

ORDINANCE NO. 2003

AN ORDINANCE AMENDING THE CENTRAL POINT COMPREHENSIVE PLAN (MAP) FROM RESIDENTIAL LOW DENSITY TO CIVIC AND THE CITY ZONING MAP FROM R-1-6 AND PARK TO CIVIC FOR APPROXIMATELY FIVE ACRES LOCATED EAST OF SOUTH FOURTH STREET AND BETWEEN BUSH AND ASH STREETS. (37S2W11BA, TL 2200 and 37S2W11BB, TLs 6300, 8200, 8300 & 8301)

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (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. 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(s):
  - a) Planning Commission hearing on January 6, 2015
  - b) City Council hearings on January 22, 2015 and February 12, 2015.

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

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan (Map) is hereby amended as set forth in Exhibit 1 which is attached hereto and by this reference incorporated herein.

Section 3. The City zoning map is hereby amended as set forth in Exhibit 2 which is attached hereto and by this reference incorporated herein.

Section 4. 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.

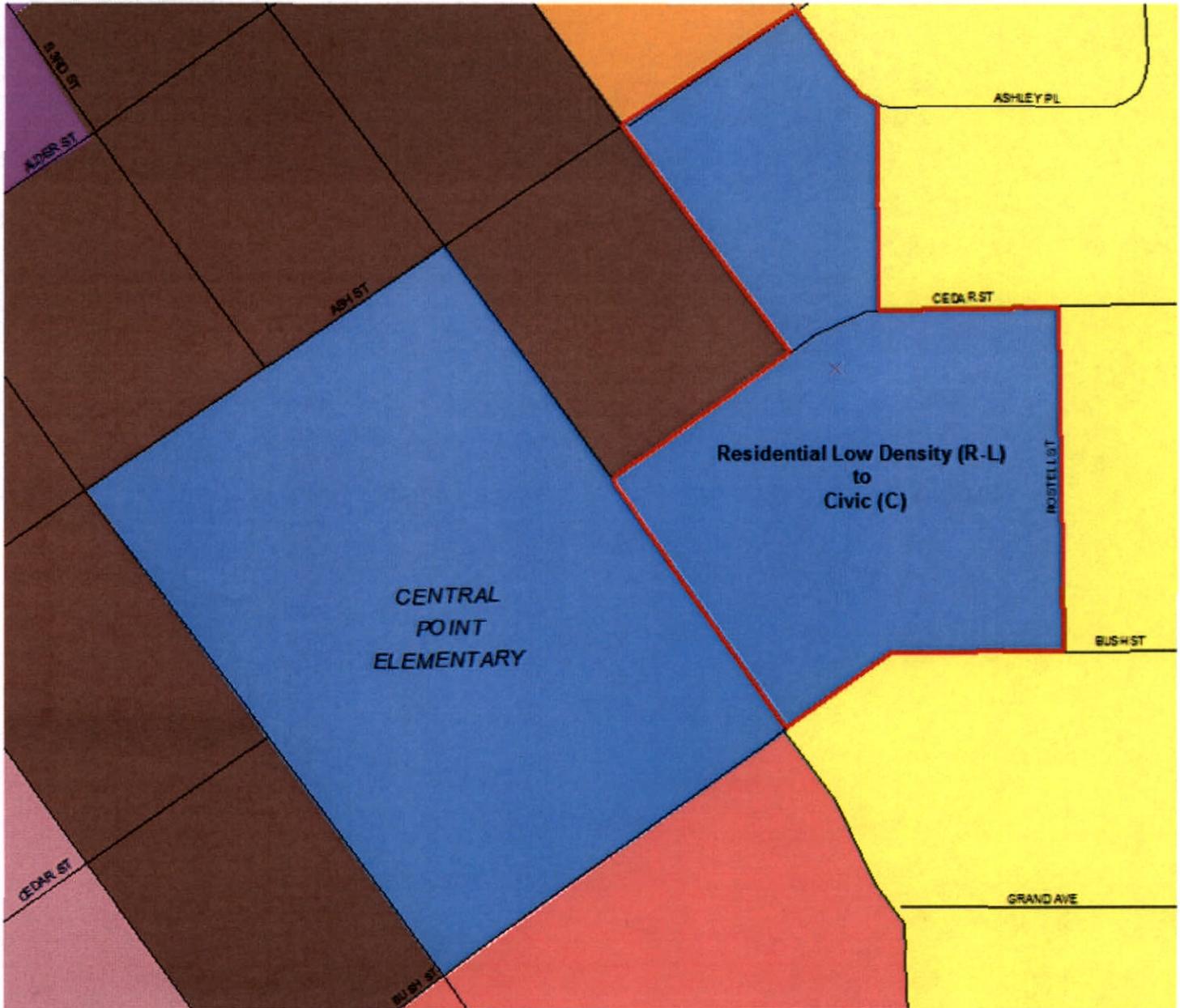
Section 5. Effective date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage this 12<sup>th</sup> day of February, 2015.

  
\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

  
\_\_\_\_\_  
City Recorder



**Legend**

== UGB

**Mixed Use**

- TOD Corridor
- TOD District

**East Side TOD**

- Civic\* (C)
- Low Mix\* (LMR)
- Medium Mix\* (MMR)

**Residential**

- Very Low Density
- Low Density
- Medium Density
- High Density

**Commercial**

- Neighborhood Convenience Center
- Tourist and Office Professional
- Thoroughfare Commercial

**Industrial**

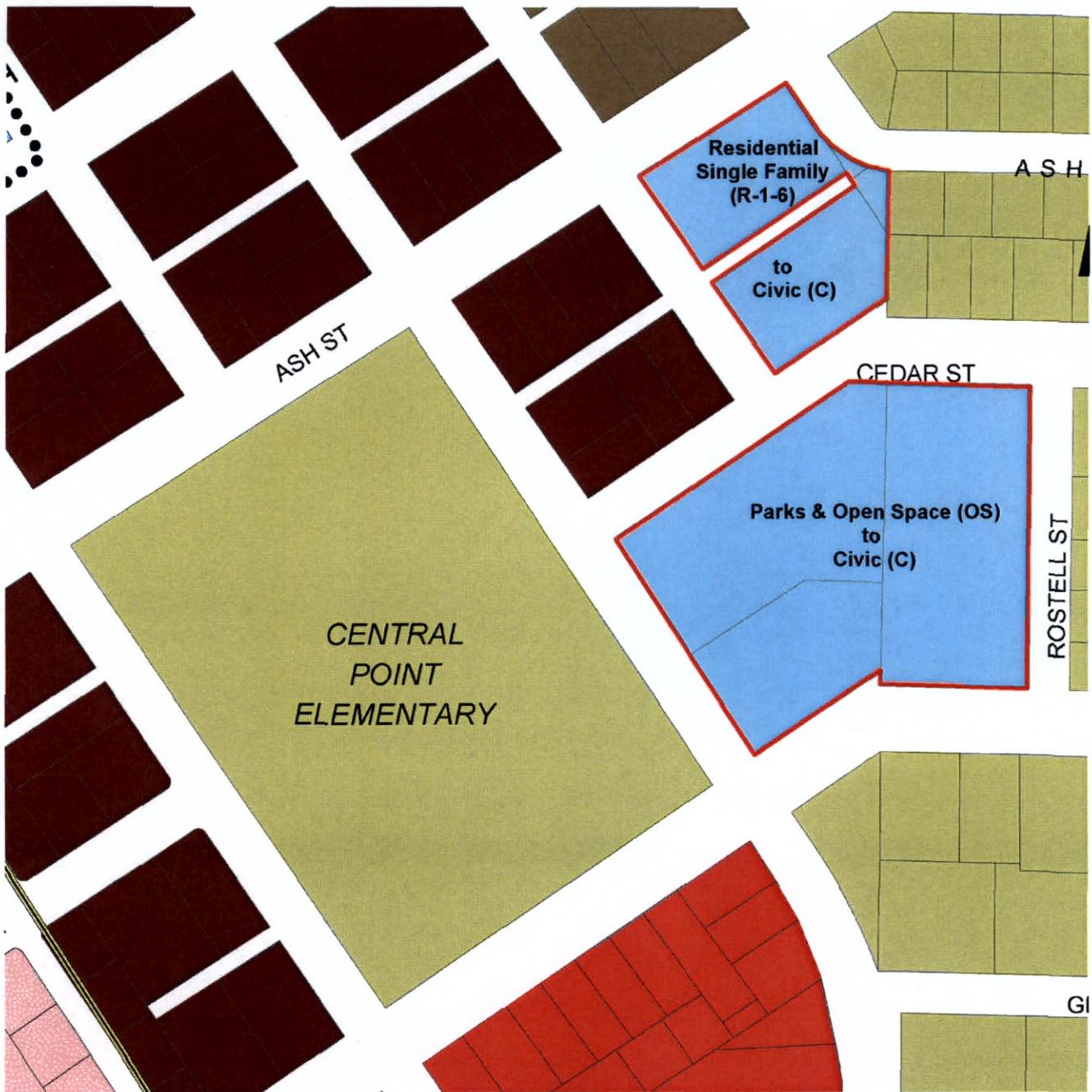
- Light
- General

**Civic and Open Space**

- Parks and Open Space
- Civic

\*All development with the ETOD subject to special conditions per OPMC Section 17.65.25(A), ETOD Trip Cap.

**Comprehensive Land Use Plan  
2008-2030**

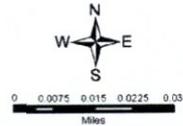


# CENTRAL POINT Zoning Map

Population 17,235

Source: City of Central Point Planning Department, Jackson County Simultopia  
 This map is intended for graphic display and reference purposes only. Some parcels are not represented in this map.  
 MHO 29 OCT 2012  
 City Planning 24x18 3rd ed

Legend	
	BCO = Bear Creek Overlook
	C-2 (M) = Commercial - Medical District
	C-4 = Tourist and Office
	C-6 = Thoroughfare Commercial
	CN = Neighborhood Commercial
	Civic (TOD)
	EC = Employment Commercial (TOD)
	GC = General Commercial (TOD)
	HMR = High Mix Residential/Commercial (TOD)
	LMR = Low Mix Residential (TOD)
	M-1 = Industrial
	M-2 = Industrial General
	MME = Medium Mix Residential (TOD)
	OS = Open Space (TOD)
	R-3 = Multiple Family Residential
	R-2 = Two-Family Residential
	R-1-6 = SF Residential - 6,000
	R-1-8 = SF Residential - 8,000
	R-1-10 = SF Residential - 10,000
	RL = Low Density Residential



	City Hall/Police		Parks
	Fire Department		UGB
	TOD Corridor		citylimits
	TOD District		
	Highway 99		
	Streams		
	Railroad		