

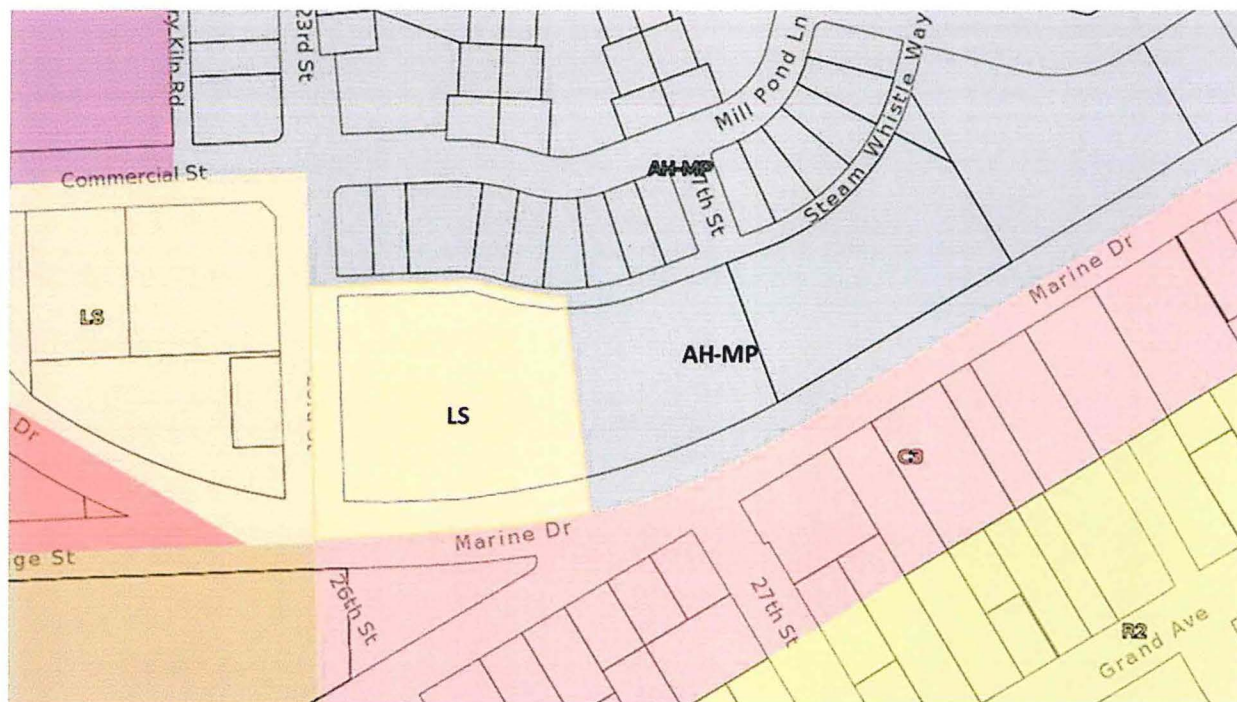
ORDINANCE NO. 18-04

AN ORDINANCE AMENDING THE ASTORIA LAND USE AND ZONING MAP BY REZONING A PARCEL AT 2350 MARINE DRIVE FROM AH-MP (AFFORDABLE HOUSING-MILL POND) TO LS (LOCAL SERVICE)

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. The 1992 Astoria Land Use and Zoning Map is amended to rezone the following area from AH-MP (Affordable Housing-Mill Pond) to LS (Local Service) as indicated on the map:

Map T8N-R9W Section 9CB



The meets and bounds description of the zone map amendment is attached as Exhibit A.

Section 2. Section 2.976.6 pertaining to Uses Permitted Outright in the LS Zone (Local Service) is amended to read as follows:

6. Retail sales establishment. (East of 23rd Street, retail sales establishment greater than 14,000 gross square feet shall include a minimum of 50% of gross floor area devoted to multi-family dwellings located above the first floor.)

Section 3. Section 2.976.8 pertaining to Uses Permitted Outright in the LS Zone (Local Service) is amended to read as follows:

8. Two-family, and multi-family dwelling, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.

Section 4. Section 2.977.1 pertaining to Conditional Uses Permitted in the LS Zone (Local Service) is amended to read as follows:

1. Business service establishment. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)

Section 5. Section 2.977.5 pertaining to Conditional Uses Permitted in the LS Zone (Local Service) is amended to read as follows:

5. Gasoline service station. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)

Section 6. Section 2.977.9 pertaining to Conditional Uses Permitted in the LS Zone (Local Service) is amended to read as follows:

9. Transportation service establishment. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)

Section 7. Section 2.980 pertaining to Height of Structures in the LS Zone (Local Service) is amended to read as follows:

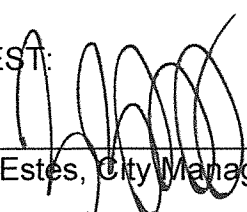
No structure will exceed a height of 35 feet above grade, with exception of structures on lots with frontage on Marine Drive between 23rd and 29th Street which are limited to a maximum height of 45 feet above grade.

Section 8. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS 19 DAY OF March, 2018.

APPROVED BY THE MAYOR THIS 19 DAY OF March, 2018.

ATTEST:



Brett Estes, City Manager



Mayor

ROLL CALL ON ADOPTION:

YEA

NAY

ABSENT

Commissioner

Nemlowill

Price

Brownson

Jones

Mayor

LaMear

X
X
X
X
X

March 19, 2018

Legal Description for Zoning Change

A tract of land located in Government Lot 4 of Section 9, Township 8 North, Range 9 West of the Willamette Meridian in the City of Astoria, Clatsop County, Oregon, said tract described specifically as follows:

Beginning at the intersection of the right-of-way centerline of 23rd Street as dedicated in the plat of "Shively's Astoria", Clatsop County Plat Records, with the right-of-way centerline of Steam Whistle Way as dedicated in the plat of "Mill Pond Village No. 2", said plat records;

Thence, from said point of beginning, North $85^{\circ}30'59''$ East, along said right-of-way centerline of Steam Whistle Way, a distance of 143.50 feet to a point of curvature;

Thence, continuing along said right-of-way centerline, along the arc of a 132.50 foot radius curve, concave southerly, the central angle of which is $19^{\circ}41'30''$, the chord of which bears South $84^{\circ}38'16''$ East, a distance of 45.31 feet, an arc length of 45.54 feet to a point of reverse curvature;

Thence, continuing along said right-of-way centerline, along the arc of a 227.50 foot radius curve, concave northerly, the central angle of which is $17^{\circ}43'32''$, the chord of which bears South $83^{\circ}39'17''$ East, a distance of 70.10 feet, an arc length of 70.38 feet;

Thence, leaving said right-of-way centerline, South $4^{\circ}29'01''$ East, a distance of 219.97 feet to the right-of-way centerline of Marine Drive, also known as Lower Columbia River Highway (US Highway 30);

Thence, along said right-of-way centerline, along the arc of a 823.52 foot radius curve, concave northerly, the central angle of which is $10^{\circ}11'05''$, the chord of which bears South $80^{\circ}25'42''$ West, a distance of 146.19 feet, an arc length of 146.39 feet to a point of tangency;

Thence, South $85^{\circ}31'15''$ West, along said right-of-way centerline, a distance of 24.64 feet to a point of curvature;

Thence, along said right-of-way centerline, along the arc of a 641.62 foot radius curve, concave northerly, the central angle of which is $7^{\circ}46'11''$, the chord of which bears South $89^{\circ}24'21''$ West, a distance of 86.94 feet, an arc length of 87.01 feet to said right-of-way centerline of 23rd Street;

Thence, North 4°29'01" West, along said right-of-way centerline, a distance of 247.95 feet to the point of beginning.

This tract of land contains an area of 1.45 acres, more or less.

Bearings are based upon Survey Number B-10790, Clatsop County Survey