

ORDINANCE NO. 4397

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing commercial designation to a residential designation and rezoning certain property from a County LDR zone to a City R-1 (Single-family Residential) zone, such property being approximately 3.51 acres in size and located north of 27th Street, behind Roger's Seafood Restaurant.

RECITALS:

The Planning Commission received an application from Roger Newton for a comprehensive plan map amendment and zone change (CPA 4-86/ZC 12-86) dated November 5, 1986, for the property described as Tax Lot 100, Section 9 DD, T. 4 S., R. 4 W., W.M.

A public hearing was held on December 11, 1986, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on December 1, 1986, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission being fully informed about said request found that a need existed for said change based upon the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the amendment to the comprehensive plan map and the zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment to the comprehensive plan map and the zone change and has recommended said changes to 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 Roger Newton.

Section 2. That the comprehensive plan map shall be amended from a commercial designation to a residential designation for the property described in Exhibit "A," which is attached hereto and by this reference incorporated herein.

Section 3. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an existing County LDR zone to a City R-1 (Single-family Residential) zone.

Passed by the Council this 13th day of January, 1987, by the following votes:

Aye: Bernt Hansen, Johnstone, Blanchard, Wilson

Nay: _____

Approved this 13th day of January, 1987.

Edward H. Crowley
MAYOR

Attest:

Carole M. Stevens
RECORDER

EXHIBIT "A"
(ZC 12-86)

Being a tract of land in the James T. Hembree Donation Land Claim No. 46, Northeast 1/4 of Section 9, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and being a part of that certain tract of land as recorded on July 24, 1979 and described in Film Volume 142, Page 323, Deed Records of Yamhill County, Oregon and being more particularly described as follows:

Beginning at a point on the Present City Limits which is the Northeast corner of Bennett Addition, a duly recorded subdivision in Book 9, Page 24, Record of Town Plats in the Clerk's office of Yamhill County, Oregon; thence South 0°07'03" West (Plat Bearing), along the East line of said Bennett Addition and the East line of Wasson's Addition to the City of McMinnville, a duly recorded subdivision in Book 7, Page 20, Record of Town Plats in the Clerk's office of Yamhill County, Oregon, a distance of 761.58 feet to a point 240 feet North of the Centerline of East 27th Street in Section 16; thence East, a distance of 200 feet to the East line of the James T. Hembree D.L.C. No. 46, also the West line of the Madison Malone D.L.C. No. 49; thence North along said D.L.C. line, a distance of 761.6 feet to a point 2,404.6 feet South of the Northwest corner of the Madison Malone D.L.C. No. 49; thence West, along the North line of said tract, a distance of 200 feet to the Place of Beginning and containing 3.5 acres, more or less.