

Amended by
Ord 3952
2-6-79

ORDINANCE NO. 3915

An Ordinance rezoning certain property from existing Yamhill County zone of VLDR 2 1/2 (Very Low-density Residential) to City of McMinnville zone R-2 PD (Single-family Residential Planned Development).

WHEREAS, the Planning Commission received an application for a zone change and planned unit development, Docket No. ZC 2-78, from Anthony E. Bell on February 17, 1978, for property located on the west side of Fleishauer Lane approximately 2,000 feet south of its northerly terminus, further described as Tax Lot 1900, Section 20, T. 4 S., R. 4 W.; and

WHEREAS, a public hearing was held on the 9th day of March, 1978 at the hour of 8:55 p.m. before the Planning Commission after due notice had been given in the local newspaper on February 27, 1978 and written notice had been mailed to property owners within 300 feet of the affected property; and

WHEREAS, at said public hearing the Planning Commission considered the matter, and it was tabled until the next meeting; and

WHEREAS, at the Planning Commission meeting on April 13, 1978 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 said single-family housing development based upon the material submitted by the applicant and the conclusions contained in the staff report, all of which are on file in the Planning Department, and that said zone change would be consistent with the comprehensive plan; and

WHEREAS, the Planning Commission approved said request subject to the conditions set forth in the findings of fact being met in full 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 and the staff report on file in the Planning Department.

Section 2. That the following described property shall be rezoned from Yamhill County zone of VLDR 2 1/2 (Very Low-density Residential) to City of McMinnville zone R-2 PD (Single-family Residential Planned Development), subject to the following conditions:

(a) That the side yard on one side of any structure shall not be less than 4 feet, that the total of both side yards of a lot shall equal no less than 15 feet, and that there shall be a minimum distance of 15 feet between houses.

(b) That municipal sewer service is available to the site before any construction takes place.

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

The south four acres of Lot 11, Fair-Lawn Subdivision, McMinnville,
Oregon

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

Passed by the Council this 2 day of May, 1978 by the
following votes:

Ayes: Willoughby, Hamby, Fax and Daley.

Nays: _____

Approved by the Council President in the absence of the Mayor this
2 day of May, 1978.

Harold V. Lewis
COUNCIL PRESIDENT

Attest:

Marjorie E. Kerber
RECORDER