

## **ORDINANCE 247**

### **AN ORDINANCE AMENDING THE CITY OF DETROIT ZONING AND COMPREHENSIVE PLAN MAPS, RELATED TO APPLICATION FILE NO. CPMA ZC 2016-01 AND DECLARING AN EMERGENCY**

**WHEREAS**, the City of Detroit, on September 30, 2016, received an application for a zone change and comprehensive plan map amendment (File No. CPMA ZC 2016-01) to amend the plan designation and rezone an approximately 3.05-acre property, identified as Assessor's Map 105E01CB, Tax Lot 11900; and

**WHEREAS**, the subject property is located within the City of Detroit city limits, is designated as Commercial General (CG) on the Detroit Comprehensive Plan and Zoning Map; and

**WHEREAS**, the City received an application to change the Comprehensive Plan Map designation to Single Family Residential, and rezone the property to Single Family Residential (RS); and

**WHEREAS**, the Detroit City Council conducted a public hearing on November 8, 2016, at which time interested parties were given full opportunity to be present and heard on the proposed zone change and comprehensive plan map amendment; and

**WHEREAS**, at the close of the public hearing, the City Council voted to approve the request; and

**WHEREAS**, proper notice of the said public hearings was given to the public pursuant to applicable state statutes; and

**WHEREAS**, the City Council of the City of Detroit hereby adopts the findings of fact set forth in Exhibit A;

### **NOW, THEREFORE, THE CITY OF DETROIT DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The Comprehensive Plan Map designation for the subject property is hereby changed from Commercial General (CG) to Single Family Residential (RS), and the zoning of the property is hereby changed from Commercial General (CG) to Single Family Residential (RS).

**SECTION 2.** As a condition of the comprehensive plan/zone change, the applicant or future property owner shall comply with the conditions of approval found in Exhibit A of this Ordinance.

**SECTION 3.** EMERGENCY CLAUSE: This ordinance shall take effect immediately upon its passage by the Council.

**First read before the City Council of the City of Detroit on December 13, 2016.**

**Second reading by title before the City Council of the City of Detroit on December 13, 2016**

Passed by the Common Council of the City of Detroit, Oregon, this 13<sup>th</sup> Day of December, 2016.

Ayes\_\_\_\_ Nays\_\_\_\_ Absent\_\_\_\_

By: \_\_\_\_\_  
Christine Pavoni, City Recorder

Signed: \_\_\_\_\_  
James R. Trett, Acting Mayor