

ORDINANCE NO. 4253

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing industrial designation to a commercial designation and re-zoning certain property from an M-1 (Light Industrial) zone to a C-3 (General Commercial) zone on a parcel of land approximately 23,954.2 square feet in size located at the northeast corner of Adams and Twelfth Streets.

RECITALS:

The Planning Commission received an application for a comprehensive plan amendment (CPA 3-83) and a zone change (ZC 4-83) dated March 10, 1983 on the property described as Tax Lot 5800, Section 17DD, T. 4 S., R. 4 W., W. M.; and

A public hearing was held on May 12, 1983 at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on May 2, 1983, 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 and surrounding property owners was received, and 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 Ron Stover of Southwest Development Company.

Section 2. That the comprehensive plan map shall be amended from an industrial 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 M-1 (Light Industrial) zone to a C-3 (General Commercial) zone.

Passed by the Council this 7 day of June, 1983, by the following votes:

Ayes: Macy, Gale, Gormley, Wilson and Allen

Nays: _____

Approved this 7 day of June, 1983.

Attest:

Margaret E. Lusk
RECORDER

[Signature]
MAYOR

EXHIBIT "A"

Being a part of the John G. Baker Donation Land Claim No. 48, Section 17, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and described as follows:

Beginning 103.57 feet North 0°56' East from the Northwest corner of the intersection of East 12th Street and Pacific Highway 1 West (99W), also known as Baker Street, being on the West line of said Highway and being the Northeast corner of that tract conveyed by and recorded on September 2, 1960 in Film Volume 12, Page 702, Deed Records of Yamhill County, Oregon; thence continuing along the West line of said Highway, North 0°56' East, a distance of 62.73 feet to the Southeast corner of that tract as conveyed by and recorded on January 23, 1956 in Book 179, Page 469, Deed Records of Yamhill County, Oregon; thence West, a distance of 86 feet to the Southwest corner of said tract; thence North 0°56' East, a distance of 18 feet; thence West, a distance of 110 feet, more or less, to the East right-of-way of Oregon State Highway Pacific 1 West (Adams Street); thence South, along the East right-of-way of said Highway (Adams Street), a distance of 184 feet, more or less, to the North line of East 12th Street; thence East, along the North line of 12th Street, a distance of 90.0 feet, more or less, to the Southwest corner of that land as described in Book 147, Page 5, recorded on January 26, 1948, Deed Records of Yamhill County, Oregon; thence North 0°56' East, a distance of 103.57 feet to the Northwest corner of tract conveyed in Film Volume 12, Page 702, Deed Records of Yamhill County, Oregon; thence South 89°49' East, a distance of 100 feet to the Place of Beginning.