

**ORDINANCE NO. 2020-962-O**

**AN ORDINANCE FOR A ZONE CHANGE OF 1.03 ACRES FROM HIGHWAY COMMERCIAL (CH) TO MULTIPLE-FAMILY – HIGH DENSITY RESIDENTIAL (RM-HD), FOR PROPERTY LOCATED ALONG S. PACIFIC HWY. AND AT 441 TALENT AVE.**

WHEREAS: The City Council finds the proposed zone change (zoning map amendment) is consistent with the City's Comprehensive Plan and identified High Density Residential (RH) designation.

WHEREAS: The City Council finds that the applicant participated in a pre-application meeting, as required under TMC 18.190.080(C), on October 16, 2019 as evidenced in the record and on the land use application.

WHEREAS: The City Council finds the proposed Zoning Map designation is consistent with the Residential High Density (RH) designation on adjacent lands.

WHEREAS: The City Council finds that proposed Zoning Map amendment application was duly noticed in the Mail Tribune and to property owners within 250 feet on April 4, 2020.

WHEREAS: The City Council is considering this application in conjunction with file CPA 2019-002. An approval of file REZ 2019-001 can be made subsequent to an approval of file CPA 2019-002.

WHEREAS: The Planning Commission recommended approval of the proposed zone change during a public hearing held on March 10, 2020.

**THE CITY OF TALENT ORDAINS AS FOLLOWS:**

SECTION 1. REZONING: That the zoning designation of the westerly 1.03 acres of Tax Lot 5800, Jackson County Map Number 381W-26AA, as shown on the map labeled as Exhibit A, attached, be changed from Highway Commercial (CH) to Multiple-Family – High-Density Residential (RM-HD).

SECTION 2. That the proposed rezoning as described herein has been advertised and publicly noticed in accordance with TMC 18.190.060.

SECTION 3. Under the provisions of the 2017 Talent Charter, Chapter VIII, Section 33, the provisions of this ordinance shall take effect 30 days after adoption.

Duly enacted by the City Council in open session on May 6, 2020 by the following vote:

AYES: 6

NAYS: 0

ABSTAIN: 0

ABSENT: 0

  
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Gabriella Shahi, City Recorder