# Hillcrest Planned Development and Subdivision Tentative Plan Amendment

PLANNING COMMISSION PUBLIC HEARING

NOVEMBER 7, 2024

## HOLTHOMES

Built for the Pacific Northwest

## **Presentation Overview**

- Project Overview
- Summary of Planned Modifications
- Conditions of Approval
- Questions from the Commission







#### HILLCREST PLANNED DEVELOPMENT

## **Project Background**

- Planned Development/Multi-phase residential subdivision was originally approved by City Council in 2007 (Ordinance 4858)
- Modification approved in 2017 (Ordinance 5024)
  - New and updated Americans with Disabilities Act (ADA) standards
  - Steep topography and streams on site required modifications to the original street and lot layout
- Current approval does not expire

#### ORDINANCE NO. 4868

An Ordinance rezoning certain property from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164.1 acres in size.

#### RECITALS

The Planning Commission received an application (ZC 19-06) from KHA Properties, LLC risted December 14, 2007, for a zone chance from an R-1 (Single-Family Residential)

n a parcel of

cribed as a Tax

#### ORDINANCE NO. 5024

AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 4868 TO ALLOW EXCEPTIONS TO CURRENT STREET GRADE, BLOCK LENGTH, BLOCK CIRCUMFERENCE AND LOT DEPTH TO WIDTH STANDARDS AND TO AMEND AN APPROVED RESIDENTIAL SUBDIVISION AND PHASING PLAN ON APPROXIMATELY 132

RECITALS:

The subject site is located north of NW Redmond Hill Road, west of NW Mt. Mazama. Street and south of NW Fox Ridge Road and is more specifically described as Tax Lot 801. Section 24, T. 4 S., R. 5 W., W.M.; and

The Planning Department received application ZC 6-17 on April 5, 2017, and deemed it complete on April 11, 2017. The first public hearing before the McMinrwille Planning Commission. was held on May 18, 2017, after due notice had been provided in the local newspaper on May 9. 2017, and written notice had been mailed to property owners within 300 feet of the affected property. At the May 18, 2017, Planning Commission public meeting, after the application materials and a staff report were presented and testimony was received, the Commission voted unanimously to recommend approval of ZC 6-17 to the McMinnville City Council; and

The City Council, being fully informed about said request, found that the requested amendments conformed to the applicable Comprehensive Plan goals and policies, as well as the zone change review criteria listed in Section 17.74.020 and Planned Development Amendment review criteria listed in Section 17,74,070 of the McMinnville Zoning Ordinance based on the material submitted by the applicant and the findings of fact and conclusionary findings for approval contained in Exhibit A: and

The City Council having received the Planning Commission recommendation and staff report, and having deliberated;

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF MCMINNVILLE ORDAINS

- 1. That the Council adopts the Findings of Fact, Conclusionary Findings, Decision and Conditions of Approval as documented in Exhibit A for ZC 6-17; and
- That the Conditions of Approval as documented in Exhibit A for ZC 6-17 are as follows
  - That the planned development overlay shall require the following setbacks:
    - A. Development of the multi-family lot and single-family lots within the Northridge subdivision shall be to standard R-4 zone setbacks.
    - B. Lots within the Valley's Edge Phase 2 subdivision shall be to a standard R-3 zone setback.

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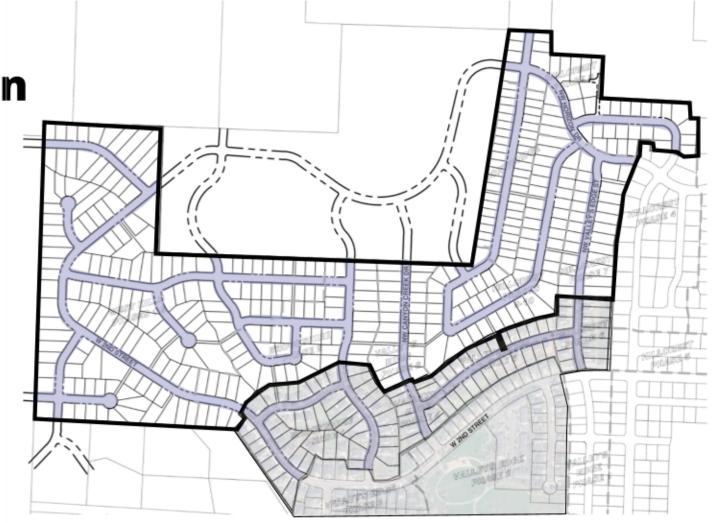
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HILLCREST PLANNED DEVELOPMENT

Subdivisions Approved in 2007 and 2017

- 552 total lots/158 lots developed
- Mix of home types
- 7-acre neighborhood park





## Why this Modification?

New studies and survey determined:

- Road realignment to preserve geotechnically sensitive areas
- Additional stream buffers
- Additional stormwater management areas
- ADA standards
- Topography

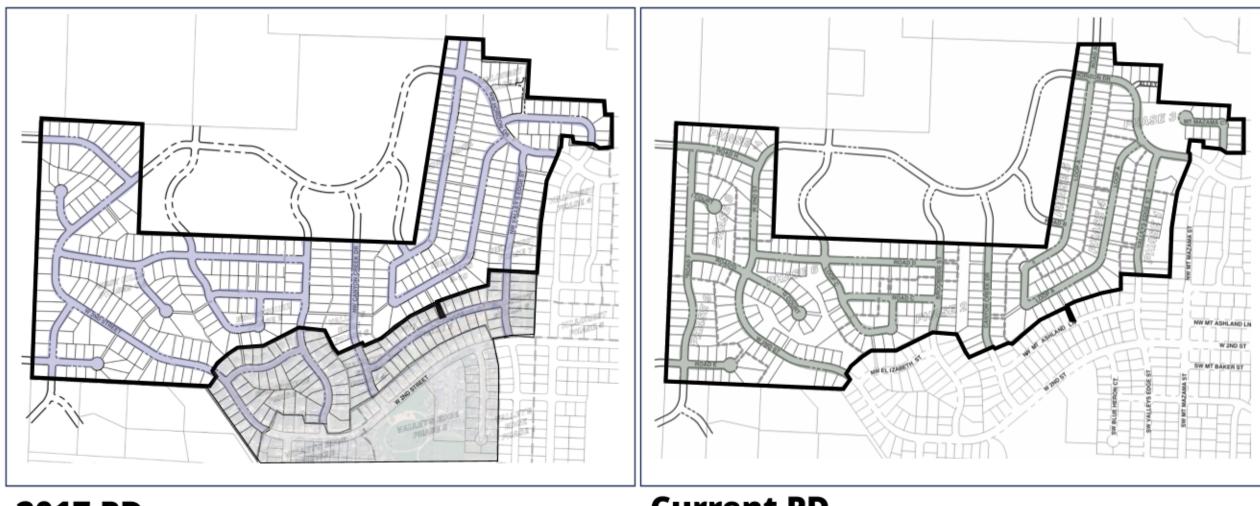


## Modification Due to Road Realignment

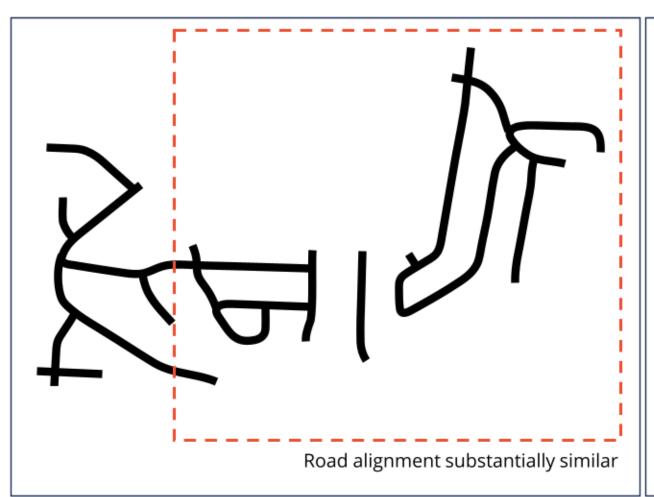
- MZO 17.74.070: Major changes to an approved site plan shall be processed in accordance with Section 17.72.120, and include the following:
  - · An increase in the amount of land in a subject site;
  - An increase in density;
  - A reduction in the amount of open space; or
  - Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas, and access.

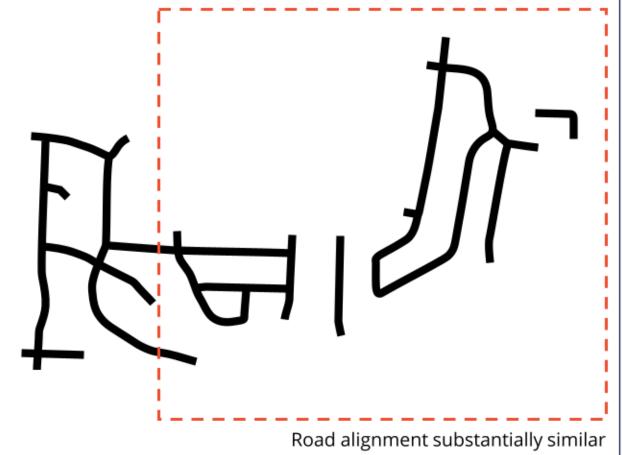
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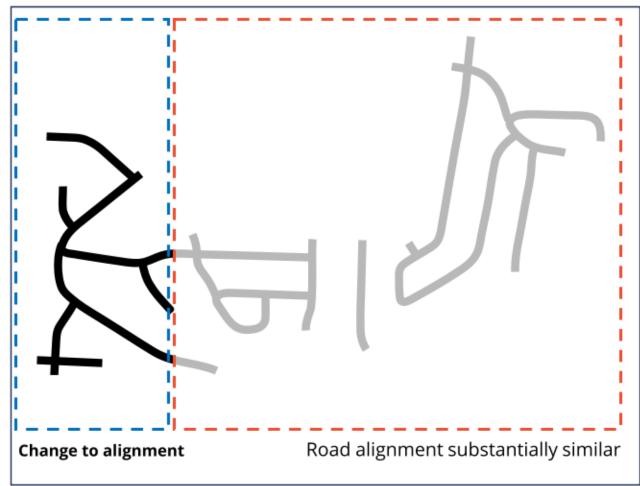


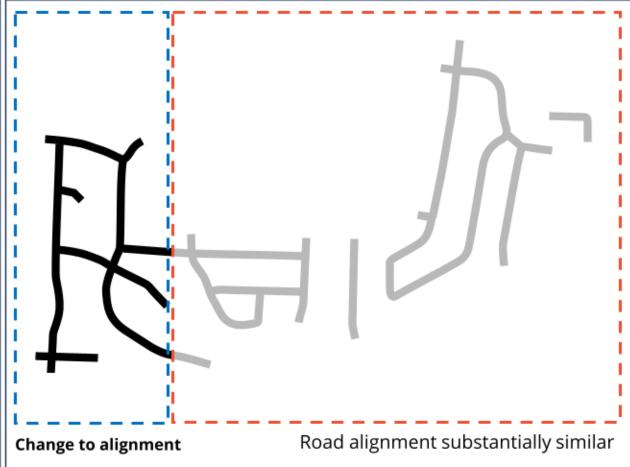
**2017 PD** 





**2017 PD** 

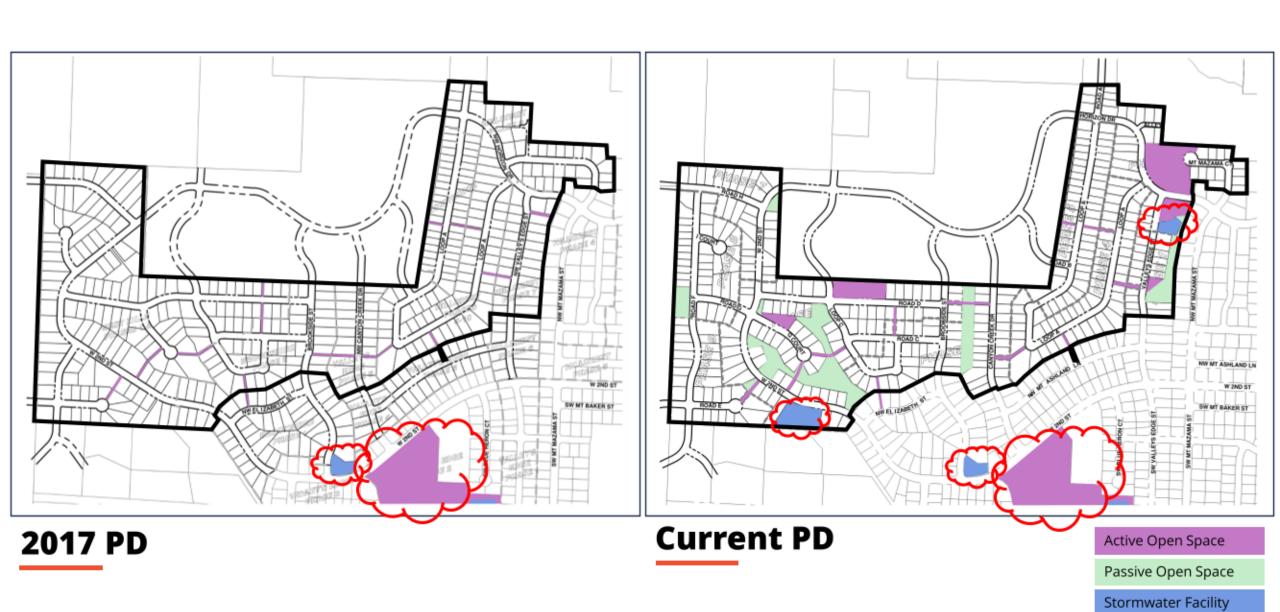




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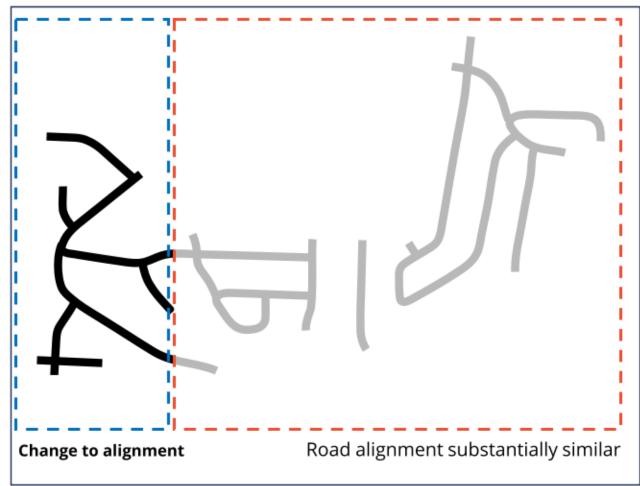
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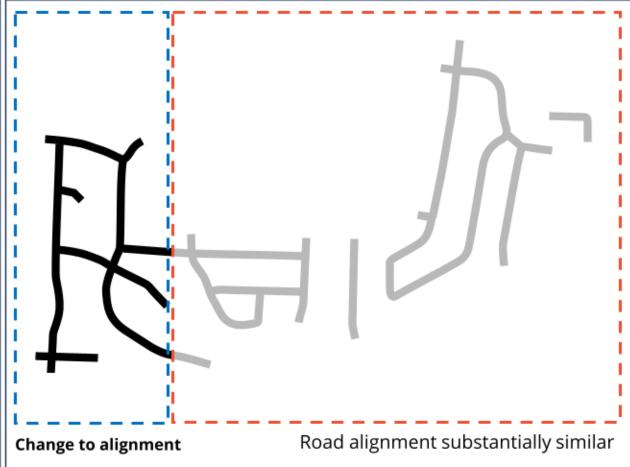
- Reduces impacts to geotechnically sensitive areas
- 1.6-acres of additional stormwater management facilities
- Reduces overall block lengths
- 13-acres of additional parks and open spaces



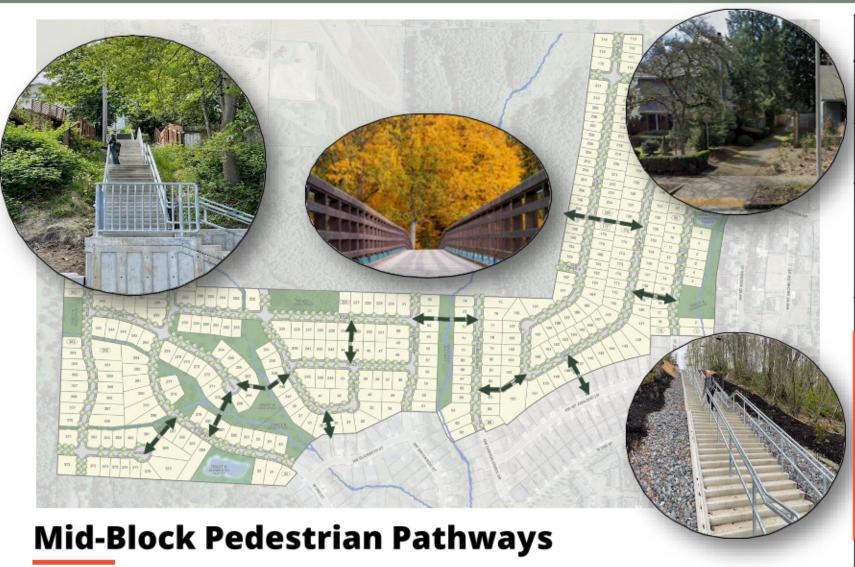
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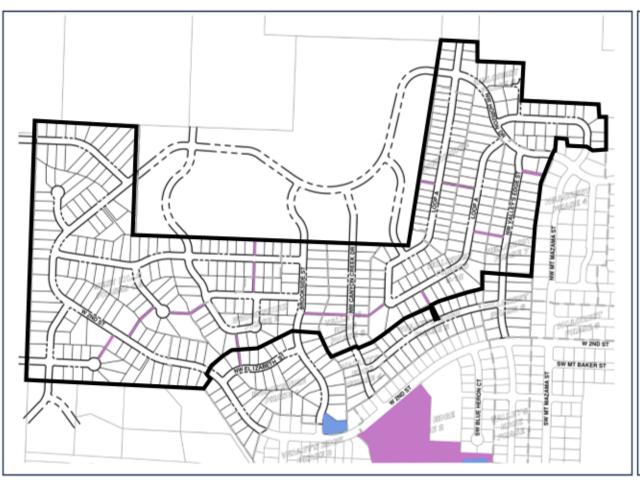
**2017 PD** 

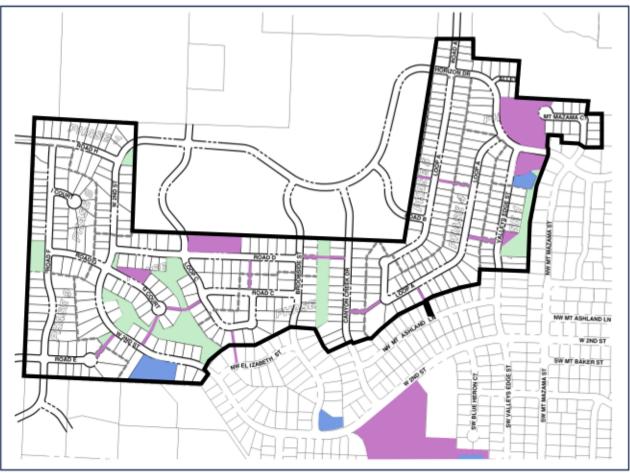


Open Space (Tract)	Amenities
A	Community Garden Passive Open Space
E	Dog Park Trails
F	Playground Fire/BBQ Pit Picnic Benches Trails
L	Dog Park
N	Community Garden Pedestrian Pathway Passive Open Space
D, P	Pedestrian Pathway Passive Open Space
С, G, H, I, J, K, М	Pedestrian Pathway
B, Q, R	Passive Open Space
E1, O	Stormwater Facility

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**2017 PD** 

**Current PD** 

Active Open Space

Passive Open Space

Stormwater Facility





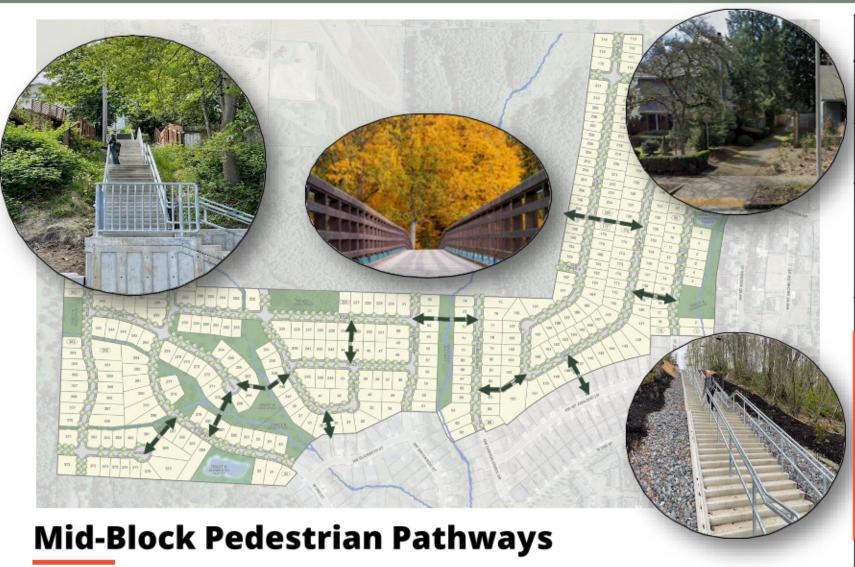
**Community Amenities** 

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## **Conditions of Approval Discussion**

## Questions?

