

ORDINANCE NO. 4550

An Ordinance rezoning certain property from a County EF-40 (Exclusive Farm Use--40 acre minimum) zone to a City M-2 PD (General Industrial Planned Development) zone on approximately 53.4 acres of land located north of the southern extension of Riverside Drive and west of Miller Street.

RECITALS:

The Planning Commission received an application (ZC 11-93) from Ellen Miller and Jim Amerson, dated August 10, 1993, for property located north of the southern extension of Riverside Drive and west of Miller Street, further described as Tax Lot 2400, Section 15, T. 4 S., R. 4 W., W.M.

A public hearing was held on September 9, 1993, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on August 28, 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 said change conformed to the review criteria listed in Chapter 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 Ellen Miller and Jim Amerson.

Section 2. That the property described in Exhibit "A," which is attached hereto and incorporated herein by this reference, is hereby rezoned from a County EF-40 (Exclusive Farm Use--40 acre minimum) zone to a City M-2 PD (General Industrial Planned Development) zone, subject to the following conditions:

- (a) That development of the subject property is subject to the provisions of McMinnville Ordinance 4135 (Northeast Industrial Area Planned Development Overlay).
- (b) That no direct driveway access shall be allowed onto Riverside Drive from the subject property.
- (c) That a strip of land 10 feet in width be deeded to the City for right-of-way purposes where the site borders Riverside Drive.

(d) That the conceptual site master plan submitted as part of the application is hereby approved. Changes to the master plan may be approved by the Planning Director provided said changes are consistent with the City's development codes.

(e) As parcels are developed within the subject site, streets and other utilities must be extended to the boundaries of the developed site. Prior to any development taking place, master engineering of utilities may be required.

Passed by the Council this 12th day of October, 1993, by the following votes:

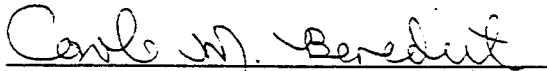
Ayes: Aleman, Payne, Olson, Kirchner, Windle

Nays: _____

Approved this 12th day of October, 1993.


MAYOR

Attest:


REGORDER