

ORDINANCE NO. 4694

An Ordinance rezoning certain property from a County EF-80 (Exclusive Farm Use - 80 acre minimum) zone to a City R-3 PD (Two-Family Residential Planned Development) zone to allow for future residential development on 8.77 acres of land located immediately west of Cypress Lane, east of the eastern terminus of Alexandria Drive, and south of the Heidi Manor manufactured home park.

RECITALS

The Planning Commission received an application (ZC 16-98) from Anthony Bell, on behalf of the Kenneth D. Sitton Estate, dated October 19, 1998, requesting approval to rezone said land from a County EF-80 (Exclusive Farm Use - 80 Acre Minimum) zone to a City R-3 PD (Two-Family Residential Planned Development) zone to permit the development of a residential subdivision. The subject site is a parcel of land approximately 8.77 acres in size located immediately west of Cypress Lane, east of the eastern terminus of Alexandria Drive, and south of the Heidi Manor manufactured home park and is further identified as Tax Lot 200, Section 30, T. 4 S., R. 4 W., W.M.

A public hearing was held on November 19, 1998, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on November 14, 1998, 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 the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference is hereby rezoned from a County EF-80 (Exclusive Farm Use - 80 Acre Minimum) zone to a City R-3 PD (Two-Family Residential Planned Development) zone subject to the following conditions:

1. That the zone change approval does not take affect until and unless the accompanying annexation request (ANX 5-98) is approved by the City Council and the electorate.
2. That the Cypress Meadows subdivision Addition tentative plan (or as may be revised by conditions for approval of this development), 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 approval 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 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.

3. That the average lot size within the Cypress Meadows subdivision shall be a minimum of 6,000 square feet.

Passed by the Council this 9th day of March 1999, by the following votes:

Ayes: Aleman, Hughes, Payne, Rabe, Windle

Nays: _____

Abstain: Kirchner

Approved this 9th day of March 1999.


MAYOR

Attest:


RECORDER *Pro Tem*