

ORDINANCE NO. 2731-10-75

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1945 BY AMENDING THE OFFICIAL ZONING MAP, A PART THEREOF, BY CHANGING THE ZONING OF A CERTAIN TRACT OF LAND FROM C-1 GENERAL COMMERCIAL TO C-4 NEIGHBORHOOD COMMERCIAL.

WHEREAS, the owners of a certain tract of land herein below described, have filed with the City of Hillsboro a written application to change the zoning of said property from C-1 General Commercial to C-4 Neighborhood Commercial, and,

WHEREAS, the City of Hillsboro Planning Commission did hold a public hearing on said application on September 9, 1975 and did vote to recommend to the City Council that the subject zone change request be conditionally granted, based on the following findings:

1. The Comprehensive Plan designation of Local Commercial is consistent with the C-4 zone change.
2. The zone change request is a more restrictive use of the land.
3. There is a need for low cost housing in the area.
4. The property has no access to Cornell Road which would be necessary for C-1 development.
5. The surrounding area is designated as high density residential in the Hillsboro Comprehensive Plan.
6. The proposed development is in conformance with surrounding development and is in convenient proximity with local shopping areas.

WHEREAS, notice was given in accordance with O.R.S. 227.260 and a public hearing on the zone change request was held before the Hillsboro City Council on October 7, 1975, and,

WHEREAS, the City Council hereby adopts the findings of the Planning Commission as its findings regarding the proposed zone change.

NOW, THEREFOR, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. That the following described tract of land be and hereby is rezoned from C-1 General Commercial to C-4 Neighborhood Commercial:

A portion of that tract of land as described in Book 1032, Page 734 of the Washington County, Oregon Deed Records, and more particularly described as follows:

Beginning at the southwest corner of Lot 28, Hillsboro Acres, a plat of record in the northwest quarter of Section 32, T1N, R2W, W.M. Washington County, Oregon; thence N 00°34'35" W 130.00 feet to the true point of beginning; thence N 00°34'35" W 74.39 feet; thence N 89°46'41" E 200.00 feet; thence N 00°34'35" W 20.77 feet; thence N 89°54'30" W. 283.10 feet; thence S 00°34'35" E 98.32 feet; thence N 89°47' W 483.12 feet to the true point of beginning, said tract of land containing 0.998 acres, more or less.

Section 2. That site plan approval by the Planning Commission is required prior to issuance of building permits for the subject property to insure adequate access by emergency vehicles, adequate fire protection and adequate provision for drainage as well as compliance with normal ordinance requirements.

Section 3. That the City Planning Director be and hereby is authorized and instructed to cause the official zoning map, a part of Ordinance No. 1945 to be so amended as to include the change set forth in Section 1 hereof.

Section 4. That except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

Passed by the Council this 7th day of October 1975.

Approved by the Mayor this 7th day of October 1975.

William B. Davis
Mayor

ATTEST:

[Signature]
City Recorder