

ORDINANCE NO. 4371

An Ordinance rezoning certain property from an R-2 (Single-family Residential) zone to an R-2 PD (Single-family Residential Planned Development) zone on a parcel of land approximately 4.21 acres in size.

RECITALS:

The Planning Commission received an application for a zone change (ZC 4-86) dated April 8, 1986, for the property described as portions of Tax Lots 1200 and 1300, Section 16AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 8, 1986, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on April 28, 1986, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said zone change, and 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, has recommended said zone change to the City 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 Cascade Pacific Construction, Inc.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an R-2 (Single-family Residential) zone to an R-2 PD (Single-family Residential Planned Development) zone, subject to the following conditions:

1. That one of the 60-foot wide lots and one of the 64-foot wide lots be dropped from the subdivision and that two additional 25-foot accessways connecting 19th Street with the private street be added. The additional accessways are to be located one in the area of Lot 17 and the other in the area of Lot 5.
2. That twelve copies of a corrected tentative plan be provided to the City.
3. That the corrected tentative plan for Stevens Estates be placed on file with the Planning Department and shall become a part of the zone and binding on the owner and developer.

The developer is responsible for requesting permission of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be

made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the Commissioners.

4. That no direct vehicular access will be allowed onto 19th Street from any lot.

Passed by the Council this 3rd day of June, 1986, by the following votes:

Ayes: Bernt Hansen, Johnstone, Wertz, Blanchard, Wilson, Carole Hanson

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

Approved this 3rd day of June, 1986.

Edward J. Amley  
MAYOR

Attest:

Carole M. Stevens  
RECORDER

FREN  
Co. U. I.

E. ELKINS

Ln.

SCHOOL DIST. #40

19th Street

McDonald

SCHOOL DIST #40

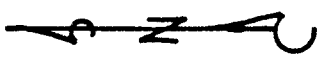
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|----------------|----------------|---------------------|-----------------|----------------|------------------|------------------------|-------------|---------------|----------------------------|--------------------------|
| J.P.S<br>Stacy | John<br>O'Hara | Ronald<br>Heidinger | Karen<br>Buffum | Paul<br>Kahrts | R.C.<br>Hamilton | Wol<br>Donna<br>Horner | M.<br>Smith | MJE<br>Wright | Harry<br>Latha<br>Brannell | Frank<br>Gladys<br>Reece |
|----------------|----------------|---------------------|-----------------|----------------|------------------|------------------------|-------------|---------------|----------------------------|--------------------------|

18th Street

|              |                      |                |                 |               |                 |                |                |                     |                 |                   |
|--------------|----------------------|----------------|-----------------|---------------|-----------------|----------------|----------------|---------------------|-----------------|-------------------|
| Tim<br>Frost | Wm<br>Mary<br>Seaton | CJU<br>Winbolt | David<br>Korver | LFE<br>Wolfer | Ronald<br>Peace | ED<br>Dworshak | EDJU<br>DunKel | CE<br>Alice<br>Earl | Carl<br>Gronell | John<br>Davenport |
|--------------|----------------------|----------------|-----------------|---------------|-----------------|----------------|----------------|---------------------|-----------------|-------------------|

Scale: 1"=200'

Date: May 1986



ZONE CHANGE REQUEST  
Change from existing  
R-2 to a R-2 P-D ZC 4-86

SUBDIVISION S 2-86  
Prepared By: City of McMinnville  
Engineering Department

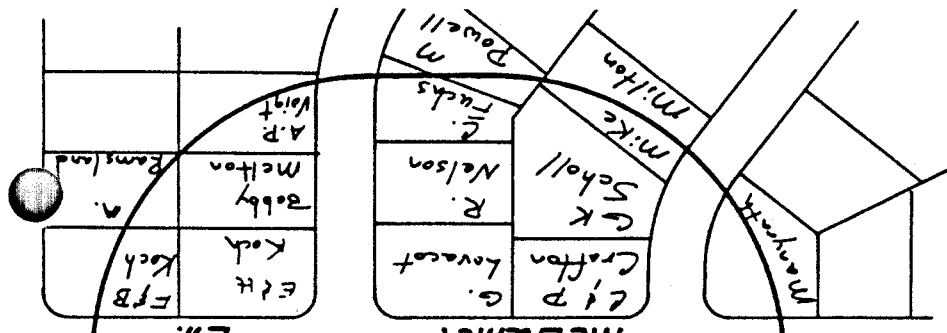
Approved by: Planning Commission

Date:  
Approved By: City Council

Date: 6-3-86  
Ord No: 4371

Attested to by: \_\_\_\_\_

Recorded Owner: School Dist #40  
1500 N Baker  
McMinnville, Or 97128



Ln.