

ORDINANCE NO. 4807

An Ordinance rezoning certain property from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land totaling 17.93 acres in size.

RECITALS

The Planning Commission received an application (ZC 2-04) from Alan Ruden, Inc., dated March 9, 2004, for a zone change from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to an R-2 PD (Single-Family Residential Planned Development) zone, on a parcel of land totaling 17.93 acres. The property is located north of the Park Meadows subdivision, east of Hill Road and the Cottonwood subdivision, and south of Baker Creek Road, and is more specifically described as a portion of Tax Lot 300, Section 18, T. 4 S., R. 4 W., W.M.

A public hearing was held on April 15, 2004, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on April 8, 2004, 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 Alan Ruden, Inc.

Section 2. That the property described in Exhibit "A," is hereby rezoned from a County EF-8- (Exclusive Farm Use – 80-acre minimum) zone to an R-2 PD (Single-Family Residential Planned Development) zone, subject to the following conditions:

1. That approval of this zone change does not take effect until and unless annexation of this property is approved by the electorate.
2. That the Cottonwood First Addition subdivision plan (as 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.

That 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.

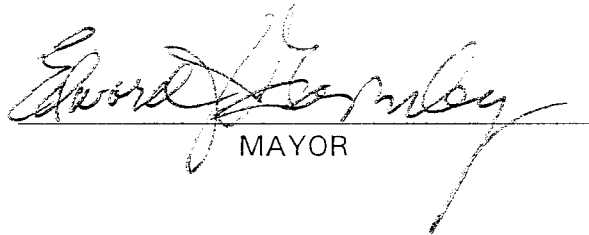
3. That single-family lots within the Cottonwood First Addition subdivision shall average a minimum of 7,000 square feet.
4. That the multi-family lot shall be limited to a maximum of 20 (twenty) dwelling units per acre.

Passed by the Council this 25th day of May, 2004, by the following votes:

Ayes: Aleman, Hansen, Olson, Springer, Stocks, Windle

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

Approved this 25th day of May 2004.

  
MAYOR

Attest:

  
RECORDER

Approved as to form:

  
CITY ATTORNEY