

RESOLUTION NO. P.C. 17-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING ZONING ORDINANCE AMENDMENT #21-82 A ZONING CLASSIFICATION CHANGE FROM R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT FOR PROPERTY LOCATED EAST OF THE INN AT THE DALLES LOCATED ALONG THE OLD COLUMBIA RIVER HIGHWAY.

I. Recitals.

- (A) On February 16, 1982 the City Council initiated the procedures for a zoning classification change for the following described property:

2N 14 31 Tax Lots 400 & 499
1N 13 1 Tax Lot 1699
Northerly 260± feet of 1N 13 1 Tax Lot 1600
(See attached Exhibit "A")

- (B) Said property is located in the R-1 (Single Family Residential) zoning district.
- (C) Said property has been designated for URBAN RESIDENTIAL uses in the Comprehensive Plan.
- (D) The applicant (Cecil Byers) requests that the zoning district be changed from R-1 to R-3.
- (E) Section 21.060(A) of the City of The Dalles Zoning Ordinance permits the Council to change the zoning classification of property, provided the amendment is referred to the Planning Commission for study, hearing and decision.
- (F) The Planning Commission has heretofore on March 4, 1982 conducted a public hearing to consider Z.O.A. #21-82.

II. RESOLUTION: Now therefore, be it FOUND, DETERMINED and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this Resolution.
- B. Z.O.A. #21-82 is hereby approved for the following reasons:
1. The Comprehensive Plan allows multiple family zoning designation for property classified URBAN RESIDENTIAL on the Comprehensive Plan Map.

2. The property is located adjacent to industrial zoned property and will provide a buffer to nearby single family zoned property.
3. Property adjacent to the Southwest is designated for GENERAL COMMERCIAL uses in the Comprehensive Plan and zoning this property R-3 will provide a good transition from Commercial to residential property.
4. Adequate access to an arterial highway is available to this property.
5. The bluffs to the Southeast will buffer this property from single family zoned property.
6. Property to the Northeast is developed as a mobile home park and this zoning designation will not conflict with this use.
7. The proposed amendment to the Zoning Map will comply with the Comprehensive Plan of the City of The Dalles and will further the Goals for Land Use Planning established by the State.

C, The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) forthwith transmit a copy of said Resolution to the City Council of the City of The Dalles.

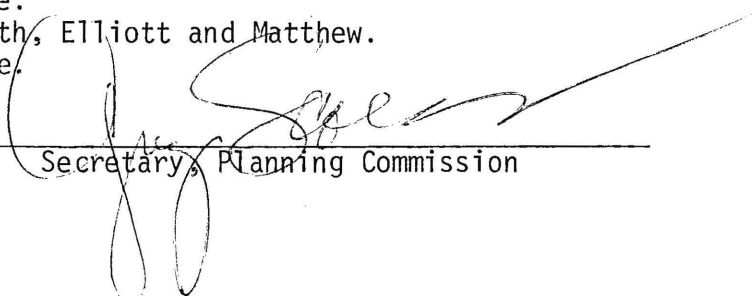
ADOPTED AND APPROVED THIS 18th DAY OF March , 1982.



CHAIRMAN, PLANNING COMMISSION

I, Greg Scoles, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 18th day of March , 1982.

AYES: COMMISSIONERS: Byrne, Honald, Donnell and Northrop.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: Booth, Elliott and Matthew.
ABSTAIN: COMMISSIONERS: None.

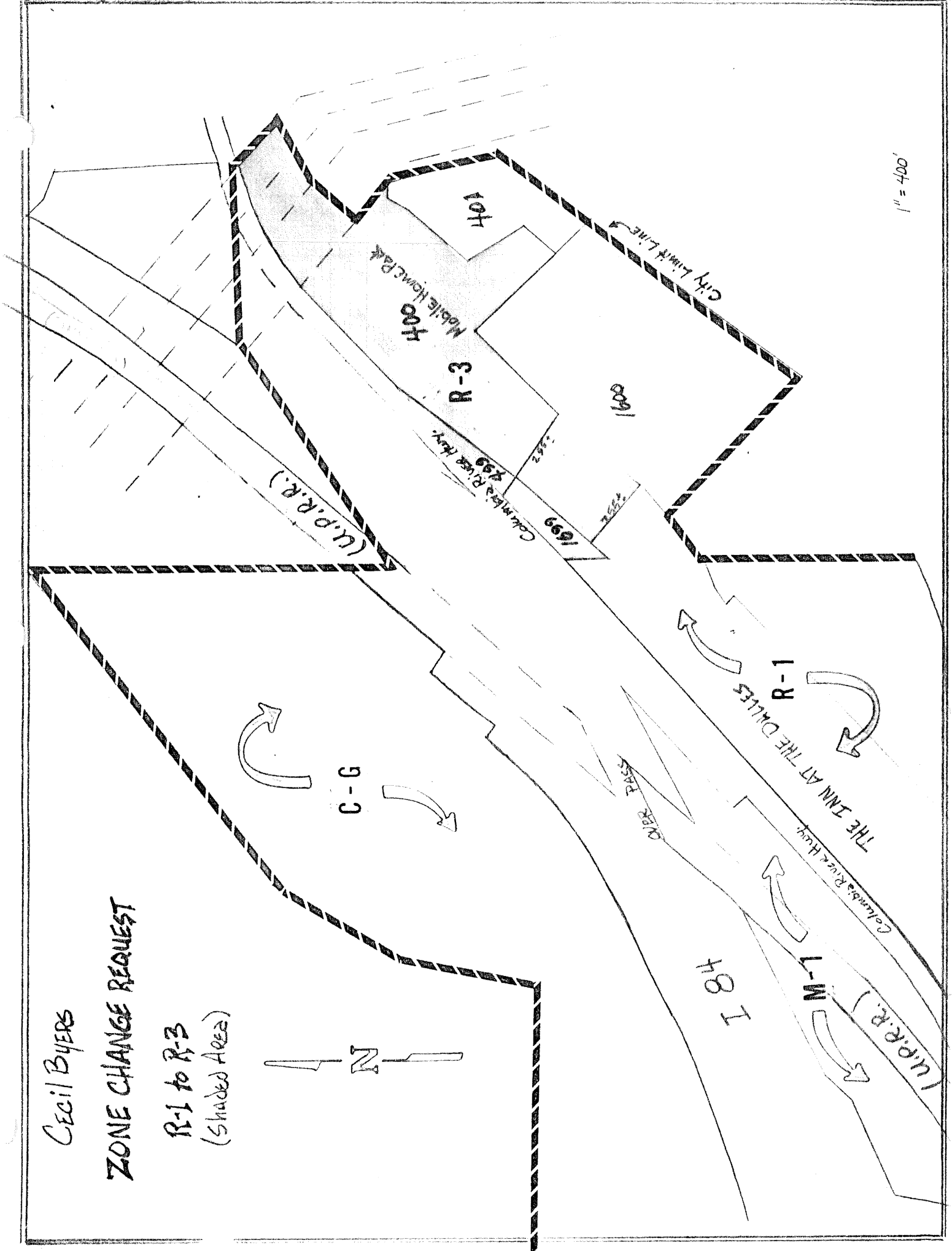
ATTEST: 

Secretary, Planning Commission

Cecil Byers

ZONE CHANGE REQUEST

R-1 to R-3
(Shaded Area)



1" = 400'