

ORDINANCE NO. 4856

An Ordinance rezoning an approximately 0.79 acre parcel of land from an R-1 (Single-Family Residential) zone to an R-4 (Multi-Family Residential) zone.

RECITALS

The Planning Commission received an application (ZC 9-06) from Winsome Homes, LLC, dated April 13, 2006, for a zone change from an R-1 (Single-Family Residential) zone to an R-4 (Multi-Family Residential) zone on a parcel of land approximately 0.79 acres. The property is more specifically described as the northerly portion of Tax Lot 2100, Section 20AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 18, 2006 at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on May 9, 2006, 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 Winsome Homes, LLC.

Section 2. That the property described in Exhibit "A," is hereby rezoned from an R-1 (Single-Family Residential) zone to an R-4 (Multi-Family Residential) zone, subject to the following condition:

1. That the "Eckman Addition" tentative subdivision plan (revised as necessary to comply with the adopted conditions of approval) 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 shall be responsible for requesting approval of the Planning Commission for any major change of 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 the Planning Director 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 27<sup>th</sup> day of June 2006, by the following votes:

Ayes: Hill, Menke, Springer, Yoder

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

Approved this 27<sup>th</sup> day of June 2006.

  
\_\_\_\_\_  
MAYOR

Attest:

  
\_\_\_\_\_  
RECORDER

Approved as to form:

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

EXHIBIT "A"

Parcel 1 of Yamhill County Partition Plat 2006-25.