

ORDINANCE NO. 4436

An Ordinance rezoning certain property from an O-R (Office/Residential) zone to a C-3 PD (General Commercial Planned Development) zone to allow a tea room to be located at the southwest corner of Sixth and Cowls Streets.

RECITALS:

The Planning Commission received an application from Keith and Teresa Blanding for a zone change (ZC 5-88) dated August 2, 1988, for the property described as Tax Lot 1800, Section 21 BC, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on September 8, 1988, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on August 29, 1988, 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 request, found that said change conformed to the review criteria listed in Section 17.72.035 of Ordinance No. 3380, 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 Keith and Terese Blanding.

Section 2. That the property described as Lot 1, Block 2, Roots Addition to the City of McMinnville is hereby rezoned from an O-R (Office/Residential) zone to a C-3 PD (General Commercial Planned Development) zone, subject to the following conditions:

A. That permitted uses on the subject site are as follows:

- (1) Any use allowed in the Office/Residential zone under Section 17.24.020 of Ordinance 3380.
- (2) A small scale restaurant or "tea room" subject to the following restrictions:
 - (a) Seating for restaurant patrons is limited to a maximum of 24.
 - (b) The structure on the site shall be used as the primary residence of the owner of the property.

(c) Hours of operation shall be normally limited to 11:00 a.m. to 6:00 p.m., daily.

(d) No alcoholic beverages may be served to restaurant patrons.

B. That conditional uses permitted on the site are limited to those listed in Section 17.24.030 of Ordinance 3380 and are subject to the provisions of Chapter 17.66 of Ordinance 3380.

C. That signage for the subject site be restricted to the sign provisions of the Office/Residential zone district as outlined in Section 17.24.050 of the McMinnville Zoning Ordinance, 1981.

Passed by the Council this 11th day of October, 1988, by the following votes:

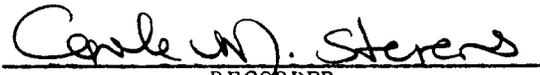
Ayes: B. Hansen, Johnstone, Wertz, Blanchard, Wilson, C. Hanson

Nays: _____

Approved this 11th day of October, 1988.


MAYOR

Attest:


RECORDER