

A RESOLUTION APPROVING COMPREHENSIVE)
PLAN MAP AMENDMENT TO REDESIGNATE) RESOLUTION NO. 2
4.69 ACRES FROM MIXED DENSITY RESIDENTIAL) FOR 1997
TO LIGHT INDUSTRIAL)

WHEREAS, the Lebanon Planning Commission on July 11, 1996 conducted a public hearing on File No. CPA-96-2 regarding a certain vacant 4.69 acre site more particularly described as Assessor's Map T12S-R2W-15CB, Tax Lot 700 and requesting a proposed amendment to the Lebanon Comprehensive Plan Designation of said real property from Mixed Density Residential to Light Industrial Comprehensive Plan Designation; and

WHEREAS, the Lebanon Planning Commission unanimously approved said request; and

WHEREAS, the Lebanon City Council has conducted a public hearing on February 26, 1997, upon the same request and File Numbers; and

WHEREAS, the Lebanon City Council finds that appropriate notice has been made to all parties according to Oregon Revised Statutes; and

WHEREAS, the Lebanon City Council at said hearing considered the following Zoning Ordinance and Comprehensive Plan criteria:

1. Section 9.010 of the Lebanon Zoning Ordinance identifying procedures by which a property owner may petition a zone map change or amendment,
2. Section 9.020 of the Lebanon Zoning Ordinance identifying the procedures to be followed by the Planning Commission and City Council regarding public hearings on proposed Zone Map (and text) amendments,
3. Sections 4.210(3),(4) and (5) of the Lebanon Zoning Ordinance identifying the permitted uses in the ML Zone,
4. Sections 4.510(1), (3) and (4) of the Lebanon Zoning Ordinance identifying the purpose, use limitations and development review procedures required of the Aircraft Control (AC) subzone, and

5. The City of Lebanon/Linn County Urban Growth Management Agreement, Section 8 - Ordinance and Plan Amendments, City Amendments subsection describes the review, hearing and approval procedures and criteria for Comprehensive Plan Map Amendments of unannexed territory.

WHEREAS, the City Council has considered the testimony, staff report and criteria of said request;

NOW, THEREFORE, BE IT RESOLVED by the Lebanon City Council as follows:

Section 1. The City Council, considering all of the above, hereby finds:


1. The request for a Map Amendment (change) complies with Zoning Ordinance Section 9.010 in that the applicant is the property owner and the applicant followed the procedures of Section 9.010.
2. The Aircraft Control (AC) Subzone overlay imposed to avoid conflicts with airport operations limits or precludes most development opportunities permitted by the current Mixed-Density Residential Comprehensive Plan Map designation thereby diminishing the appropriateness of this designation.
3. The property remains vacant. The current Comprehensive Plan Map designation and the existing zoning (and permitted uses) apparently does not permit a viable urban use and, therefore, does not serve the best interests of the property, neighborhood, vicinity or City.
4. The proposed Comprehensive Plan Map Amendment (change) from Mixed-Density Residential to Light Industrial will allow a variety of potential uses at the subject property. Many of the uses permitted in the proposed Industrial designation are compatible with the development constraints and limitations imposed by the AC Subzone.
5. The proposed development of the subject property requires a public hearing and demonstration of compatibility with existing nearby uses and constraints of the AC Subzone thereby addressing the best interests of both the neighborhood and continued airport operations.
6. The proposed Comprehensive Plan Map Amendment from Mixed-Density Residential to Light Industrial increases the compatibility with the current county UGM zoning (with a "AC" Subzone overlay) because the Industrial designation represents future development opportunities that are compatible with and do not conflict the limitations and constraints imposed by the AC Subzone.

7. The proposed Comprehensive Plan Map Amendment will not impact or modify the current county UGM zoning assignment or current development opportunities prior to annexation.

Section 2. The City council hereby approves the recommendation of the Lebanon Planning Commission and does hereby amend the Comprehensive Plan Map of that certain real property located south of Airport Road between Airway Road and 12th Street, Assessor's Map T12S-R2W-15CB, Tax Lot 700 involving acreage in the approximate size of 4.69 acres, from the current Comprehensive Plan designation of Residential Mixed Density to Light Industrial.

Section 3. Appropriate notice of this action shall be made as provided by law to the Department of Land Conservation and Development and the appropriate parties herein.

Passes by the Council of the City of Lebanon by a vote of 5 for and 0 against, and approved by the Mayor this 26th day of February, 1997.


Robert G. Smith, Mayor

ATTEST:


Joseph A. Windell, City Recorder

McKENZIE MEADOWS and McKENZIE MIN-STORAGE
Land Use Application to the City of Lebanon
Applicant: David A. Nelson, P.E.

ATTACHMENT "A"

2. Comp plan change and zone change for the land proposed for the mini-storage.

- a. Comp. plan change for that portion of property to be rezoned ML per section 3.050, zoning of annexed areas.

There currently exists a conflict between the comp plan and the aircraft control sub zone (AC) for tax lot 700. Tax lot 700 is partially covered by the AC zone (the diagonal property line that forms the westerly boundary of the MHP is the easterly boundary of the AC subzone). The AC zone, section 4.510.b.1. does not allow for residential use, but the comp plan has the property zoned residential (RM). We are proposing the area under the AC zone to be used for the mini-storage be changed in the comp plan to limited industrial (ML). This would make the comp plan consistent with the AC zone.

- b. Zone change for portion of property to be rezoned ML

We are requesting that a zone change be made to be consistent with the zone overlay of AC and the mini-storage use for 4.69 acres shown as min-storage, detention ponds, and open space.

[illegible]

1. A N D

VSC

S T R E E T S

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中華民國二十九年一月一日
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RESEARCH DESIGN

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$$2004.2.28 \text{ 日} = 2004 \text{ 年} 2 \text{ 月} 28 \text{ 日} \quad 2004.3.28 \text{ 日} = 2004 \text{ 年} 3 \text{ 月} 28 \text{ 日}$$

MAJOR FINDINGS

● **○** **△** **□** **◇** **☆** **◎** **⊙** **⊕** **⊗** **⊘** **⊚** **⊛** **⊜** **⊝** **⊞** **⊟** **⊠** **⊡** **⊢** **⊣** **⊤** **⊥** **⊦** **⊧** **⊨** **⊩** **⊪** **⊫** **⊬** **⊭** **⊮** **⊯** **⊰** **⊱** **⊲** **⊳** **⊴** **⊵** **⊶** **⊷** **⊸** **⊹** **⊺** **⊻** **⊼** **⊽** **⊾** **⊿**

SPD SPECIAL DEVELOPMENT DISTRICT

ALL THE NEW BOOKS COLLECTION

SECRET

← SUBJECT
PROPERTY

LAND COVER MAP

