

ORDINANCE NO. 4635

An Ordinance amending McMinnville Planned Development Ordinance No. 4596 to allow a reduction of the required interior yard setback from six feet to five feet provided there is a minimum of twelve feet between houses. The affected property is located north of West Second Street and west of Donahoo Street and is described as the Cypress Hills Subdivision.

RECITALS

The Planning Commission received an application (ZC 9-96) from the J.C. Reeves Corporation, dated September 17, 1996, to amend McMinnville Planned Development Ordinance No. 4596 to allow a reduction of the required interior yard setback from six feet to five feet provided there is a minimum of twelve feet between houses. The affected property is located north of West Second Street and west of Donahoo Street and is described as the Cypress Hills Subdivision.

A public hearing was held on October 10, 1996, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on October 3, 1996, 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 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 the City of McMinnville.

Section 2. That McMinnville Planned Development Ordinance No. 4596 is amended by adding the following to Section 2:

“3. That the side yard setback on all interior lots shall be a minimum of five feet provided there is a minimum of twelve feet between buildings. All other setbacks shall be as required by the R-4 (Multi-Family Residential) zone.”

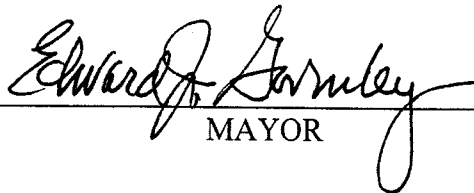
Passed by the Council this 12<sup>th</sup> day of November 1996, by the following votes:

Ayes: Hughes, Kirchner, Massey, Payne, Windle

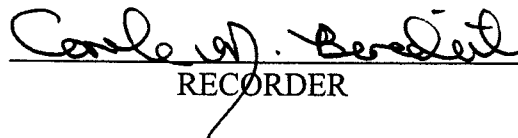
Nays:

Abstention:

Approved this 12<sup>th</sup> day of November, 1996.

  
MAYOR

Attest:

  
RECORDER