

Doug

ORDINANCE NO. 4957

An Ordinance amending the Comprehensive Plan Map designation from Residential to Commercial on an approximately 3.39-acre parcel of land and rezoning said property from an R-4 PD (Multi-Family, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone.

RECITALS

The Planning Department received an application (CPA 1-12 / ZC 4-12 / CU 6-12) from First Church of the Nazarene (Church on the Hill) dated July 6, 2012, requesting approval of a Comprehensive Plan Map amendment from Residential to Commercial, and a zone change from an R-4 PD (Multi-Family Residential, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone. Approval of these requests would allow for limited commercial use within the upper floors of two existing buildings located on an approximately 3.39-acre parcel of land. Concurrent with these requests, the applicant sought approval of a conditional use permit to allow for an expansion of their current church related outreach services to be conducted within the lower floors of these same two existing buildings. The subject site is located at 500 NW Hill Road, the former site for Chemeketa Community College, and more specifically described as Tax Lot 4700, Section 19AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on August 16, 2012, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on August 8, 2012, 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 requests, found that said changes conformed to the comprehensive plan amendment and zone change review criteria listed in Chapter 17.74.020 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 plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan amendment and 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 First Church of the Nazarene (Church on the Hill).

Section 2. That the comprehensive plan map designation for the property described in Exhibit "A" is hereby amended from Residential to Commercial.

Section 3. That the property described in Exhibit "A" is hereby rezoned from an R-4 PD (Multi-Family Residential, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone subject to the following conditions:

1. That the zone change request (Docket ZC 4-12) shall not take effect until and unless the comprehensive plan amendment (Docket CPA 1-12) is approved by the City Council.
2. That all applicable requirements of McMinnville Planned Development Ordinance 4082 shall remain in effect.
3. That use of the property shall comply with the applicable requirements set forth in Section 17.24.040 of the Zoning Ordinance and that prior to the site's use for O-R (Office-Residential) use, a six-foot (6) sight-obscuring fence shall be placed along the eastern property line where the subject site abuts residentially zoned properties.

Passed by the Council this 25th day of September 2012, by the following votes:

Ayes: Hill, Jeffries, Menke, Ruden, Yoder

Nays: _____

Approved this 25th day of September 2012.



MAYOR

Attest:



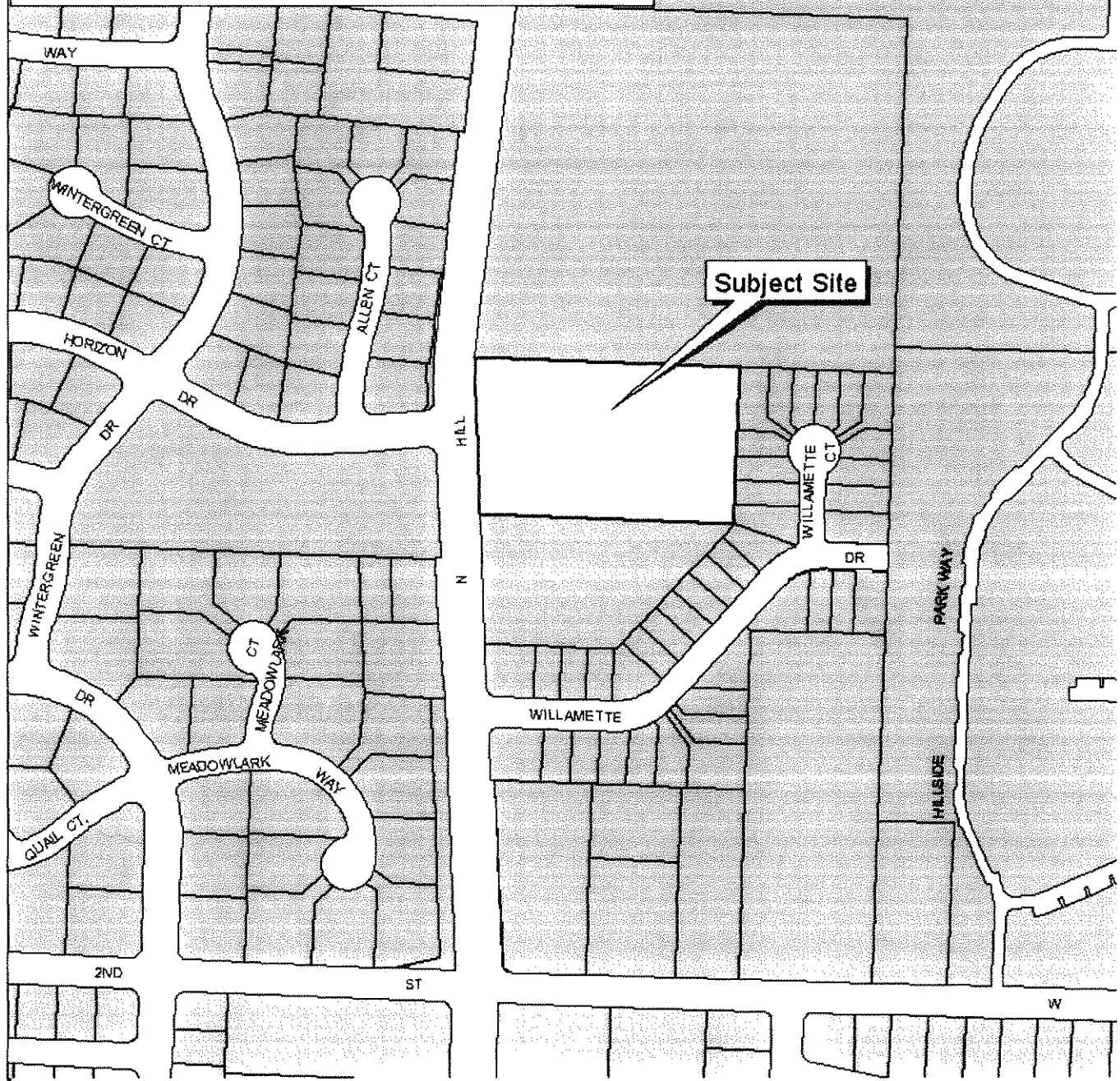
CITY RECORDER

Approved as to form:



CITY ATTORNEY

Vicinity Map



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Planning Department
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