

ORDINANCE NO. 877

AN ORDINANCE AMENDING THE CITY ZONING MAP GENERALLY LYING ALONG THE NORTH SIDE OF EAST THIRD STREET FROM FAIRVIEW TO GARNER STREETS LOCATED IN SECTION 5BA, TOWNSHIP 15 SOUTH, RANGE 16 EWM.

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 Howard Mudder 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 February 7, February 21, and April 3, 1984, and forwarded a recommendation of approval of Application No. P-A(M)-7-84 to the City Council.
- C. The City Council conducted public hearings on May 8 and 22, 1984, and received reports and testimony relative to the request.

SECTION 2.

Pursuant to the authority and in accordance with the procedures required 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 the centerline of East Third Street and Fairview; thence easterly along the centerline of East Third approximately 300 feet to the intersection of the centerline of East Third and Garner Streets; thence northerly along the centerline of Garner Street approximately 160 feet; thence westerly along the centerline of the existing alleyway approximately 300 feet; thence southerly approximately 160 feet to the point of beginning.

The amendment is based upon the following findings and conclusions:

- a. The request involves the half block along East Third Street from Fairview to Garner Streets.
 - b. The request is for a C-3 (Professional Commercial) zone.
 - c. The property is currently zoned R-1.
 - d. The existing uses for the four parcels are two rental houses and 2 owner occupied residences.
 - e. The immediate adjacent land uses are; to the north - Chamber of Commerce Office, City Swimming Pool, and parking lot; to the east - residential; to the south - Crooked River Elementary School; to the west - City Center Motel, Western Bank, and one residence.
 - f. The property is designated as Commercial on the Comprehensive Plan Map.
 - g. Two of the four property owners were opposed to the request. Their main concerns included: 1) possible higher taxes and therefore pressure to sell, 2) new building on the block would make existing houses look worse, and 3) no need seen for change at this time.
 - h. The primary uses in a C-3 zone are single family residences, duplexes, and land development. All small offices are conditional uses.
 - i. Third Street is identified as a major arterial road.
 - j. There are limited properties available of the professional/commercial types. Most properties that are available are in C-1 and C-2 zones which allow for greater uses and, therefore are more expensive.
- 2) Therefore, the aforementioned described property is hereby changed from a R-1, Limited Residential Zone, to a C-3, Professional Commercial Zone.

FIRST READING

May 8 and 22, 1984

SECOND READING


May 22, 1984

AYES 5

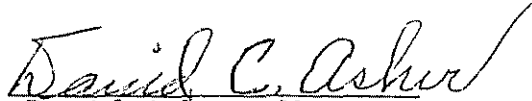
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Passed by the City Council
and endorsed by me the 22nd
Day of May, 1984

Signed the 22nd day
of May, 1984



Henry Hartley, City Administrator-
Recorder



David Asher, Mayor