

ORDINANCE NO. 4381

An Ordinance rezoning certain property from an R-1 PD (Single-family Residential Planned Development) zone to a M-L PD (Limited Light Industrial Planned Development) zone, the property being approximately 3.96 acres in size and located on Three Mile Lane.

RECITALS:

The Planning Commission received an application for a zone change (ZC 2-86) dated December 10, 1985, for the property described as Tax Lots 100 and 1600, Section 22CD, T. 4 S., R. 4 W., W.M.

A public hearing was held on January 9, 1986, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on December 30, 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, needing further information about said request, continued the public hearing to July 10, 1986, after which, being fully informed about said request, 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 zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to 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 George Dunn.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an existing R-1 PD (Single-family Residential Planned Development) zone to an M-L PD (Limited Light Industrial Planned Development) zone, subject to the following conditions:

1. As per the requirements of Section 17.36.060 of the McMinnville Zoning Ordinance, development plans for any proposed use on the property must first be approved by the Planning Commission. After approval, the development plan shall be placed on file with the Planning Director 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.

2. That all requirements of Chapter 17.36 M-L Limited Light Industrial Zone of the zoning ordinance must be adhered to by the applicant.
3. That all the requirements of Ordinance 4214 be met. (This would require the installation of the turn lane prior to any industry occupying the site.)
4. That commercial uses which are clearly accessory to the industrial use(s) are permitted subject to the following:
 - a. That no more than 25 percent of the subject site may be in commercial uses.
 - b. That commercial signs located on the site are subject to the following limitations:
 - (1) All signs must be flush against the building and not protrude more than 12 inches from the building face, except that one free standing sign not more than six feet in height and which meets the requirements of (2) and (3) below is allowed.
 - (2) All signs, if illuminated, must be indirectly illuminated and nonflashing.
 - (3) No signs exceeding thirty-six (36) square feet in size shall be allowed.
 - c. That site plans, including building elevations, must be submitted to and approved by the Commission.
5. That zone changes to C-3 PD (General Commercial Planned Development) may be entertained at such time in the future as a left-turn lane and signalization are provided at the intersection of Norton and Three Mile Lanes, provided that the proposed uses are of such type as to service the Three Mile Lane industrial areas.

Passed by the Council this 12th day of August, 1986, by the following votes:

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

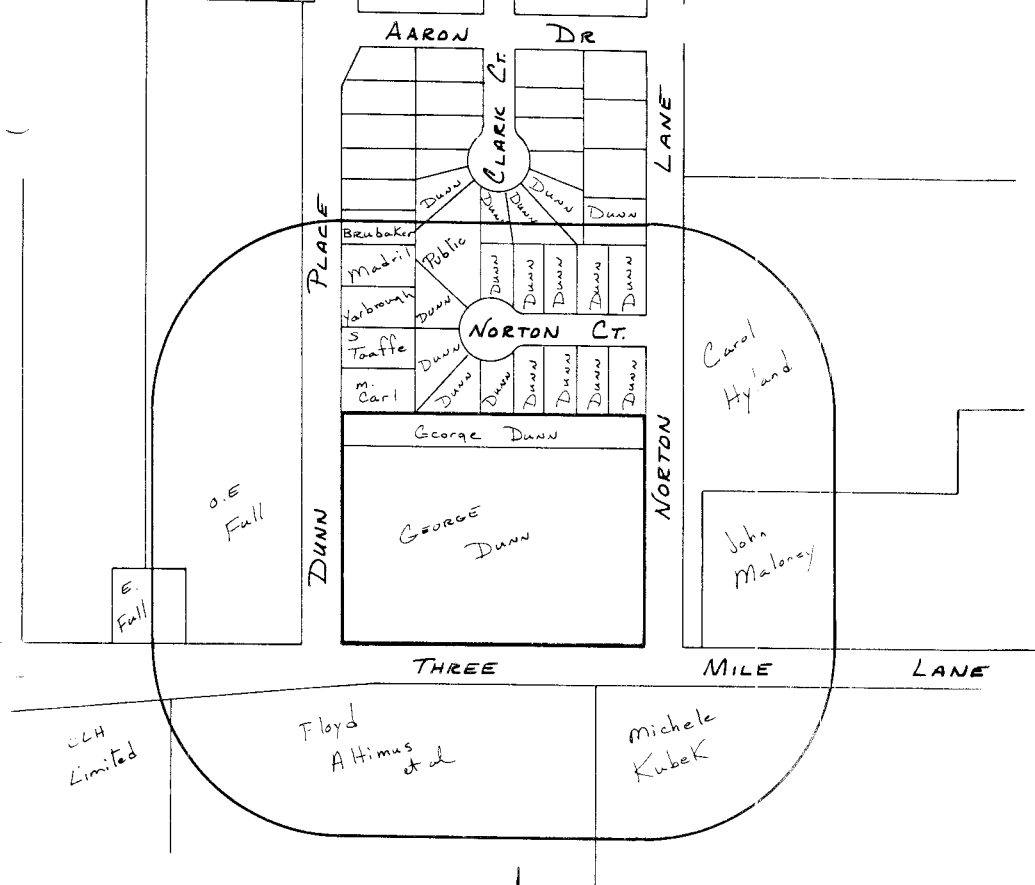
Nay: _____

Approved by the Council President in the absence of the Mayor this 12th day of August, 1986.

Carole W. Hanson
COUNCIL PRESIDENT

Attest:

Carole W. Sterens
RECORDER



Scale: 1"=200'
 Date: Jan 1986

PROPOSED ZONE CHANGE

Change from existing R-1
 to a ML PD ZC 2-86

Recorded Owner George Dunn
 2455 Chalmers Way
 McMinnville, Ore
 97128

Prepared by: City of McMinnville
 Engineering Dept

Approved By: Planning Commission
 Date: July 10, 1986, sub. to cond.
 Approved By: City Council
 Date: _____
 Ord NO: _____

Attested to by: _____

[Handwritten signature]