

ORDINANCE NO. 4416

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing mixed use urban designation to a residential designation and rezoning certain property from an AH (Agricultural Holding) zone to an R-4 PD (Multiple-family Residential) zone to accommodate a mobile home park expansion south of Three Mile Lane.

RECITALS:

The Planning Commission received an application from CLH, Limited for a comprehensive plan map amendment and zone change (CPA 1-87/ZC 7-87) dated August 10, 1987, for the property described as Tax Lot 500, Section 27, T. 4 S., R. 4 W., W.M.

A public hearing was held on September 10, 1987, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on August 31, 1987, 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 CLH, Limited.

Section 2. That the comprehensive plan map shall be amended from a mixed use urban designation to a residential designation for the property described in Exhibit "A."

Section 3. That the property described in Exhibit "A" is hereby rezoned from an existing AH (Agricultural Holding) zone to an R-4 PD (Multiple-family Residential Planned Development) zone, subject to the following conditions:

1. That fire hydrants must be installed as per the requirements of the City Fire Department in both the existing park and in the addition.
2. That utility easements which meet the requirements of the City Water and Light Department must be provided.
3. That the main park street must be repaved between Three Mile Lane and the park addition, and existing gravel roads must be paved.

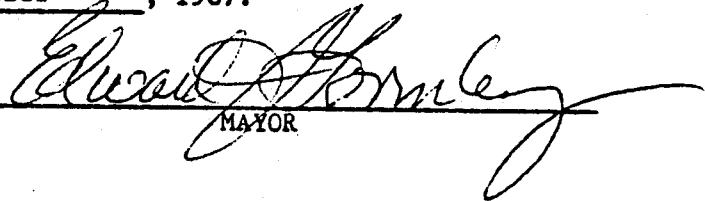
4. That a detailed drainage plan for the site must be submitted to and approved by the City Engineering Department.
5. That a landscape plan be submitted to and approved by the Landscape Review Committee.
6. That the park owners take the responsibility of seeing that both the existing park and the addition are served by cable television.
7. That the site plan submitted with the application be approved in concept only. Some deviation from the approved plan may be allowed at the time of the mobile home park application without having to change the planned development approval.
8. That the subject site is approved for mobile home and related uses only.

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

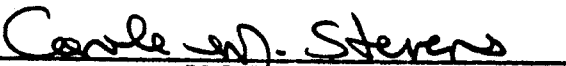
Aye: B. Hansen, Johnstone, Wertz, Blanchard, C. Hanson

Nay: _____

Approved this 13th day of October, 1987.


MAYOR

Attest:


RECORDER