

ORDINANCE NO. 3808

An Ordinance rezoning property owned by J. Squires, located north of Mobile West Mobile Home Park from Yamhill County Zone LDR (Low Density Residential) to City of McMinnville Zone Residential (R-3) Planned Unit Development.

WHEREAS, the Planning Commission received an application for a zone change from the owner, Jack Squires, on April 29, 1976 and a public hearing was scheduled for June 17, 1976. Public notice of the proposed change and the time and place of the public hearing was given on June 4, 1976 in the News-Register and by mailing to the adjacent property owners as required by City of McMinnville Ordinance No. 3380; and

WHEREAS, at the time and place stated above, the Planning Commission conducted a public hearing to receive the testimony of the applicant, witnesses, and a staff report. No testimony was received in opposition to the proposed change. The staff report recommended approval; and

WHEREAS, the Planning Commission adopted the following findings as regards the requested zone change:

1. The need for this kind of planned unit development is established by the shortage of similar facilities within the City for units of comparable size and cost.
2. The proposed change is consistent with the comprehensive plan's land use designation for the area and is consistent with development in the area (primarily residential).
3. The area is served by City water and sewer; and

WHEREAS, in accordance with these findings the Planning Commission recommends to the Council the approval of the zone change and the creation of a planned unit development according to certain terms and conditions; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Common Council adopts as its findings those facts cited above as set forth by the Planning Commission.

Section 2. That the planned unit development is approved subject to the following conditions:

- (a) Conceptual design of the planned unit development shall be as contained on a plot plan submitted by applicant and attached hereto.
- (b) Final approval of the plan to be granted after the processing of a regular subdivision application.
- (c) Development of the subject site shall conform with all applicable portions of the City's subdivision and zoning ordinances.
- (d) Skirting must be installed on all living units and property shall be properly maintained.

(e) Setback requirements shall be as follows:

(1) Interior lots - 5' side
20' front
5' rear

(2) Corner lots - 20' front
10' side (adjacent to street)
5' rear

(f) Approval is granted for a two-year period from the enactment of the ordinance. Failure to secure an approved subdivision in said two-year period shall render this zone change and planned unit development null and void and the property shall automatically be rezoned to R-1.

Section 3. That the property as described below is rezoned to R-3, Planned Unit Development, subject to the terms of this ordinance:

Beginning at a point which is 14.04 chains West and 21.034 chains North from the N. E. corner of the S. F. Stagg Donation Land Claim No. 55, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon; thence North 129.76 feet; thence East 59.4 feet; thence North 371.52 feet to the Southerly margin of Wallace Road; thence North 65° 05' 35" West 508.33 feet along said Southerly margin of Wallace Road; thence South 27.3 feet; thence North 89° 55' West 693.0 feet; thence South 0° 34' East 689.41 feet to the Northwest corner of Mobile West Addn.; thence East 1087.78 feet to the place of beginning containing 17.10 acres, more or less.

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

Ayes: ROUSE, PORTER, DALEY, LEWIS, PARKER & FAX

Nays: _____

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

Harmon R. Scott
MAYOR

Attest:

Marylou E. Kirwin
RECORDER