

ORDINANCE NO. 3822

An Ordinance rezoning certain property from existing C-4 (Commercial-Industrial Zone) and R-2 (Single-family Residential Zone) to a C-3 PD (General Commercial Planned Development).

WHEREAS, the Planning Commission received an application for a zone change and Planned Unit Development on the property located at 2046 North 99W, (Tax Lot No. 4416 AA-3200) on July 30, 1976; and

WHEREAS, a public hearing was held on the 19th day of August, 1976, at 7:45 p.m. before the Planning Commission after due notice had been given in the local newspaper on August 6, 1976 and written notice had been mailed to property owners within 300 feet of the affected property; and

WHEREAS, at said public hearing the testimony of the applicants and surrounding property owners was received and a staff report was presented; and

WHEREAS, the Planning Commission being fully informed about said Planned Unit Development, found that a need existed for said multi-family housing development based upon the material submitted by the applicant and the conclusions contained in the staff report, all of which are on file in the Planning Department; and that said zone change would be consistent with the comprehensive plan; and

WHEREAS, the Planning Commission approved said plan subject to the conditions set forth in the Planning Commission minutes being met in full and have recommended said zone change to the Council; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission and the staff report on file in the Planning Department.

Section 2. That the following described property shall be rezoned from C-4 (Commercial-Industrial Zone) and R-2 (Single-family Residential Zone) to a C-3 Planned Unit Development subject to the following conditions:

(a) The City Engineer and Planning Director shall review and approve a site clearing and vegetation retention plan submitted by the applicant prior to any substantial on-site earthwork.

(b) Construction plans for the bridge shall be reviewed and approved by the City Engineer.

(c) Consideration shall be given to moving the southerly complex further north of the south property line, due to its proximity to the ball field in Wortman Park and the retention of a large oak tree in the southeast corner of the lot.

(d) The circle drive shall be redesigned to provide increased interior traffic flow efficiency.

(e) A fifteen-foot utility easement along the west side of the access way, extending from Highway 99W south to the southernmost building complex, shall be provided the City.

(f) Access roads shall have no less than twenty-five feet of surfacing and the improvement standard shall be approved by the City Engineer.

(g) Adequate screening and fencing shall be provided to visually shield and functionally protect the adjacent properties to the east. This matter will be reviewed by and subject to the approval of the Planning Commission.

(h) Development of this Planned Unit Development is limited to the plot plan now on file in the Planning Department. Minor adjustments to the plan may be processed without a plan amendment. New or additional development of the uses shown on the plot plan shall be processed as a plan amendment in accordance with Ordinance No. 3380.

First Reading - Read and passed by the Council this 7th day of September, 1976, by the following vote:

Ayes: PERTER, LEWIS + BARKER

Nays: DALEY

Second Reading - Read and passed by the Council this 28th day of September, 1976, by the following vote:

Ayes: ROHSE, DALEY, LEWIS, BARKER + FAX

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

Approved by the Mayor this 28 day of September, 1976.

Norman P. Leutner  
MAYOR

Attest:

Margie E. Kerner  
RECORDER