



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

**PUBLIC HEARING NOTICE
PLANNING COMMISSION REVIEW OF A
MAJOR AMENDMENT TO PLANNED DEVELOPMENT OVERLAY
ORDINANCE & 28 LOT SUBDIVISION REQUEST
COTTAGES AT CHEGWYN VILLAGE**

NOTICE IS HEREBY GIVEN that applications for a major amendment to a Planned Development overlay ordinance and a 28 lot subdivision have been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding these applications or to attend the public meeting of the Planning Commission where this request will be reviewed and a public hearing will be held. Please contact Jamie Fleckenstein with any questions at (503) 434-4153, or jamie.fleckenstein@mcminnvilleoregon.gov.

DOCKET NUMBER: PDA 2-18/S 2-18 (Planned Development Amendment & Subdivision)

REQUEST: Approval to amend Planned Development Ordinance 4990 to vary from the underlying R-4 PD zone by reducing the average lot size from 5,000 square feet to 2,925 square feet and reducing the side yard setback from five (5) feet to three (3) feet, allowing the development of an alley-loaded 28 lot subdivision, which would replace a similarly sized multi-family development, that was planned for the lot, as previously approved under the "Overall Plan" submitted February 9, 2012.

APPLICANT: Alan Ruden

SITE LOCATION(S): Northwest corner of NW McDonald Lane and NE Peyton Lane (see attached map)

MAP & TAX LOT(S): R4409 02100 & R4409 02104

ZONE(S): R-4 PD (Multi-Family, Planned Development)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Chapter 17.53 and Section 17.74.070 (see reverse side for specific review criteria)

NOTICE DATE: November 29, 2018

PUBLIC HEARING DATE: December 20, 2018 at 6:30 P.M.

HEARING LOCATION: McMinnville Civic Hall Building
200 NE 2nd Street, McMinnville, OR, 97128

Proceedings: A staff report will be provided at least seven days before the public hearing. The Planning Commission will conduct a public hearing, take testimony, and then make a decision to either recommend approval of the application to the McMinnville City Council or deny the application.

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, and to register any statements in person, by attorney, or by mail to assist the

McMinnville Planning Commission and City Council in making a decision. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Department office at (503) 434-7311, forward them by mail to 231 NE 5th Street, McMinnville, OR 97128, or by email to jamie.fleckenstein@mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

Appeal: Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Commission to respond to the issue precludes an action for damages in circuit court.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

REVIEW CRITERIA:

McMinnville Municipal Code

MMC, Section 17.74.070 Planned Development Amendment - Review Criteria.

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.

MMC, Chapter 17.53 Land Division Standards

All applicable criteria found in Chapter 17.53 shall apply to this request.

MMC, Chapter 17.21 R-4 Multiple Family Residential Zone

All applicable criteria found in Chapter 17.21 shall apply to this request.

Planned Development Overlay Ordinances

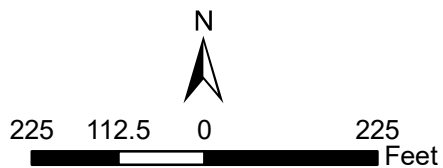
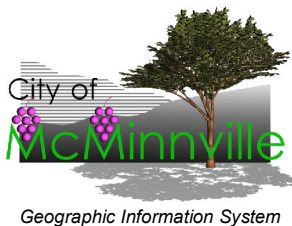
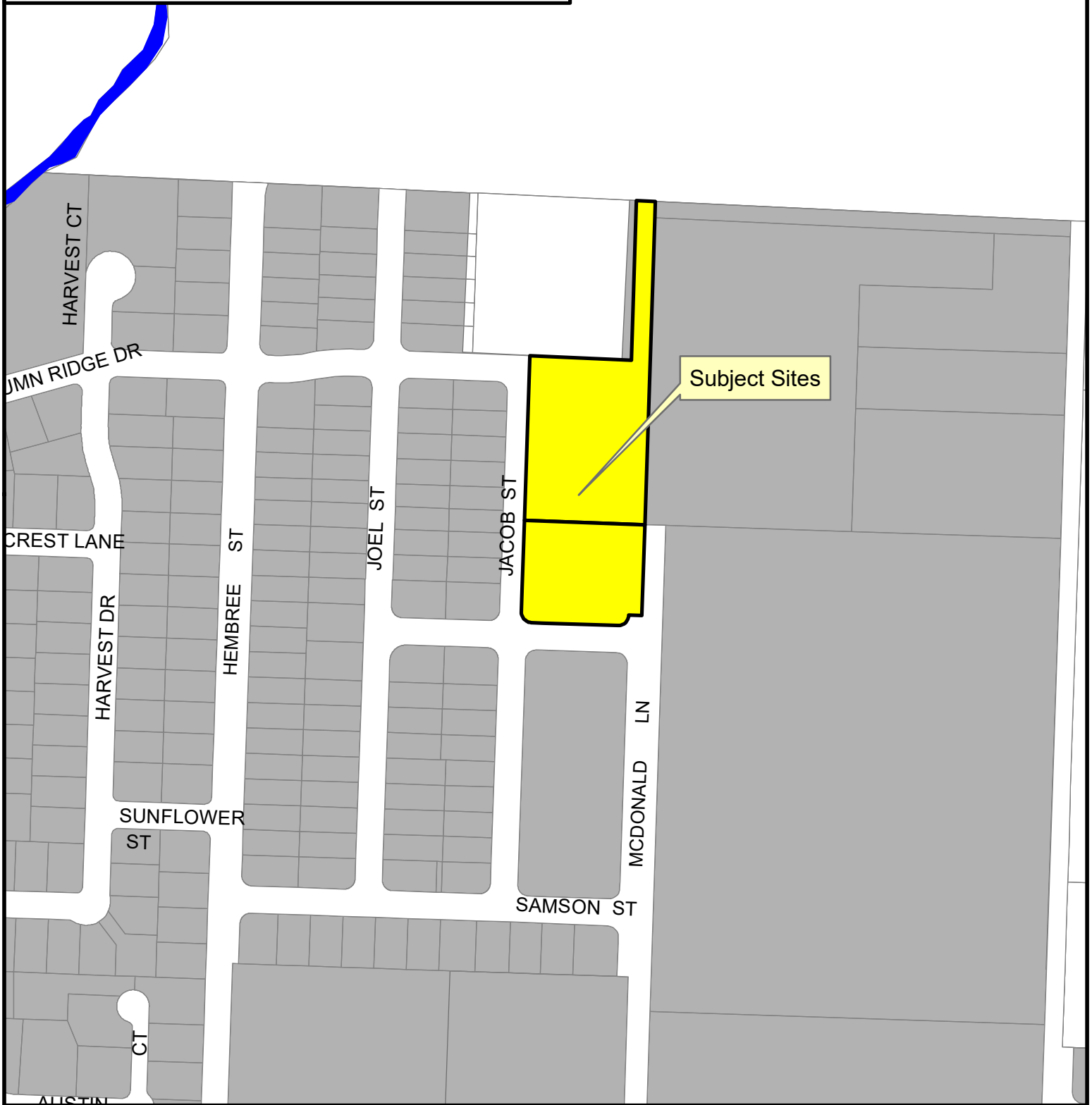
Ordinance No. 4990

All applicable criteria found in Planned Development Ordinances 4990 shall apply to this request.

Ordinance No. 4953

All applicable criteria found in Planned Development Ordinances 4953 shall apply to this request.

Vicinity Map



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