

ORDINANCE NO. 4115

An Ordinance rezoning certain property in accordance with Resolution of Intent to Rezone No. 1980-54.

RECITALS:

Resolution of Intent 1980-54 was adopted on November 4, 1980, and contains certain terms and conditions that the applicant had to meet. The Planning Department has on file reports and those documents required in this resolution, and all of the conditions have been met. Therefore, a rezoning of this property is appropriate; now, therefore,

THE CITY OF McMinnville Ordains as follows:

1. Based upon the staff reports and the findings of fact and conclusions reached therein, the Council approves the rezoning of this property described in Exhibit A, which is attached hereto and incorporated herein by this reference, subject to the following conditions:

- (a) That Cozine Lane be improved to City standards by the applicant if access is granted for any future commercial development.
- (b) That only one access point be allowed onto Highway 99W, and that this access be acceptable to both the City and the State Highway Division.
- (c) That signalization of the access to the commercial property from U. S. Highway 99W is required, and the type, location, and time of placement will be determined by the City Council and the State Department of Transportation prior to or concurrent with site plan approval. The developer/applicant's share of the cost will be determined by the City Council.
- (d) That development plans be submitted to and approved by the Planning Commission. The Commission may address:
  - (1) The location of any buildings.
  - (2) Parking lot design and the internal traffic circulation pattern.
  - (3) Screening of the commercial uses from abutting and adjacent residential uses.
  - (4) Access points.
  - (5) Landscaping.
  - (6) Loading and dumping areas.
- (e) That parking lots be broken up by landscaping.
- (f) That water and light facilities be constructed according to plans approved by the Water and Light Department.

- (g) That fire hydrants be placed on the property according to the requirements of the City Fire Chief.
- (h) That existing trees on the property be located and identified on the plan and that as many as possible be retained in the site plan.
- (i) Additional conditions within the provisions of the planned development section of Ordinance 3380 may be recommended by the Planning Commission and approved by the City Council at the time of submission of the development plans.

2. That the property described herein shall be rezoned from City of McMinnville R-4 (Multiple-family Residential) zone to a C-3 PD (General Commercial Planned Development) zone.

Passed by the Council this 23 day of December, 1980, by the following votes:

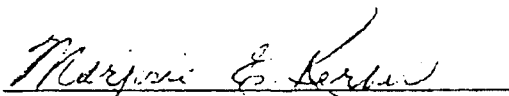
Ayes: Gormley, Gale, Springer, Wilson and Hamby

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

Approved this 23 day of December, 1980.

  
MAYOR

Attest:

  
RECORDER