

ORDINANCE NO. 4754

An Ordinance approving an amendment to Section 2(e) of McMinnville Planned Development Ordinance No. 4117 to add church and professional offices to the list of allowable uses on property totaling approximately 1.5 acres in area.

RECITALS

The Planning Commission received an application (ZC 4-01) from Frank R. Wood, on behalf of Coast Hills Community Church, dated September 13, 2001, for approval of an amendment to Section 2(e) of McMinnville Planned Development Ordinance No. 4117 to add church and professional offices to the list of allowable uses on two tax lots, totaling approximately 1.5 acres in area. The property is more specifically described as Tax Lots 2101 and 2001, Section 16BC, T. 4 S., R. 4 W., W.M.

A public hearing was held on October 18, 2001, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on October 9, 2001, 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; and 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 Frank R. Wood on behalf of Coast Hills Community Church.

Section 2. That Section 2(e) of McMinnville Planned Development Ordinance No. 4117 is amended to read as follows (new text appears in bold type and is underlined):

"Section 2. That the property described in "Exhibit A" which is attached hereto and by this reference incorporated herein shall be rezoned from existing City of McMinnville zone R-4 (Multi-Family Residential) designation to C-3 PD (General Commercial Planned Development) zone, subject to the following conditions: . . .

e. ~~That the structure to house the proposed theatre be approved only for that use and its accessory uses.~~ ***That use of the property be limited to church and professional office uses.***

Passed by the Council this 27<sup>th</sup> day of November 2001, by the following votes:

Ayes Aleman, Hansen, Olson, Payne, Rabe, Windle

Nays: \_\_\_\_\_

Approved this 27<sup>th</sup> day of November 2001.

  
\_\_\_\_\_  
MAYOR

Approved as to form:

  
\_\_\_\_\_  
CITY ATTORNEY