

ORDINANCE NUMBER 1595

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING ORDINANCE NUMBER 1438, BY REZONING CERTAIN PROPERTY FROM R-2 to R-1 (ZC-86-02, BOWEN PROPERTIES, INC.)

WHEREAS, a Zoning Map Amendment was considered at public hearings before the Planning Commission on February 25, 1986 and City Council on March 18, 1986, and

WHEREAS, the City Council finds that the applications should be approved based on the findings listed below,

NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The following findings of fact and conclusions are adopted:

FINDINGS:

1. The applicant proposes rezoning from R-2 to R-1. R-1 allows a maximum density of 28.542 dwelling units per acre, the highest implementable density allowed by the Zoning Ordinance in the High Density and Mixed Use Plan designations.
2. The Comprehensive Plan allows 15.1 to 31.2 dwelling units per acre in the High Density and Mixed Use Comprehensive Plan designations.
3. Public facilities, including water, sewer, streets, police, fire and schools, are available or can be made available to serve the site prior to development.

CONCLUSIONS:

1. The proposed rezoning from R-2 to R-1 is to maximum Comprehensive Map designation.
2. Public services are adequate to serve the proposed land uses allowed by the rezoning or can be reasonably made available.

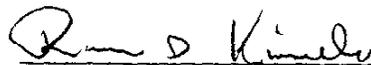
Section 2. Amendment. The Zoning Map of Ordinance Number 1438 is amended by rezoning the property described in Exhibit "A", attached, from R-2 to R-1.

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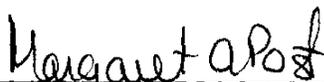
Read the first time on MARCH 18, 1986, and moved  
to second reading by 3-2 vote of the City Council.

Read the second time and adopted by the City Council on  
APRIL 1, 1986.

Signed by the Mayor on APRIL 1, 1986.

  
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Mayor

ATTEST:

  
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Margaret A. Post, City Recorder

Approved as to Form:

  
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Greg Eades, City Attorney