

ORDINANCE NO. 4097

An Ordinance rezoning certain property from existing County zone of AF-10 (Agricultural Forestry - 10-acre minimum) to a City zone of R-4 PD (Multiple-family Residential) planned development on a parcel of land approximately 36,400 square feet in size located south of West Second Street on "A" Street near its intersection with Cypress Street.

RECITALS:

The Planning Commission received an application for a zone change (ZC 12-80) dated July 7, 1980, on the property described hereinbelow; and

A public hearing was held on August 14, 1980, at 7:00 p.m. before the Planning Commission after due notice had been given in the local newspaper on August 4, 1980, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing the testimony of the applicant and surrounding property owners was received and a staff report was presented; and

The Planning Commission being fully informed about said zone change, and based on the observations and the findings of fact has approved said zone change and has recommended said 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, staff report on file in the Planning Department, and the application filed by Michael A. Payne.

Section 2. That the property described in Exhibit "A," which is attached hereto and by this reference incorporated herein, shall be rezoned from existing County zone of AF-10 (Agricultural Forestry - 10-acre minimum) to a City zone of R-4 PD (Multiple-family Residential) planned development, subject to the following conditions:

- (a) That the density allowed for development of this property be limited to five units.
- (b) That sewer and water facilities be extended to the property prior to the issuance of building permits.
- (c) That "A" Street be improved to City standards prior to issuance of building permits.
- (d) That a ten-foot easement for utilities be granted to the City along the subject site's "A" Street frontage.

Passed by the Council this 2 day of September, 1980, by the following votes:

Ayes: Gale, Allen, Springer, Wilson and Hamby

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

Approved this 2 day of September, 1980.

  
Mayor

Attest:

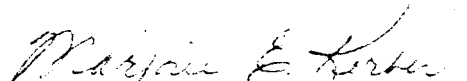
  
Recorder

EXHIBIT A

Being a part of Lot 3 Fairlawn Subdivision, S.F. Stagg D.L.C., No. 55, Section 19, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and being more particularly described as follows:

Beginning at a point on the West line of said D.L.C., 180 feet southerly of the Northwest corner of said D.L.C.; thence southerly along the West line of S.F. Stagg D.L.C., 455 feet, more or less, to the North line of 'A' Street, a dedicated 50 foot street in Fairlawn Subdivision; thence easterly, along the North line of 'A' Street 80 feet; thence northerly parallel with and 80 feet from the Stagg West line 435 feet, to a point 180 feet from the North line of Stagg D.L.C.; thence westerly 80 feet to the place of beginning and containing 36,400 square feet.