

ORDINANCE NO. 4148

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing residential designation to a commercial designation, and rezoning certain property from an R-4 (Multiple-family Residential) zone to an O-R PD (Office/Residential Planned Development) zone on a parcel of land approximately 3.2 acres in size located on the east side of Baker Street near the terminus of Baker Creek Road.

RECITALS:

The Planning Commission received an application for a comprehensive plan amendment (CPA 2-81) and a zone change (ZC 5-81) dated April 17, 1981 on the property described as Tax Lots 3500 and 3600, Section 16 BC, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on May 21, 1981 at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on May 11, 1981, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing the testimony of the applicant was received; testimony from surrounding property owners in opposition to the requested change was received; a staff report was presented; and

The Planning Commission being fully informed about said comprehensive plan map amendment and zone change, found that a need existed for said change based upon the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendment would be consistent with the comprehensive plan and the land uses existing in the area; and

The Planning Commission approved said plan amendment and zone change and has recommended said changes 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 Rick Woodcock.

Section 2. That the comprehensive plan map shall be amended from a residential designation to a commercial designation for the property described in Exhibit "A", which is attached hereto and by this reference incorporated herein.

Section 3. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, shall be rezoned from existing R-4 (Multiple-family Residential) zone to an O-R PD (Office/Residential Planned Development) zone, subject to the following conditions:

- (a) That a new site plan, complying with the requirements of Chapter 17.24 of Ordinance 3380, be submitted to and approved by the Planning Commission at a public meeting. If the development of the site will be phased, then approval of the plans for each phase must be obtained from the Commission.

- (b) That the landscape plans submitted to comply with Chapter 17.57 of Ordinance 3380 identify the existing trees on the site. Preservation of the existing maple trees in future development plans should be encouraged, if possible.

Passed by the Council this 2 day of June, 1981, by the following votes:

Ayes: Gormley, Gale, Macy, Allen, Wilson and Springer

Nays: \_\_\_\_\_

Approved this 2 day of June, 1981.

  
MAYOR

Attest:

  
RECORDER