

City of Prineville

ORDINANCE NO. 1199

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP  
AND ZONING MAP TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION  
OF THE OCHOCO LUMBER SITE FROM HEAVY INDUSTRIAL TO MIXED USE  
AND THE ZONING DESIGNATION FROM HEAVY INDUSTRIAL (M2) TO  
COMMERCIAL MIXED USE (CMU)

**WHEREAS**, Prineville Code establishes the policy and procedure allowing the Planning Commission to initiate amendments to change the zoning and Comprehensive Plan Map designation of a property to a mixed use designation as long as the site is identified in a City master plan as a future mixed use site and permission is provided in writing by the owner of the subject property; and

**WHEREAS**, the Prineville Comprehensive Plan identifies the Ochoco Lumber site (tax lots 151604B007200, 151604B007202 & 151604C002900) as a future mixed use development site; and

**WHEREAS**, the owner of the property has provided a letter of support, attached as Exhibit C; and

**WHEREAS**, all required notice was provided in accordance with state law and city ordinance, including notice to the State Department of Land Conservation and Development, newspaper notice and notice to neighboring property owners; and

**WHEREAS**, the City Planning Commission held a joint public hearing at the end of which they recommended that the City Council approve the proposed UGB amendment, Comprehensive Plan amendment and zone change;

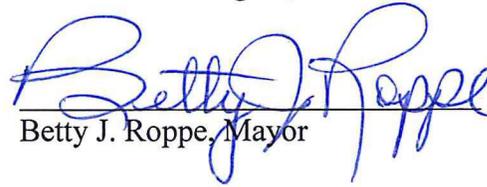
**WHEREAS**, the Planning Commission held public hearings on April 16, 2013 and August 6, 2013 in order to solicit comments from neighbors of the Ochoco Lumber site and other members of the community; and

**WHEREAS**, after hearing citizen input and considering the staff report and all items in the record the Planning Commission voted unanimously to initiate the zone change and Comprehensive Plan Map amendment and recommend that Council approve these amendment;

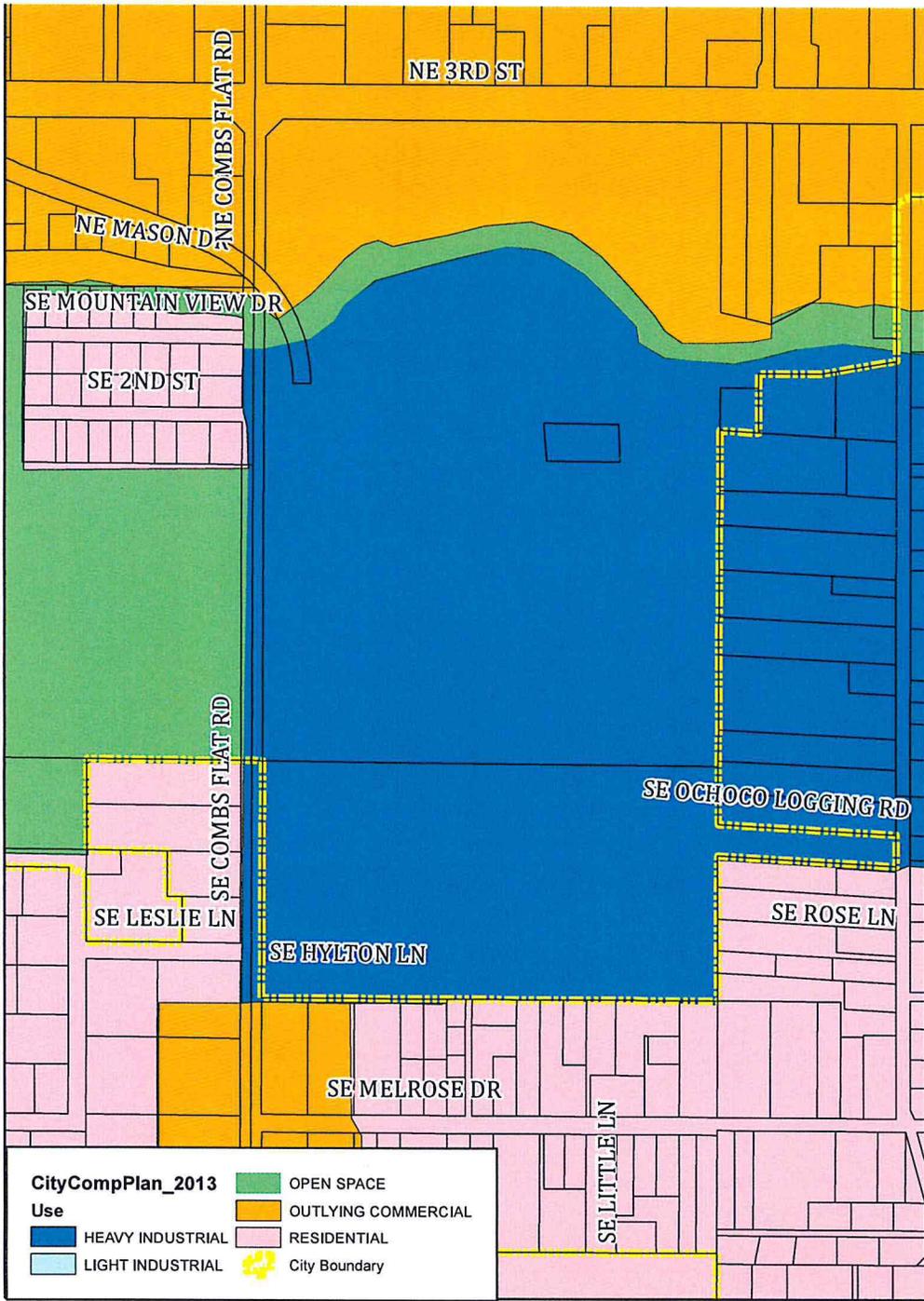
**NOW, THEREFORE, THE PEOPLE OF THE CITY OF PRINEVILLE ORDAIN  
AS FOLLOWS:**

1. The Comprehensive Map designation of the Ochoco Lumber site is changed from Heavy Industrial to Mixed Use in accordance with Exhibit A.
2. The Zoning Map designation of the Ochoco Lumber site is changed from Heavy Industrial (M2) to Commercial Mixed Use (CMU) in accordance with Exhibit B.

APPROVED BY THE CITY COUNCIL ON THE 27th DAY OF August, 2013.

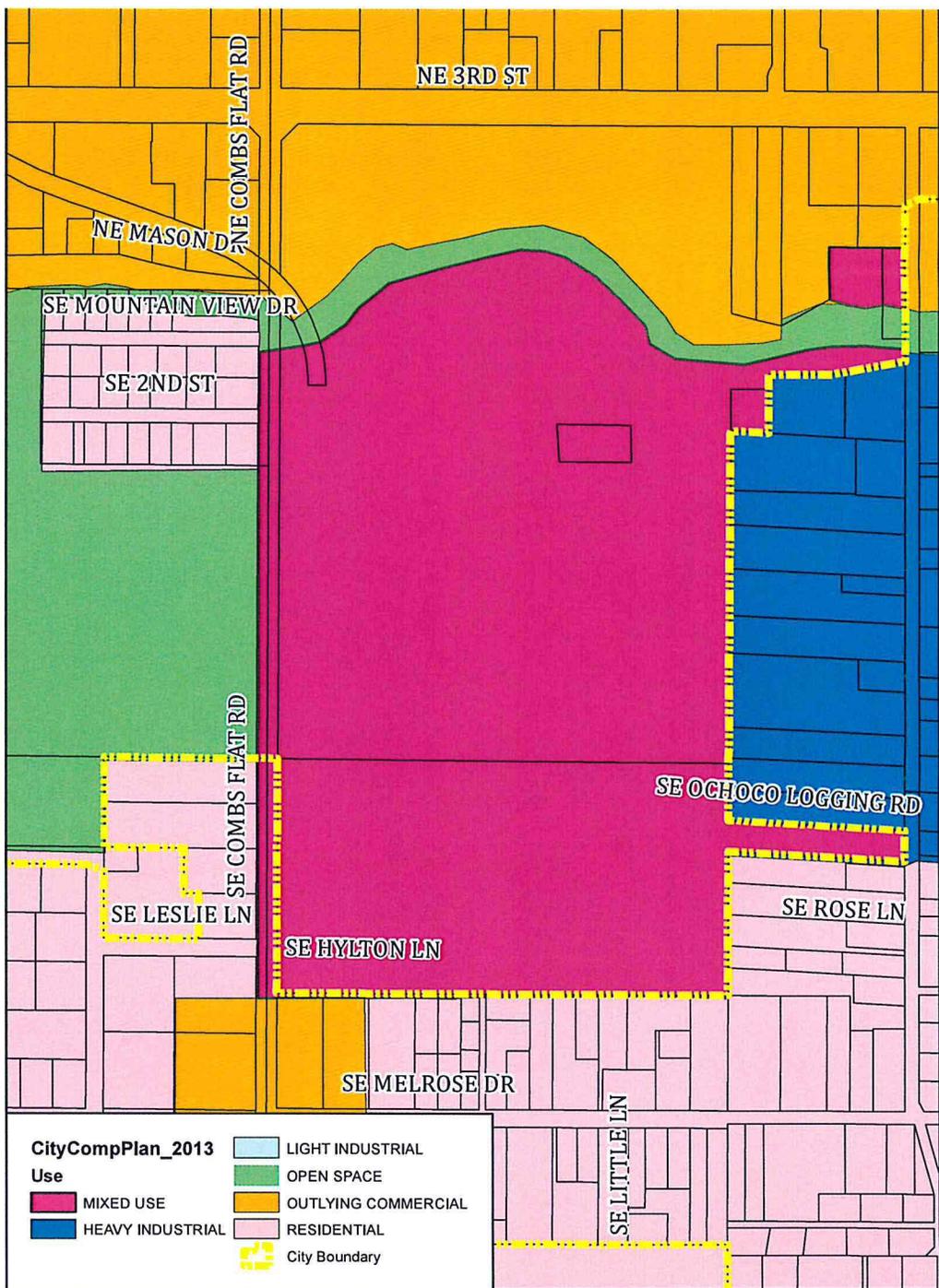
  
Betty J. Roppe, Mayor

Attest:   
Lisa Morgan, City Recorder



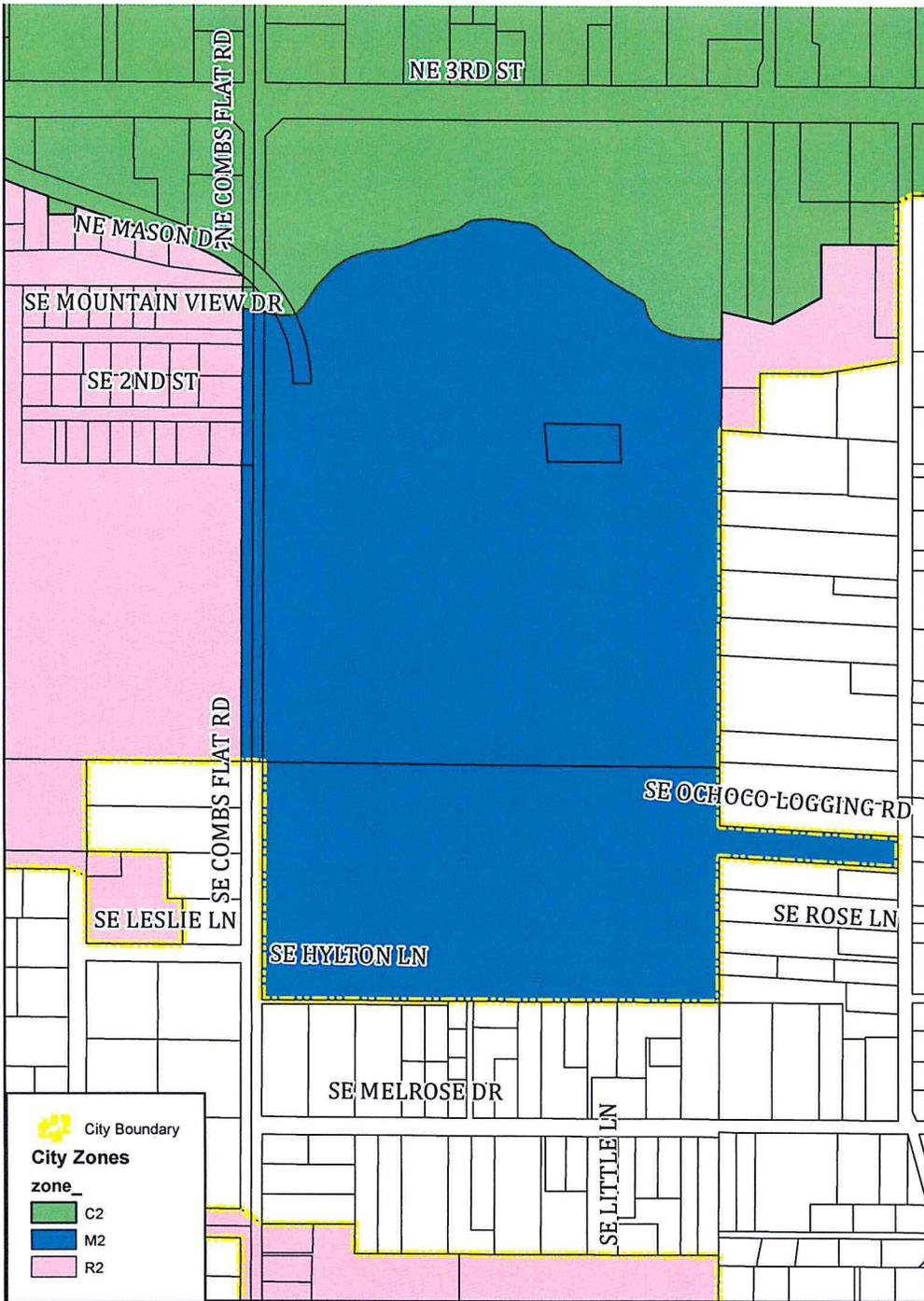
Current Comprehensive Plan

Exhibit 'A'



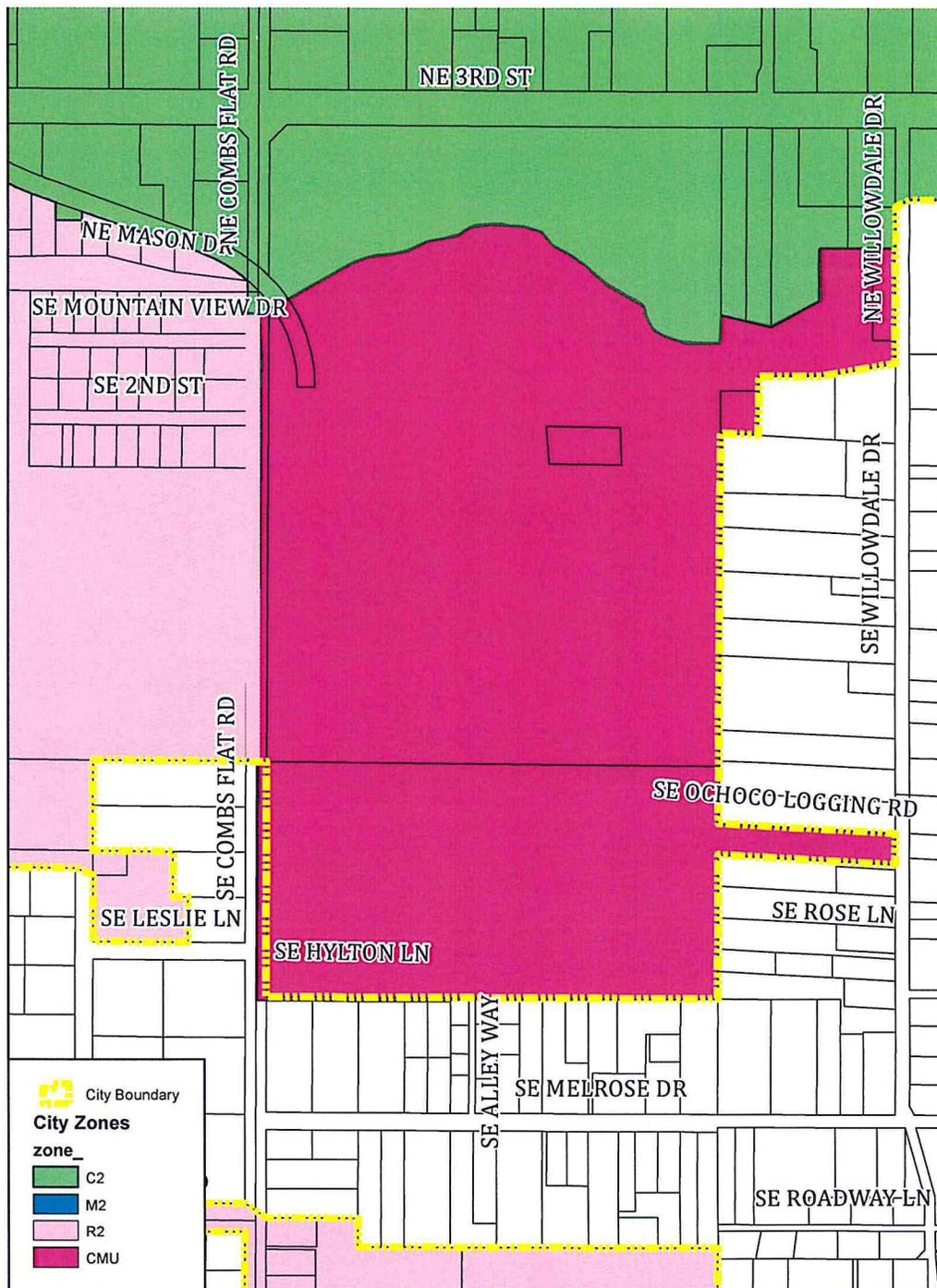
Comprehensive Plan after Amendment





Current City Zoning

Exhibit 'B'



City Zoning after zone change

