

ORDINANCE NO. 4780

An Ordinance rezoning certain property from an R-1 PD (Single-Family Residential Planned Development) zone to an R-3 PD (Two-Family Residential Planned Development) zone on 2.02 acres of land located north of the Yamhill Valley Market Place, and east of Norton Lane.

RECITALS

The Planning Commission received an application (ZC 1-03) from Steve Reimann, dated January 21, 2003, for a zone change from an R-1 PD (Single-Family Residential Planned Development) zone to an R-3 PD (Two-Family Residential Planned Development) zone on 2.02 acres of land located north of the Yamhill Valley Market Place, and east of Norton Lane. The property is more specifically described as Tax Lot 3404, Section 22, T. 4 S., R. 4 W., W.M.

A public hearing was held on February 20, 2003, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on February 8, 2003, 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 said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on 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 zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to the Council; and 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 the City of McMinnville.

Section 2. That the property described in Exhibit "A" is hereby rezoned from an R-1 PD (Single-Family Residential Planned Development) zone to an R-3 PD (Two-Family Residential Planned Development) zone, subject to the following:

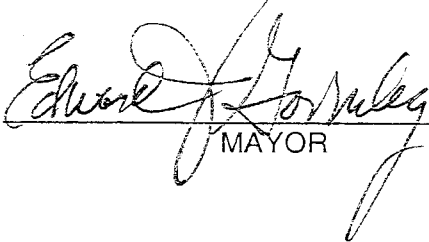
1. That the submitted subdivision plan shall not be binding upon the City or the applicant.

Passed by the Council this 20th day of March, 2003, by the following votes:

Ayes: Aleman, Hansen, Olson, Payne, Springer, Windle

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

Approved this 20th day of March 2003.

  
MAYOR

Attest:

  
CITY RECORDER

Approved as to form:

  
CITY ATTORNEY

**EXHIBIT "A"**

A tract of land in the Southeast  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of Section 22, Township 4 South, Range 4 West, Yamhill County, Oregon, being more commonly known as Parcel 1 of Yamhill County Partition Plat No. 2000-27 and containing 2.02 acres.