

ORDINANCE NO. 5807

An Ordinance rezoning property owned by C. J. and S. J. McElmurry on Three-Mile Lane from Agricultural Holding Zone to Light Industrial (M-1) Zone Planned Unit Development.

WHEREAS, the Planning Commission on September 3, 1974 and December 3, 1974 approved an amendment to the McMinnville Comprehensive Plan which provided for the development of land on Three-Mile Lane in residential, commercial, or industrial uses if the owner applied for and received a zone change and submitted a satisfactory planned unit development; and

WHEREAS, the Planning Commission scheduled and held a public hearing for a zone change to Light Industrial (M-1) Planned Unit Development on June 17, 1976 at 8:30 p.m. Notice of this meeting had been given in the News-Register on June 4, 1976 and a mailing to surrounding property owners had been accomplished, all in accordance with City of McMinnville Ordinance No. 3380; and

WHEREAS, the Planning Commission received the testimony of the applicants and staff and made the following findings:

1. That the zone change was in agreement with the comprehensive plan for this area.
2. That a need exists for an industrial planned unit development which would provide mini-warehouse storage.
3. That the low-intensity industrial use to be located adjacent to Three-Mile Lane will not generate traffic in such amounts as will affect Highway 18.
4. That there is adequate sewer and water available to the site.
5. That the warehouse facility will serve the adjacent mobile home park and is a suitable development to be placed immediately adjacent to it; and

WHEREAS, the Planning Commission recommends to the Council the approval of the zone change and planned unit development request subject to the conditions enumerated in the enactment clause below:

NOW, THEREFORE, THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. The City Council having reviewed the findings of the Planning Commission, adopts them as the basis for the rezoning of the following described property:

Part of the Nehemiah Martin Donation Land Claim No. 83 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being the Westerly 245 feet of the following described tract:

Beginning at the intersection of the North line of said Claim with a line extended due North from the Southeast corner of said Claim; thence South 21 rods 11 feet, thence West 40 rods to the true place of beginning;

thence South 30 rods; thence West 40 rods; thence North 80 rods; thence East 40 rods to the true place of beginning.

EXCEPTING that portion lying within the Oregon State Highway right-of-way as shown in Vol. 8, page 443, Miscellaneous Records, Yamhill County, Oregon.

from Agricultural Holding Zone to Light Industrial (M-1) Planned Unit Development, subject to the conditions recommended by the Planning Commission and as amended herein by the Council:

1. Approval of the land uses as indicated on the plan submitted by the applicant. Prior to occupancy of buildings, approval of Planning Department of land use. A copy of the plot plan is attached hereto and incorporated herein by this reference.

2. The siting of the warehouses and shop buildings on the North three acres shall be in an "L" or "U" design, thereby opening the land to allow better interior traffic circulation with minimal congestion.

3. Landscaping Plan -

(a) The area to be landscaped shall be between five and ten percent of the land area. Attention shall be given to front of the industrial building and the area adjacent to Three-Mile Lane. The landscaping plan shall be reviewed by and subject to the approval of the Planning Commission.

(b) A visual buffer shall be emphasized along the East and West property lines.

(c) Additional landscaping separating the North and South parcel shall be installed thereby breaking up the vast surface area of the site.

(d) Approval of a maintenance system and provisions for replacement of landscaping materials is required.

(e) Landscaping shall be planted prior to occupancy.

4. A review and approval of a detailed drainage plan by the Public Works Department and the Planning Department shall be obtained prior to issuance of building permits.

5. All on-site signing shall be submitted in detail for approval by the Planning Commission.

6. Approval of a minor partition shall be received from the Planning Commission prior to transfer of ownership of the parcel.

7. Access shall be limited to one point onto Three-Mile Lane. Approval of said access is to be by the Public Works Department and State Highway Department.

8. Exterior lighting to be allowed only if installed in such a manner as not to have an adverse impact on adjacent properties and to be first approved by the Planning Commission.

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9. Provision shall be made for frontage roads or in lieu of, acceleration-deceleration lanes and left-turn refuges where necessary and practicable.

Passed by the Council this 6th day of July, 1976, by the following votes:

Ayes: ROUSE, PETER, DUFFY, LEWIS, PARKER & FAX

Nays: _____

Approved by the Mayor this 6th day of July, 1976.

Samuel P. Scott
MAYOR

Attest:

Wynne E. Kerkow
RECORDER