

**IN AND FOR THE CITY OF BROOKINGS  
STATE OF OREGON**

**An ordinance amending the comprehensive plan designation on a 553± acre parcel of land and the adjoining Highway 101 frontage including 1,600± feet of Highway 101 and rezoning the parcel MPD (Master Plan Development) on that certain property described below.** )  
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) *ORDINANCE NO. 03-O-558*  
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Sections:

**Introduction.**

- Section 1. Comprehensive Plan designation to Master Plan Area.**
- Section 2. Zoning Map amendment to Master Plan Development.**

**WHEREAS**, a public hearing was held on July 14, 2003 before the Brookings City Council for the purpose of considering a Comprehensive Plan change from an Open Space designation to a Master Plan Area designation and a zone change from P/OS (Public Open Space) to MPD (Master Plan Development) on three parcels of land totaling 553 acres, the highway frontage along the subject property and 1,600 feet of the highway north of Carpenterville Road, located within the northerly city limits; (identified as Assessor's Map No. 40-14 & index, Tax Lots 2401, 2402 and a portion of 2403.

**WHEREAS**, the subject property was designated as a Master Plan Area when brought into the urban growth boundary, requiring the a master plan of development for the entire property be approved prior to any urban development; and

**WHEREAS**, the city ordinances require that a city zone be placed on any property annexed into the city at the time of annexation; and

**WHEREAS**, when the subject property was annexed to the city, the city did not have a zone equivalent to or requiring a master plan of development and therefore the city's P/OS (Public Open Space) Zone was placed on the property as a holding zone; and

**WHEREAS**, the city has now adopted a new zone titled Master Plan Development (MPD) District that provides for the process of creating and adopting a master plan of development and has adopted a Comprehensive Plan amendment to create a land use designation of Master Plan Area, at the conclusion of said public hearing, after consideration and discussion, the Brookings City Council, upon a motion duly seconded, did vote in the majority to place the MPD Zone over the subject property and instructed staff to prepare a Final Order to that effect;

The city of Brookings ordains as follows:

Section 1. Amendment to the Comprehensive Plan to designate property Master Plan Area. The Comprehensive Plan of the City of Brookings is amended to show that the property described in Attachment A and shown in Attachment B is designated as Master Plan Area.

Section 2. Amendment to the Zoning Map to designate property Master Plan Development (MPD). The Zoning Map of the City of Brookings is amended to show that the property described in Attachment A and shown in Attachment B is zoned Master Plan Development (MPD).

(See Attachment A and B)

First Reading: July 14, 2003  
Second Reading: July 14, 2003  
Passage: July 14, 2003  
Effective Date: August 13, 2003

**Signed** by me in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_ 2003

Original signed by Bob Hagbom  
Bob Hagbom, Mayor

ATTEST:

\_\_\_\_\_  
Paul Hughes, Finance Director/Recorder

