

ORDINANCE NO. 4532

An Ordinance applying a new R-2 PD (Single-Family Planned Development) zone to a parcel of land approximately 41.47 acres in size located south of West Second Street and west of Cypress Street and amending Ordinance No. 3939.

RECITALS:

The Planning Commission received an application (ZC 2-93) from Lawrence Epping for Granada Land Company for approval of an amendment to Planned Development Ordinance No. 3939 which would replace the conceptual master plan adopted in 1978 with a new plan for that portion of Jandina which is presently unplatted. The proposed plan calls for the creation of 2.78 acres of park land, 143 single-family lots, a minimum of 16 duplex lots, and a multiple-family area which could contain a maximum of 74 units. A maximum total of 249 units is proposed for the 41.47 acre parcel, which is further described as Tax Lots 3400, 3402, and 3403, Section 19, T. 4 S., R. 4 W., W.M.

A public hearing was held on March 11, 1993, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on February 27, 1993, 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 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 planned development amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said planned development amendment 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 Lawrence Epping for Granada Land Company.

Section 2. That Ordinance 3939 be amended by adding the following section:

Section 5. That the portion of the Jandina Planned Development which is described in Exhibit "C" 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 revised Jandina Tentative Plan (ZC 2-93) be placed on file with the Planning Department and that it become a part of the zone and binding on the property 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.

(b) That site plans and building elevations of the multiple-family units must be submitted to and approved by the Planning Commission. The multiple-family project must be nonlinear in design and parking lots must be broken up by landscaping.

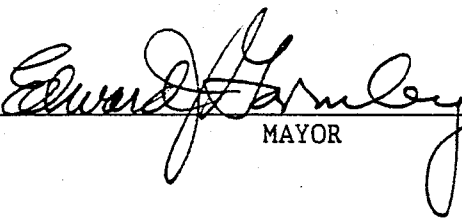
(c) That the interior side yard setback requirement for the development is six feet. Front yard and exterior side yard setback requirements are 15 feet, except that garage openings must be set back a minimum of 20 feet. All other setback distances shall be as per R-2 zoning requirements.

Passed by the Council this 13th day of April, 1993, by the following votes:

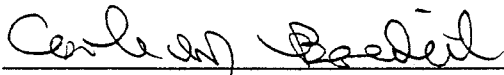
Ayes: Aleman, Payne, Olson, Kirchner, Windle

Nays: _____

Approved this 13th day of April, 1993.


MAYOR

Attest:


RECORDER