

ORDINANCE NO. 4871

An Ordinance rezoning certain property from an R-2 (Single-Family Residential) zone to an R-4 (Multiple-Family Residential) zone on a parcel of land approximately two acres in size.

RECITALS

The Planning Department received an application (ZC 2-07) from Allen Springer, dated February 7, 2007, for a zone change from an R-2 (Single-Family Residential) zone to an R-4 (Multiple-Family Residential) zone on a parcel of land approximately two acres in size. The subject property is located east of the intersection of SW Hill Road and Redmond Hill Road, and is more specifically described as a Tax Lot 3700, Section 19DB, T. 4 S., R. 4 W., W.M.

A public hearing was held on March 15, 2007 at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on March 8, 2007, 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 Allen Springer.

Section 2. That the property described in Exhibit "A," is hereby rezoned from an R-2 (Single-Family Residential) zone to an R-4 (Multiple-Family Residential) zone.

Passed by the Council this 8<sup>th</sup> day of May 2007, by the following votes:

Ayes: Hansen, Hill, May, Menke, Yoder

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

Approved this 8<sup>th</sup> day of May 2007.

  
MAYOR

Attest:

  
CITY RECORDER

Approved as to form:

  
CITY ATTORNEY

**EXHIBIT "A"**

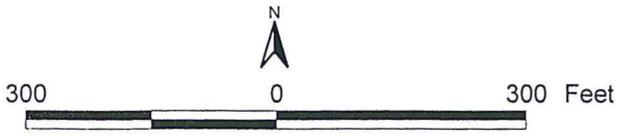
A tract of land in Section 19, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the East line of County Road No. 435, (Hill Road) said point being South 01°13' East 258 feet from the Southwest corner of that certain tract of land described in Deed from H.H. Applegate, et ux, to Jack Parker Leonard, recorded November 13, 1966 in Film Volume 56, Page 415, Deed and Mortgage Records; thence South 01°13' East along line of said County Road, a distance of 297.47 feet; thence East a distance of 290 feet; thence North a distance of 297.47 feet; thence West 290 feet, more or less to the place of beginning.

# Exhibit "A"



Geographic Information System



City of McMinnville  
Engineering Department  
230 NE Second St  
McMinnville, OR 97128  
(503) 434-7312