

ORDINANCE NO. 4543

An Ordinance rezoning certain properties from a County EF-40 (Exclusive Farm Use - 40-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone. Said properties contain approximately 4.9 acres and are located in the vicinity of Three Mile and Norton Lanes.

RECITALS:

The City's periodic review notice from the Land Conservation and Development Commission required that the City review in 1991 its Comprehensive Plan for compliance with new or amended goals or rules. To comply with the commercial and economic development rule (OAR 660-09), the City completed an economic resources inventory and a land needs projection. It was decided that an additional 80-some acres of commercially designated land would be needed to accommodate the City's commercial land needs to year 2010.

The Citizens' Advisory Committee worked on the topic to determine those areas where commercial expansion would be most logical over time. After receiving the recommendation of the Citizens' Advisory Committee, the Planning Commission held a public hearing and a special work session and forwarded a recommendation to the City Council.

The City Council reviewed the Planning Commission's recommendation at an August 26, 1991 work session. A public hearing on the recommendation was held by the Council on October 8, 1991, and a public hearing on a Commercial Lands Ordinance which implemented the Citizens' Advisory Committee and Planning Commission recommendations, after revisions by the Council, was held on November 12, 1991, continued to and concluded on December 10, 1991. After the final public hearing, the City Council adopted Ordinance No. 4506 (Commercial Lands Ordinance).

Ordinance 4506 requires that, upon annexation, the subject parcels, which were recommended for inclusion in the City's commercial lands inventory by both the Citizens' Advisory Committee and the Planning Commission, be rezoned C-3 PD, subject to the requirements of sections 9 and 10 of that ordinance. The City Council, by previous action, has effected the annexation of the subject sites, and, now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the properties described in Exhibits "A" and "B," which are attached hereto and incorporated herein by this reference, are hereby rezoned from a County EF-40 (Exclusive Farm Use - 40-acre minimum) zone to a C-3 PD (General Commercial Planned Development) zone, subject to the following condition:

(a) That development of the property is subject to the requirements of Sections 9 and 10 of McMinnville Ordinance No. 4506 and that such requirements are made a part of the zone and are binding on any owner and developer.

Passed by the Council this 8th day of June 1993 by the following votes:

Aye: Aleman, Payne, Massey, Kirchner, Windle

Nay: _____

Approved by the ~~Mayor~~ this 8th day of June 1993.
/Council President

Richard D. Windle
~~Mayor~~
Council President

Attest:

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RECORDER

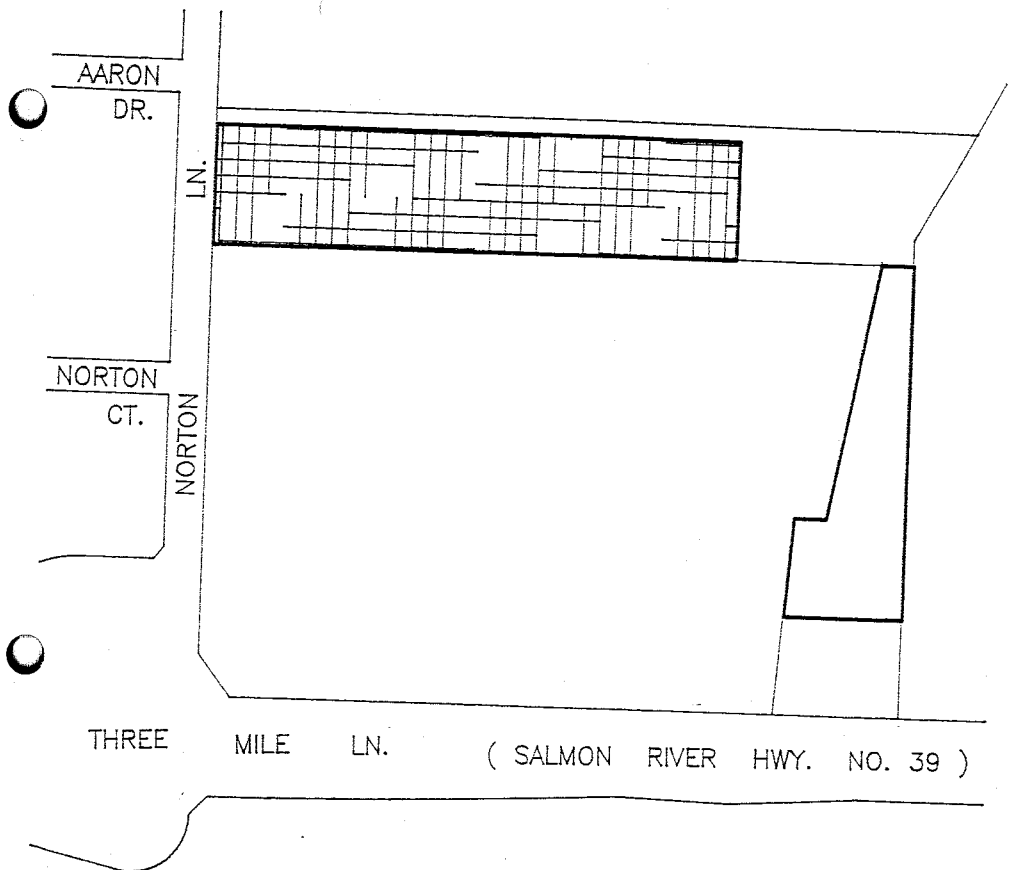


EXHIBIT "A"



Scale: 1" = 200'

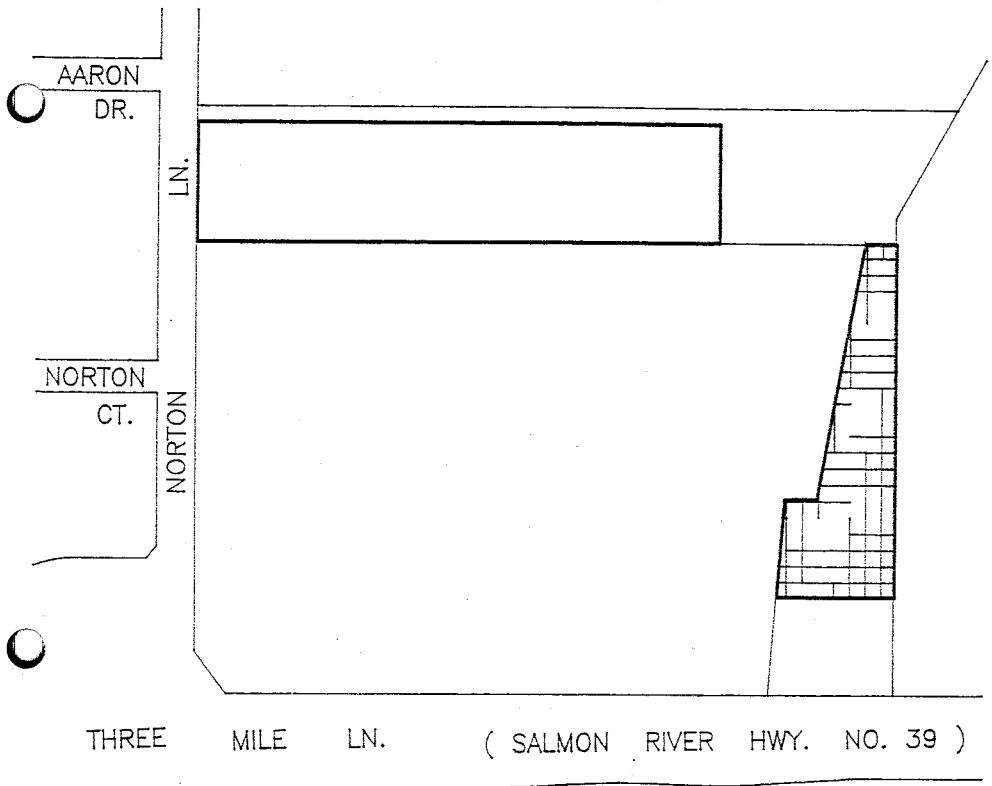


EXHIBIT "B"



Scale: 1"=200'