the proposed development, and has capacity and depth to service the proposed development.

Existing power, natural gas, and telephone lines in McDonald Lane and Jacob Street can be extended to service the development.

Section 17.74.070

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.

It is not anticipated that the proposed residential development would cause noise, air, and water pollutants that would have an adverse effect on the surrounding areas, public utilities, or the city as a whole.

Attachments:

Ordinance No. 5063 including:

Exhibit A – PDA 2-18 Decision Document

Public Comments Received

Application Materials

Planning Commission Minutes, 2-21-19

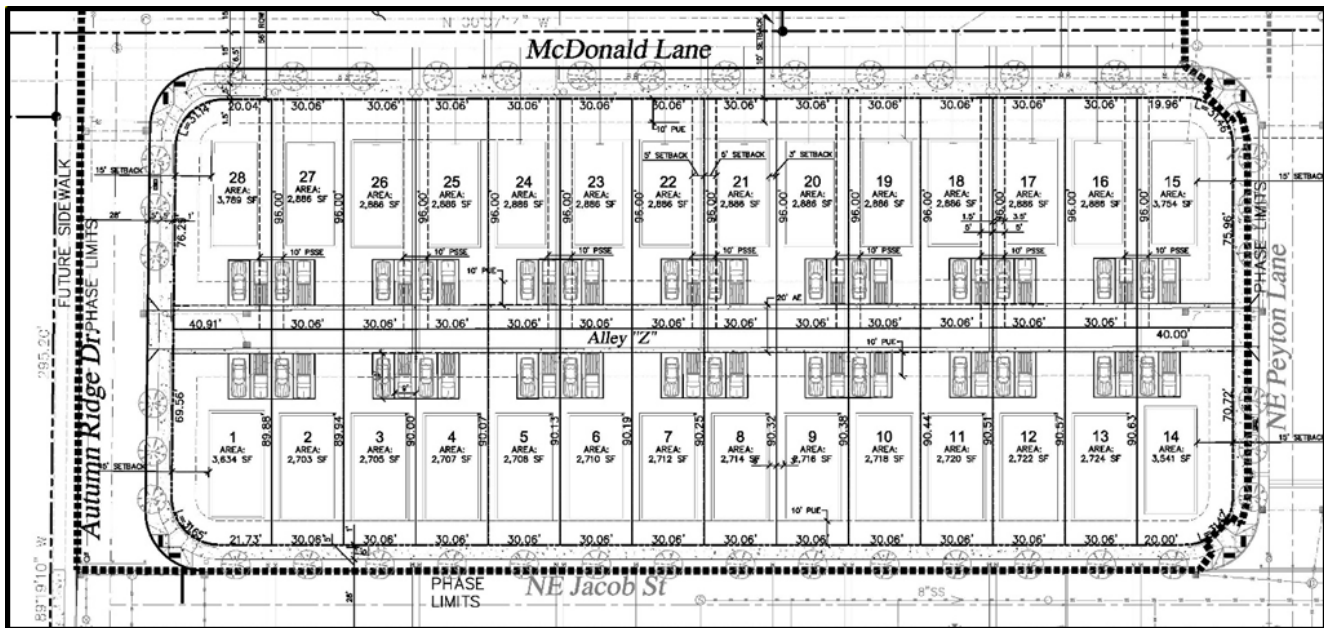
Based on the evaluation above, the Planning Commission found that the requested Planned Development Amendment satisfied the review criteria for approval. Therefore, the Planning Commission voted to recommend approval of the Planned Development Amendment. Staff is suggesting that the amendment be processed in Ordinance 5063, which is attached for your review, and that the Ordinance specify that the final development plans made part of the zone and binding on the owner and developer per Section 2, Condition 3 of Planned Development Ordinance 4953 shall be amended to reflect an alley loaded small lot subdivision in the northeast portion of the site plan labeled multi-family; and that Section 2 of Ordinance 4990 is amended by adding the following: An alley loaded small lot single family development is allowed with the following development standards:

- a. An average lot size of 2,925 square feet;
- b. A front yard setback of ten (10) feet;
- c. An interior side yard setback of three (3) feet;
- d. An approximate ten (10) percent increase in allowed block length;
- e. A lot depth to width ratio exceeding the recommended two (2) to one (1) ratio;
- f. An access easement to provide access to more than three (3) lots.

Subdivision Review

The applicant also requested approval of a Tentative Subdivision for the construction of an alley loaded 28 small lot subdivision of bungalow style single family detached residences, referred to as the Cottages at Chegwyn Village Phase 2. The proposed tentative subdivision plan is provided again below for reference:

S 2-18 Tentative Subdivision Plan



On February 21, 2019, Planning Commission voted to approve with conditions the Tentative Subdivision request, conditioned upon the final approval of the Planned Development Amendment being approved as requested.

- Attachments:*
- Ordinance No. 5063 including:*
 - Exhibit A – PDA 2-18 Decision Document*
 - Public Comments Received*
 - Application Materials*
 - Planning Commission Minutes, 2-21-19*

Discussion:

The Planning Commission held a public hearing at their regular meeting on February 21, 2019. Five (5) written testimonies were received prior to the public hearing. One resident wrote on December 4, 2018 to express support for the proposed amendments and development. One resident wrote on February 5, 2019 to express support of a development of single family detached residences instead of multi-family rental units currently allowed, stating that individual homeowners will take pride of ownership in their home and community, but with concern that a more affordable housing development would be attractive to investors to purchase for rental investments, which could have an effect on maintenance and appearance of the development. One resident wrote on February 10, 2019 to oppose approval of the planned development amendment and subsequent development because the original development plan indicated the site was to be developed as multi-family and that the development based on the modified planned development would negatively impact the surrounding neighborhood. One resident wrote on February 17, 2019 to express concern over the loss of land zoned for multi-family, and one resident wrote on February 20, 2019 to express concern over the possible inclusion of carports and a lack of exterior storage space.

One resident provided oral testimony during the February 21, 2018 public hearing. The testimony provided was oppositional, and focused on the mechanics and logistics of how the proposed development would function, from solid waste and recycling service in the alley to the maintenance of the access easement/alley.

The public hearing was closed on February 21, 2019, following which the Planning Commission deliberated. The Planning Commission discussed the oppositional testimony provided during the public hearing, and referenced the fact the proposed Planned Development Amendment would allow development at a density found within the multi-family zone and comparable to the neighboring multi-family development. The Commission also discussed how the innovative new housing type allowed by the Planned Development Amendment request would meet a need for new home ownership opportunities at a lower cost than can be found currently in McMinnville. The Planning Commission then voted, on a 7-2 vote, to recommend that the Council consider and approve the Planned Development Amendment request, subject to conditions of approval outlined in detail in Ordinance No. 5063.

As mandated by Oregon state law and described by Section 17.72.050 (Application Time Limit) of the McMinnville Zoning Ordinance, the City is required to take final action on all land use requests within 120 days from the date the application was deemed complete. The application for the Planned Development Amendment and Tentative Subdivision (PDA 2-18 / S 2-18) was deemed complete November 19, 2018. The 120 day time limit expires March 19, 2019. If the City Council decides to hold a public hearing for the Planned Development Amendment request, the applicant must provide to the City in writing, an extension to the 120 day time period, otherwise the applicant may file a petition for a writ of mandamus in the county circuit court to compel issuance of approval.

Attachments:

Ordinance No. 5063, including:
Exhibit A – PDA 2-18 Decision Document
Public Testimony Received
Application Materials
Draft Planning Commission Minutes, 2-21-19

Attachments:

*Ordinance No. 5063 including:
Exhibit A – PDA 2-18 Decision Document
Public Comments Received
Application Materials
Planning Commission Minutes, 2-21-19*

Fiscal Impact:

None.

Alternative Courses of Action:

1. **ADOPT** Ordinance No. 5063, approving PDA 2-18 and adopting the Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings.
2. **ELECT TO HOLD A PUBLIC HEARING** date specific to a future City Council meeting.
3. **DO NOT ADOPT** Ordinance No. 5063, providing findings of fact based upon specific code criteria to deny the application in the motion to not approve Ordinance No. 5063.

Recommendation/Suggested Motion:

Staff recommends that the Council adopt Ordinance No. 5063 which would approve PDA 2-18, subject to conditions of approval as recommended by the Planning Commission.

“THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE TO ADOPT ORDINANCE NO. 5063.”

Attachments:

*Ordinance No. 5063 including:
Exhibit A – PDA 2-18 Decision Document
Public Comments Received
Application Materials
Planning Commission Minutes, 2-21-19*