

ORDINANCE NO. 908

AN ORDINANCE AMENDING THE CITY ZONING MAP LYING ALONG THE NORTH SIDE OF LYNN BLVD, EASTERLY OF THE INTERSECTION WITH SOUTH MAIN ST., LOCATED IN THE SW ¼ OF SEC. 5, TOWNSHIP 15 SOUTH, RANGE 16 EAST OF THE WILLAMETTE MERIDAN.

NOW THEREFORE, the City of Prineville does ordain as follows:

SECTION 1.

- A. The City of Prineville, Oregon recognizes that the Prineville Zoning Map may be in need of periodic revision and amendment to improve its compliance with the Prineville Comprehensive Plan. The City recognizes a request by Clara Bailey, Agent for George Lee, for a Zone Map Amendment.
- B. The City Council further takes notice the City Planning Commission pursuant to Ordinance No. 807, conducted public hearings on October 7 and October 21, 1986, and forwarded a recommendation of approval of Application No. P-A(M)-11-86 to the City Council.
- C. The City Council conducted a public hearing November 25, 1986, and received reports and testimony relative to the request.

SECTION 2.

Pursuant to the authority and in accordance with the procedures requested by Articles 8 and 9 of the Prineville Zoning Ordinance No. 807, the City Zoning Map is by this Ordinance amended as follows:

- 1) Beginning at the intersection of South Main and Lynn Blvd; thence Easterly approximately 347'8" to the point of beginning; thence Northerly approximately 279.33 feet; thence Easterly approximately 69.67 feet; thence southerly approximately 155.07 feet; thence easterly 15 feet; thence southerly approximately 123.9 feet; thence westerly approximately 82.77 to point of beginning.

The amendment is based upon the following findings and conclusions:

FINDINGS:

- 1) The request involves a .48 acre parcel on the north side of Lynn Blvd. near the corner of S. Main

- 2) Owner/Applicant owns two (2) tax lots 11800 and 11900 which have not been partitioned and are contiguous. As shown on the City Zoning Map, one tax lot (11800) is zoned Recreation Commercial, C-5 and the other is zoned General Residential, R-2. The existing structure is situated partially on one tax lot and partially on the other, visually splitting the existing structure into two (2) zones.
- 3) The existing land use includes a single-family dwelling and the old auction house and corrals
- 4) Both Lynn Blvd. and Main St. are classified as principal arterials in the Plan.
- 5) The subject property is designated as residential and commercial on the Comprehensive Plan Map.
- 6) No opposition was received or heard prior or during any of the public hearings.
- 7) The primary uses in Recreation/Commercial C-5 zone are:
General Merchandise, galleries, hobby & gift stores,
sporting goods shops, residential use and beauty shops.
- 8) The proposal will expand the existing zone by less than 1%.
- 9) The corresponding zone in the County is R-C. There is 5.01 acres that is currently undeveloped. Tax lots 12101 and 13400 totaling 4.1 ac are not available for sale.
- 10) Applicant submitted request for zone change previously for a use not allowed. Request was denied.
- 11) Based upon the information submitted by applicant, there is only a small amount of Recreation-Commercial zoned land available.
- 12) Splitting of single ownership of land by two different zones is not by itself bad, however, due to the small amount of land it would be fairer to the property owner.
- 13) The Comprehensive Plan Map is general in nature in this area, and based upon street classification and proximity to the fairgrounds, it can be interpreted to be commercial.

Therefore, the aforementioned described property is hereby changed from a R-2 (General Residential Zone) to C-5, (Recreation Commercial Zone).

FIRST READING

DECEMBER 9, 1986

SECOND READING

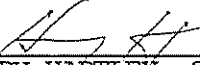
DECEMBER 17, 1986

AYES 5

NAYES 1

Passed by the City Council
and endorsed by me the 17th
day of December, 1986

Signed this 17th Day of
December, 1986


HENRY HARTLEY, CITY ADMIN./RECORDER


WALLACE BOE, MAYOR