

ORDINANCE NO. 3847

An Ordinance rezoning certain property from existing Agricultural Holding zone to City of McMinnville C-3 PD zone (General Commercial Planned Development).

WHEREAS, the Planning Commission received an application for a zone change and Planned Unit Development, Docket No. ZC 1-77, from Donald Sullivan and Robert Malott on property located on the west side of Loop Road, approximately 450 feet north of Highway 18 (Tax Lot 500, Section 24, Township 4 South, Range 4 West), on December 31, 1976; and

WHEREAS, a public hearing was held on February 17, 1977 at 7:35 o'clock p.m. before the Planning Commission after due notice had been given in the local newspaper on February 7, 1977 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 mini-warehouse, storage units based upon the material submitted by the applicants, the conclusions contained in the staff report (all of which are on file in the Planning Department), and the testimony of the applicants and others present at the meeting; and that said zone change would be consistent with the comprehensive plan; and

WHEREAS, the Planning Commission approved said planned unit development subject to the conditions set forth in the Planning Commission minutes being met in full, did recommend 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, the staff recommendations for approval on file in the Planning Department, and the additional testimony and information provided by the applicants and other witnesses at said hearing.

Section 2. That the following property will be rezoned from existing Agricultural Holding to City of McMinnville C-3 PD zone (General Commercial Planned Development):

Beginning at a point on the East line of the Reuben Harris D.L.C. No. 80, 1058.6 feet North of the Southeast corner of said Reuben Harris Donation Land Claim No. 80, Section 24, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon; thence westerly 566.20 feet, more or less, to a point on the East line of Lot 3 in Airport Rendezvous Subdivision, said point also being 150.00 feet South of the Southwest corner of Lot 5 in said Airport Rendezvous Subdivision; thence North 150.00 feet to the Southwest corner of said Lot 5; thence easterly along the South line of said Lot 5 566.20 feet, more or less, to the East line of the Reuben Harris D.L.C.; thence South along the East line of said Harris D.L.C. 150.00 feet, more or less, to the point of beginning. EXCEPTING that portion lying within the county road No. 92 also known as Loop Road.

subject to the following conditions:

(a) Approval of a detailed landscaping plan, to include a specific sign location if a sign is involved in identifying the business.

(b) Emphasis shall be placed on maximum screening on property lines; however, heights of plant material shall not exceed thirty-five feet.

(c) Applicant must submit for approval to the Planning Director the exterior color scheme for the buildings. The buildings' colors shall be such that there is an emphasis upon minimizing reflection or hindrance to air traffic vision.

(d) Applicants shall execute on behalf of the City of McMinnville, an air easement commencing at a height of thirty-five feet above grade.

Passed by the Council this 1 day of March, 1977, by the following vote:

Ayes: PETER WILCOUGHBY, HARVEY FAX & JALEY

Nays: _____

Approved by the Council President in the absence of the Mayor this 1 day of March, 1977.

Harold V. Lewis
COUNCIL PRESIDENT

Attest:

Marjorie E. Kerber
RECORDER