

ORDINANCE NO. 4711

An Ordinance approving an amendment to the Cypress Meadows Planned Development (Ordinance No. 4694) to accommodate the conversion of seven single-family residential lots to two-family (duplex) lots within the tentatively approved Cypress Meadows subdivision. The site is 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 14-99) from the Yamhill County Community Development Corporation and Anthony Bell, dated August 6, 1999, requesting approval to amend the Cypress Meadows Planned Development (Ordinance No. 4694) to accommodate seven single-family residential lots to two-family (duplex) lots within the tentatively approved Cypress Meadows subdivision. The site is located immediately west of Cypress Lane, east of the eastern terminus of Alexandria Drive, and south of the Heidi Manor manufactured home park, and more specially described as Tax Lot 200, Section 30, T. 4 S., R. 4 W., W.M.

A public hearing was held September 16, 1999, at 6:00 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on September 11, 1999, 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 Yamhill County Community Development Corporation and 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 an R-3 PD (Two-Family Residential Planned Development) zone to a new R-3 PD zone, and

amending the adopted Cypress Meadows Planned Development Ordinance (No. 4694) by adding the following condition:

"That duplex or common-wall housing shall be permitted on Lots 1, 15, 19, 22, 28, 35, and 44, only. The minimum lot size for a duplex lot shall be 6,000 square feet; common-wall lots shall have a total minimum lot size of 6,000 square feet, with each individual lot being no less than 3,000 square feet in size."

Passed by the Council this 12th day of October 1999 by the following votes:

Ayes: Aleman, Hughes, Payne, Rabe, Windle

Nays: _____

Abstain: Kirchner

Approved this 12th day of October 1999.


MAYOR

Attest:


RECORDED PRO TEM