

ORDINANCE NO. 2112

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING MAP ON PROPERTIES LOCATED AT THE INTERSECTION OF TAYLOR ROAD AND NORTH HASKELL STREET AND 1777 EAST PINE STREET TO SUPPORT INCREASED HOUSING PRODUCTION.

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statutes (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City may amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
- D. The Minor Zoning Map Amendment includes the following changes:
 - a. Change the Civic zoning designation to Medium Mix Residential (MMR) on 0.9 acres at the corner of Taylor Road and North Haskell Street as shown in Exhibit A, including property identified on the Jackson County Assessor's Map as 37S 2W 03DC, Tax Lots 3402, 3603 (0.73 acres) and 37S 2W 10ab, Tax Lot 1300 (0.18 acres).
 - b. Change the Tourist and Office Professional (C-4) zone at 1777 East Pine Street (37S 2W 03D, Tax Lot 100) to the following and as shown in Exhibit B:
 - i. 7.9 acres to High Mix Residential (HMR)
 - ii. 5.5 acres to Medium Mix Residential (MMR)
 - iii. 8.23 acres to Employment Commercial (EC)
 - c. Extend the TOD Overlay boundary to include the property at 1777 East Pine Street (37S 2W 03D, Tax Lot 100) and a portion of the adjoining right-of-way as shown in Exhibit B.
- E. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Zoning Map and Zoning Code Text Amendments – Purpose and Chapter 17.05.010, Applications and Development Permit Review Procedures, the City has accepted an application and conducted the following duly advertised public hearings to consider the proposed amendment:

- a. Planning Commission hearing on February 6, 2024
 - b. City Council hearing on February 22, 2024.
- F. At the February 22, 2024 public hearing, the Council considered the staff report and all testimony and evidence in the record.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received in the record, the City Council adopts the City staff report dated February 22, 2024; the Findings of Fact and Conclusions of Law Sections 1, 2, 7, 8 and 9; and Planning Commission Resolution No. 917 including all exhibits thereto, and herein incorporated by reference; and determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City zoning map is hereby amended as set forth in Exhibit A and B which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.


Section 4. Effective date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage this 14th day of March, 2024.

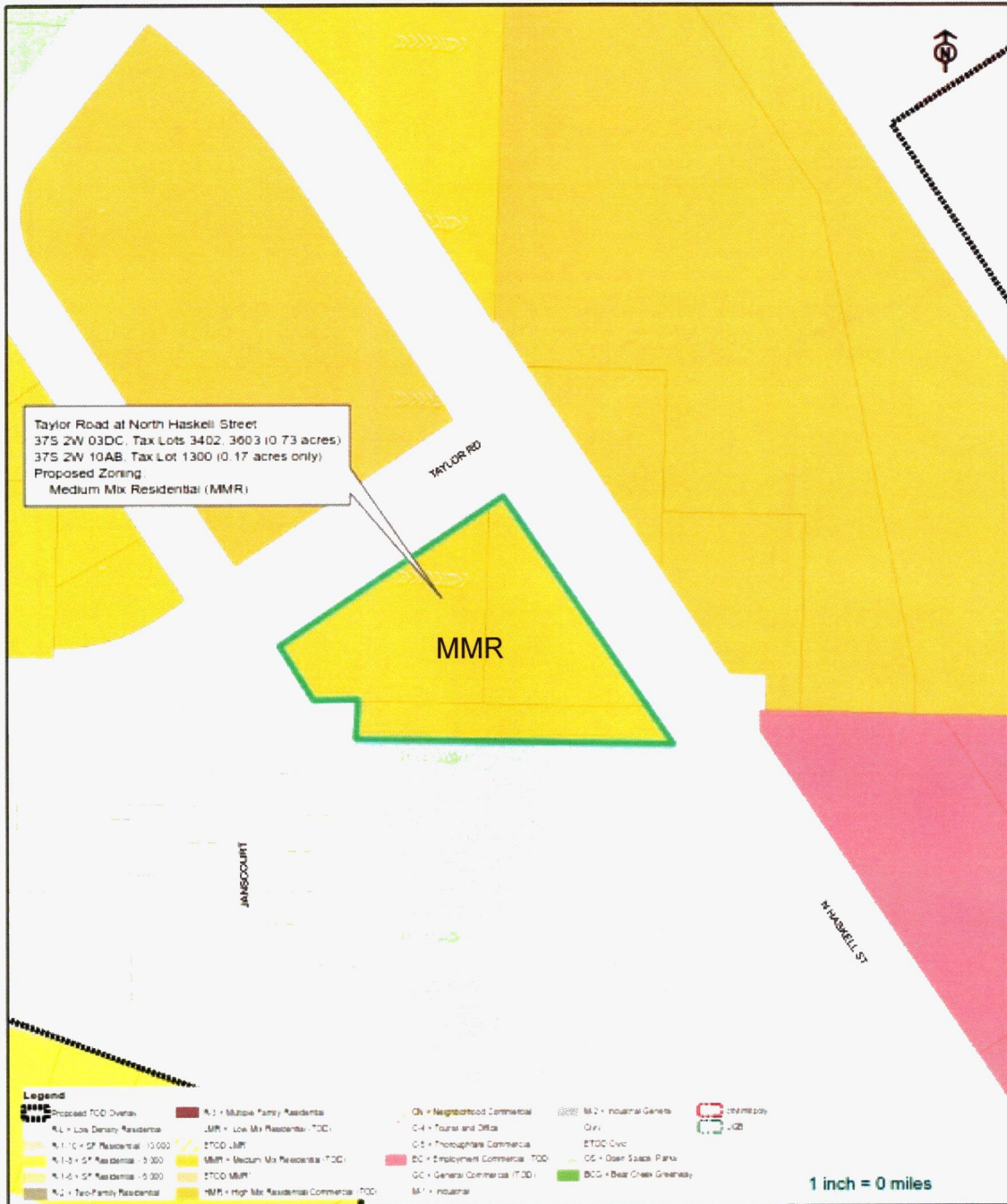



Mayor Hank Williams

ATTEST:



City Recorder

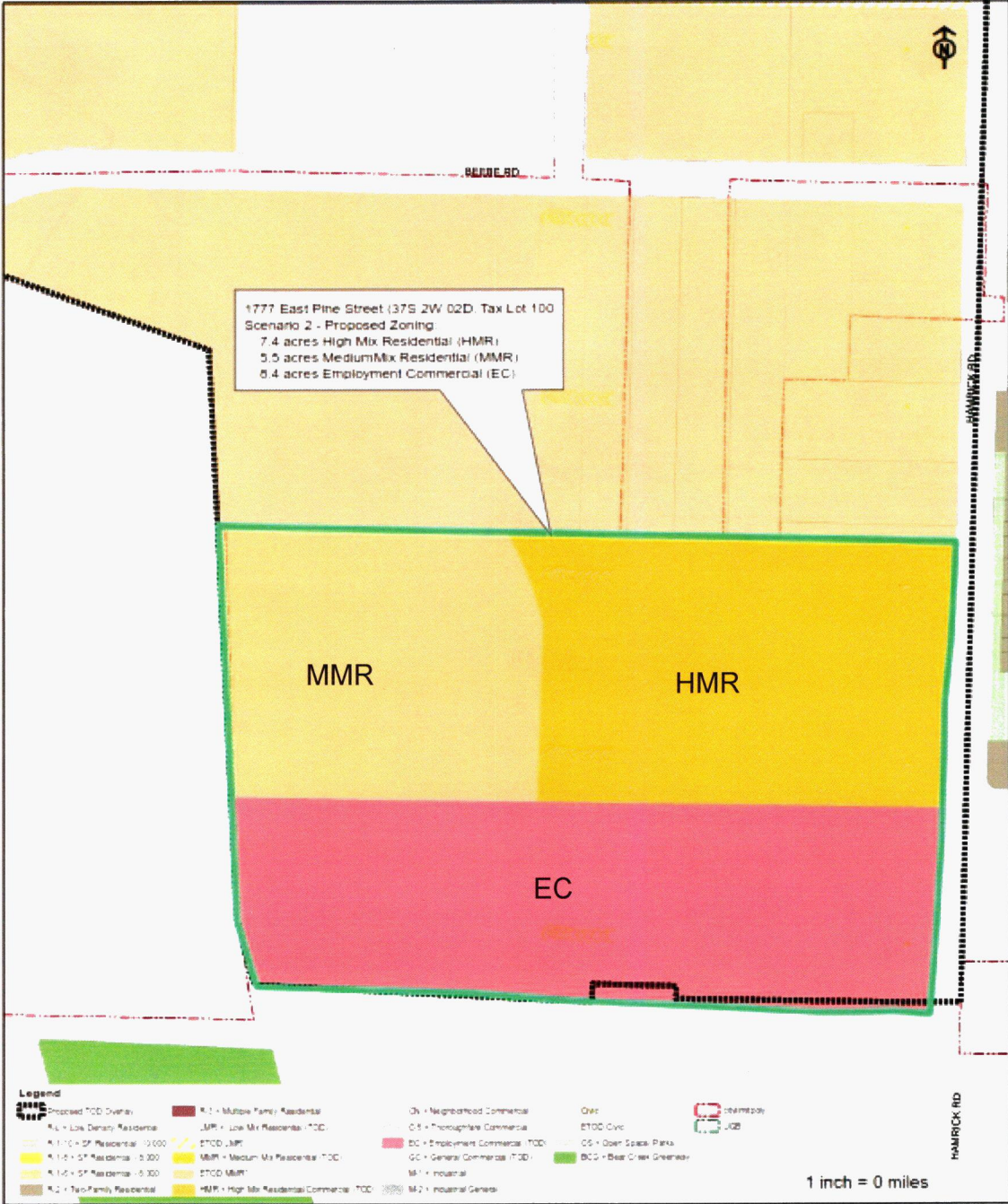




CENTRAL POINT

Official Zoning Map

City of Central Point, Oregon
 Proposed Amendment
 ZC-23001



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 Proposed Amendment
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