

ORDINANCE NO. 4646

An Ordinance amending the Barclay Heights Planned Development Ordinance to allow four (4) common-wall lots (total of 8 dwelling units) where four (4) single-family lots are currently permitted on property located within the Barclay Heights, 2nd Addition Subdivision.

RECITALS

The Planning Commission received an application (ZC 5-97) from Anthony Bell dated May 31, 1997 to amend the Barclay Heights Planned Development to allow four (4) common-wall lots (total of 8 dwelling units) where four (4) single-family lots are currently permitted on property located within the Barclay Heights, 2nd Addition Subdivision.

A public hearing was held on July 17, 1997, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on July 10, 1997, 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 zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on 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 the 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 Anthony Bell.

Section 2. That Ordinance No. 4582 be amended by adding the following subsections:

- e. That the Barclay Heights master plan be amended to allow common-wall lots west of Meadows Drive provided that the number of driveways which serve those lots west and east of Meadows Drive located within the Barclay Heights, 2nd Addition subdivision does not exceed the number which may have been constructed if developed as single-family lots, and that the siting

of homes and garages on the lots does not require vehicles to back onto Meadows Drive.

- f. That a revised Barclay Heights master plan which incorporates the requirements of Condition No. (e), above, shall be submitted to the Planning Director for approval, and shall 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.

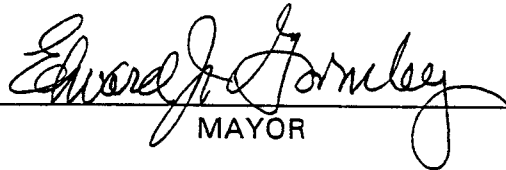
The developer is responsible for requesting permission of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal of 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.

Passed by the Council this 12th day of August, 1997 by the following votes:

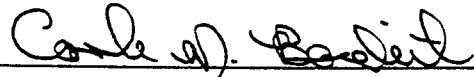
Ayes: Aleman, Hughes, Tomcho, Windle

Nays: _____

Approved this 12th day of August, 1997.


MAYOR

Attest:


RECORDER