

ORDINANCE NO. 4509

An ordinance amending Jandina Planned Development Ordinance No. 3939 to allow the construction of a sanctuary, community youth center, and day care facility on approximately 3.68 acres of land.

RECITALS:

The Planning Commission received an application from the Salvation Army for an amendment to the Jandina Planned Development (ZC 7-91) dated October 10, 1991, for property located in the northwest corner of the Jandina Planned Development, at the western terminus of Almond Court, and south of West Second Street, and more particularly described as a portion of Tax Lot 3400, Section 19, T. 4 S., R. 4 W., W.M.

A public hearing was held on November 14, 1991, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on November 6, 1991, 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 Planned Development review criteria listed in Chapter 17.51 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 planned development amendment 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 the Salvation Army.

Section 2. That Ordinance No. 3939 be amended by adding the following section:

Section 4. That the portion of the Jandina Planned Development which is described in Exhibit "B" which is attached hereto and by this reference herein incorporated is, in addition to being subject to any other applicable provisions of this ordinance, specifically subject to the following:

- (a) That the Jandina Planned Development be amended to allow the subject property to access West Second Street, as indicated on the approved site plan.

- (b) That the amended site plan(s) shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted site 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.

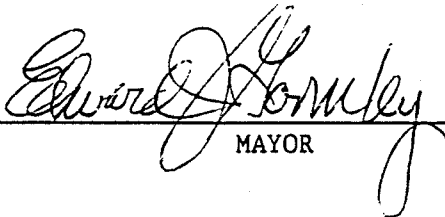
- (c) That the applicant submit a copy of the recorded Jandina Subdivision covenant amendment related to restriction of residential uses to the Planning Director prior to issuance of any building permits.

Passed by the Council this 10th day of December, 1991, by the following votes:

Ayes: Aleman, Windle, Massey, Blanchard, Dell, Hansen

Nays: _____

Approved this 10th day of December, 1991.



MAYOR

Attest:



RECORDER

