



# City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
STAFF REPORT

**Annexation Overview:** Lawnae Hunter Property 2420 NW Baldwin Rd. Map & Tax lot 15-15-12 0002000.

## **153.034 ZONING OF ANNEXED AREAS.**

*An area annexed to the city shall, upon annexation, assume the zoning classification determined by the city to be in compliance with the Comprehensive Plan and/or the City/County Urban Growth Management Agreement. The determination shall be made by the City Council upon receipt of a recommendation relative thereto from the City Planning Commission.*

## **URBAN GROWTH BOUNDARY AGREEMENT**

*F. As a part of any annexation process, the City shall rezone unincorporated lands within the Prineville Urban Growth Boundary Area from the current County Zoning to the appropriate City zoning in compliance with the Urban Area Comprehensive Plan.*

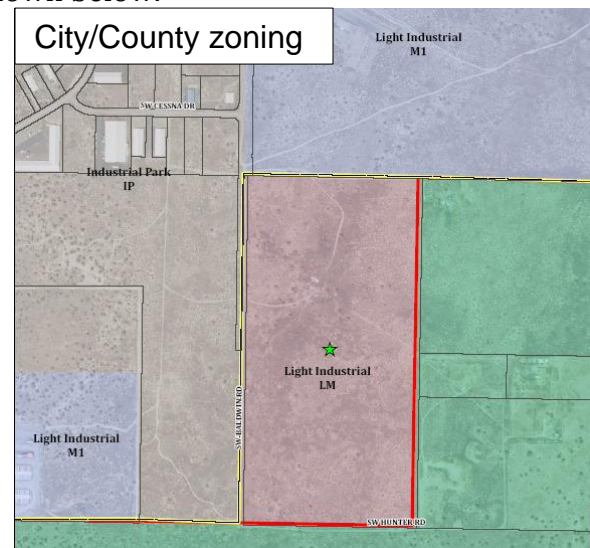
**Finding:** Per the City's zoning code (153.034); when a property petitions to annex the City Planning Commission shall make a recommendation to the City Council designating the zoning of the subject property.

The Urban Growth Boundary Agreement with the County requires us to comply with the comprehensive plan but also select an appropriate City zone based on the current County zone. Therefore the zoning determination is based on three factors; first the Comprehensive plan designation, second the current County zoning and third the surrounding City zoning and function of the area.

The current Comprehensive Plan zoning for the proposed property is Light Industrial and the current County zoning is Light Industrial as shown below.



City Comp Plan



**Staff Recommendation:** As with the property to the north staff recommends this property be zoned Light Industrial (M1) upon annexation to the City, based on the Comprehensive Plan, current zoning and no plans to expand the Industrial Park (IP) zone.