

File

ORDINANCE NO. 3891

An Ordinance rezoning certain property from existing Yamhill County Zone of VLDR 2 1/2 (Very Low Density Residential Zone), to City of McMinnville Zone M-1 PD (Light Industrial Zone).

WHEREAS, the Planning Commission received an application for a zone change and planned unit development, Docket No. ZC 9-77, from Mr. Donald W. Sullivan, for property located on the north side of Riverside Drive, approximately 500 feet west of the Southern Pacific Railroad right-of-way (Part of Tax Lot 1000, Section 10 T4S, R4W, and part of Tax Lot 2600, Section 11, T4S, R4W), on October 12, 1977; and

WHEREAS, a public hearing was held on the 10th day of November, 1977, at 7:00 p.m. before the Planning Commission after due notice had been given in the local newspaper on October 31, 1977 and written notice had been mailed to property owners within 300 feet of the affected property; and

WHEREAS, at said public hearing the testimony of the applicant and surrounding property owners was received and a staff report was presented; and

WHEREAS, the Planning Commission being fully informed about said Planned Unit Development, found that a need existed for a light industrial park based upon the material submitted by the applicant, the findings and conclusions contained in the staff report, all of which are on file in the Planning Department, and that no additional property appropriately zoned was located in the area; and that said zone change would be consistent with the comprehensive plan; and

WHEREAS, the Planning Commission approved said zone change and has recommended said zone change to the Council; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Mr. Donald W. Sullivan.

Section 2. That the following described property shall be rezoned from existing Yamhill County Zone of VLDR 2 1/2 (Very Low Density Residential Zone) to City of McMinnville Zone M-1 (Light Industrial) Planned Unit Development, subject to the following conditions:

- (a) Development to be in accordance with the conceptual development plan submitted by the applicant.
- (b) A detailed site plan illustrating surface drainage plans to be submitted for review and subject to approval by the City Engineer. Landscaping shall be planned and installed in accordance with Section 4.300 of Ordinance No. 3380 (as enacted by the Council in Ordinance No. 3888).
- (c) No occupancy permit or manufacturing may occur until Riverside Drive has been improved in accordance with the standards established by the City Council.
- (d) No outside storage or outside industrial activities allowed in the planned unit development.

(e) Submit site plans on Phase II and Phase III for approval by the Planning Commission before phases begin. Landscaping to be accomplished as required by Section 4.300 of Ordinance No. 3380.

Section 3. The following is a description of the property to be rezoned:

Being a part of the Joseph R. Young Donation Land Claim No. 68, Notification No. 1239, and Sections 10 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and more particularly described as follows:

Beginning at the Southeast corner of Section 10; thence S 76° 30' E 717.40 feet; thence N 4° 35' E 199.0 feet; thence N 53° 52' 30" W 349.65 feet; thence N 71° 25' 30" W 497.42 feet; thence S 78° 01' 30" W 427.62 feet; thence S 0° 42' 20" W 304.41 feet; thence S 89° 42' E 462.48 feet to the place of beginning. Containing 9.03 acres more or less.

Section 4. That this ordinance shall be subject to the terms and conditions of Ordinance No. 3823, entitled Initiative and Referendum, for a period of thirty days.

Passed by the Council this 6 day of December, 1977, by the following votes:

Ayes: Willoughby, Hamby, Daley, Fax and Lewis

Nays: _____

Approved by the Mayor this 6 day of December, 1977.

NORMAN R. SCOTT

MAYOR

Attest:

MARJORIE E. KERBER
RECORDER