

A BILL FOR AN ORDINANCE AMENDING)
THE LEBANON COMPREHENSIVE PLAN,)
(FEBRUARY 27, 1980), AND THE LEBANON)
ZONING ORDINANCE NO. 1773, RE-)
DESIGNATING AND REZONING AN AREA.)

ORDINANCE BILL NO. 24
for 1981

ORDINANCE NO. 1850

WHEREAS, the City of Lebanon received a request to change the land use designation and zoning in an area; and

WHEREAS, public hearings have been held by both the Lebanon Planning Commission and Lebanon City Council in accordance with state and local laws; and

WHEREAS, a "Findings" document (attached as Exhibit A) has been adopted,

NOW THEREFORE, THE CITY OF LEBANON ORDAINS AS FOLLOWS:

1. Pursuant to Article 9 of Ordinance No. 1773 and the procedures established by the City for Comprehensive Plan amendments the following amendments are made:

Lots 20,21 and 22, Block 1, Ingrid Subdivision,
Linn County, Oregon

are changed from the Comprehensive Plan land use designation of Mixed Density Residential to Commercial and is also changed from the zoning classification of (RM) Residential Mixed Density to (CH) Highway Commercial.

2. The Lebanon Comprehensive Plan map and zoning maps shall be amended to reflect the changes as indicated in Section 1.

PROPOSED FINDINGS OF FACT
COMPREHENSIVE PLAN CHANGE 81-1/ZONE CHANGE 81-1

Introduction: This is a request to have portions of two parcels of land redesignated and rezoned from residential to commercial, located adjacent to Primrose Street, across from Alder Street in the southern portion of the community.

THE RELEVANT CRITERIA ARE AS FOLLOWS:

1. Lebanon Zoning Ordinance
2. Statewide Land Use Goals
3. Lebanon Comprehensive Plan

I. BASIC FACTS

1. The parcels in question are legally described as Lots 20, 21, and 22, Block 1, Ingrid Subdivision, Linn County, Oregon.
2. The applicants are David Davis and Donna Miller.
3. They were represented by Wayne Robbins during the hearings process.
4. Application was made on forms prescribed by the City and public hearings were held on May 21, 1981, and June 10, 1981, after public notice had been placed in the paper and sent to adjacent property owners.
5. The Planning Commission recommended approval of this request by a 7-0 vote.
6. Area Characteristics:

The site is located in an area of mixed uses. West of the site are commercial uses, including the Pine Lodge Grocery Store, R & S Roofing and others. The area west of the site is zoned and designated for commercial uses. North and northeast of the site is R & S Roofing. Directly north is R & S's building, while northeast across Primrose is the storage area. South and east of the site are residential uses in areas designated and zoned for residential use. The area east of this site is in the county while all others are in the city.

7. Site Characteristics:

The site is comprised of the back portions of two lots located between Primrose Avenue and Highway 20. The southern lot is vacant and a combination of grass and dirt. The northern lot has a home located on it that has access onto Primrose Avenue. The entire site is approximately 180' by 120' in size.

8. Public Facilities and Services:

Circulation...Primrose Avenue lies east of the site. Primrose is a gravel street and has no urban improvements. Primrose presently serves as a local street providing access from Russell Lane and Highway 20 to a residential neighborhood.

Sewerage.....A 12 inch sewer line is located adjacent to the site in Primrose. This sewer line should be able to handle commercial types of development on this site.

Water.....Water service is available adjacent to Highway 20 where a 6 inch water line is located.

Drainage.....There is an improved drainage system located in Highway 20 west of the site.

II. ULTIMATE FACTS

1. The site lies in an area characterized by commercial uses.
2. The site can be served by urban services and facilities in great enough quantities to handle commercial development. The site development can be controlled so that no adverse impacts will be felt by the residences to the east through the Lebanon Zoning Ordinance requirements.

III. CONCLUSIONS OF LAW

1. This request is in conformance with the statewide land use laws because the change of approximately 1/2 acre is such a small change in itself that it will have no bearing on the City's Plan.
2. The request was processed in accordance with the guidelines and policies of the City of Lebanon.