



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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**NOTICE OF PENDING ADMINISTRATIVE DECISION  
PLANNED DEVELOPMENT AMENDMENT (MINOR), THREE MILE LANE  
DEVELOPMENT REVIEW, & LANDSCAPE PLAN REVIEW  
2445 NE CUMULUS AVENUE**

NOTICE IS HEREBY GIVEN that applications have been submitted to the McMinnville Planning Department to be reviewed as a minor amendment to an existing Planned Development Overlay District and for consistency with the Three Mile Lane Development standards and landscape plan review criteria. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding these applications prior to a decision by the Planning Director. Please contact Chuck Darnell with any questions at (503) 434-7330.

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**DOCKET NUMBER:** PDA 3-19 / TML 4-19 / L 33-19 (Planned Development Amendment, Three Mile Lane Development Review, and Landscape Plan Review)

**REQUEST:** The applicant is requesting the approval of three concurrent actions. The actions include:

- 1) Planned Development Amendment for approval of a minor amendment to an existing Planned Development Overlay District's approved master plan to allow for an additional vehicular access drive onto the adjacent street (Dunn Place).
- 2) Three Mile Lane Development review to allow the construction of a new medical clinic building and associated site improvements.
- 3) Landscape Plan Review for the landscaping of the medical clinic building site and the adjacent right-of-ways.

**APPLICANT:** Zach Pelz, AKS Engineering & Forestry, LLC, on behalf of property owner M2HB, LLC

**SITE LOCATION(S):** 2445 NE Cumulus Avenue  
(see attached map)

**MAP & TAX LOT(S):** R4422CD01800

**ZONE(S):** C-3 (General Commercial)

**MMC REQUIREMENTS:** McMinnville Municipal Code (MMC), Sections 17.57.070(B), 17.58.090 & 17.74.070; Ordinance No. 4719 (Planned Development Overlay District); Ordinance Nos. 4131 and 4572 (Three Mile Lane Planned Development Overlay District).  
(see reverse side for specific review criteria)

**NOTICE DATE:** February 6, 2020

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Persons are invited to register any statement in person, by attorney, or by mail to the McMinnville Planning Department to assist the Planning Director in making a decision on these applications. Should you wish to submit comments or testimony on these applications, please call the Planning Department office at (503) 434-7311, or forward them by mail to 231 NE Fifth Street, McMinnville, OR 97128, or by email to [chuck.darnell@mcminnvilleoregon.gov](mailto:chuck.darnell@mcminnvilleoregon.gov).

Alternatively, during this comment period, you may request that the application be considered at a public hearing before the McMinnville Planning Commission. A request for hearing must state the basis for the request.

**COMMENTS OR A REQUEST FOR HEARING MUST BE RECEIVED NO LATER THAN  
5:00 pm, February 20, 2020**

If a request for hearing has not been received, the Planning Director will issue a decision within 30 days following the close of the comment period. Notice of the decision will be provided to the applicant and any person who submitted comments during the comment period. The Planning Director's decision may be appealed to the Planning Commission within 15 days of the date the notice of decision is mailed, in accordance with Section 17.72.170 of the Zoning Ordinance. Any appeal shall set forth the basis for the appeal.

Issues which may provide the basis for an appeal to the Land Use Board of Appeals (LUBA) shall be raised in writing prior to the expiration of the comment period and shall be raised with sufficient specificity to enable the decision-maker to respond to the issue.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5<sup>th</sup> Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov).

**REVIEW CRITERIA:**

**McMinnville Municipal Code (MMC)**

MMC, Section 17.57.070 Area Determination—Planning factors (Landscape Plan Review). [...]

- B. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:
1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.
  2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
  3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.
  4. The development and use of islands and plantings therein to break up parking areas.
  5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.
  6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

MMC, Section 17.58.090 Street Tree Standards

All applicable criteria found in Section 17.58.090 shall apply to this request.

MMC, Section 17.74.070: Planned Development Amendment - Review Criteria.

An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Major changes to an adopted site plan shall be processed in accordance with Section 17.72.120, and include the following:

- An increase in the amount of land within the subject site;
- An increase in density including the number of housing units;
- A reduction in the amount of open space; or
- Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas and access.

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- The plan can be completed within a reasonable period of time;
- The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

## Planned Development Overlay Ordinances

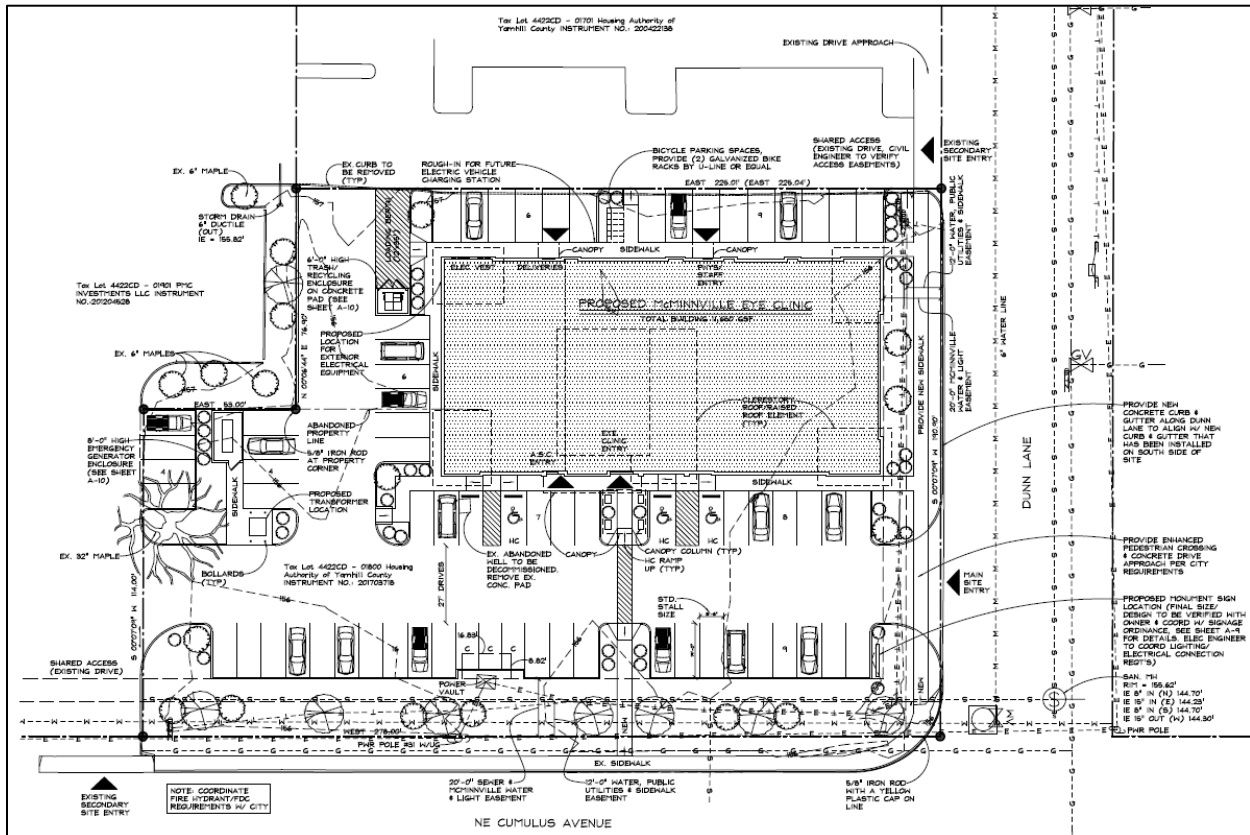
### Ordinance No. 4719

All applicable criteria found in Planned Development Ordinances 4719 shall apply to this request.

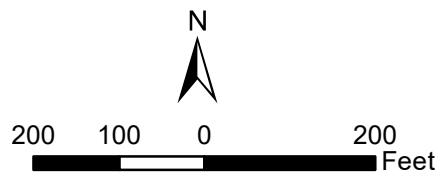
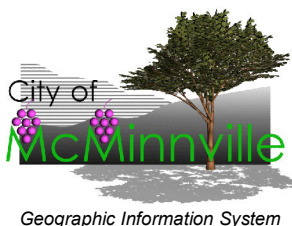
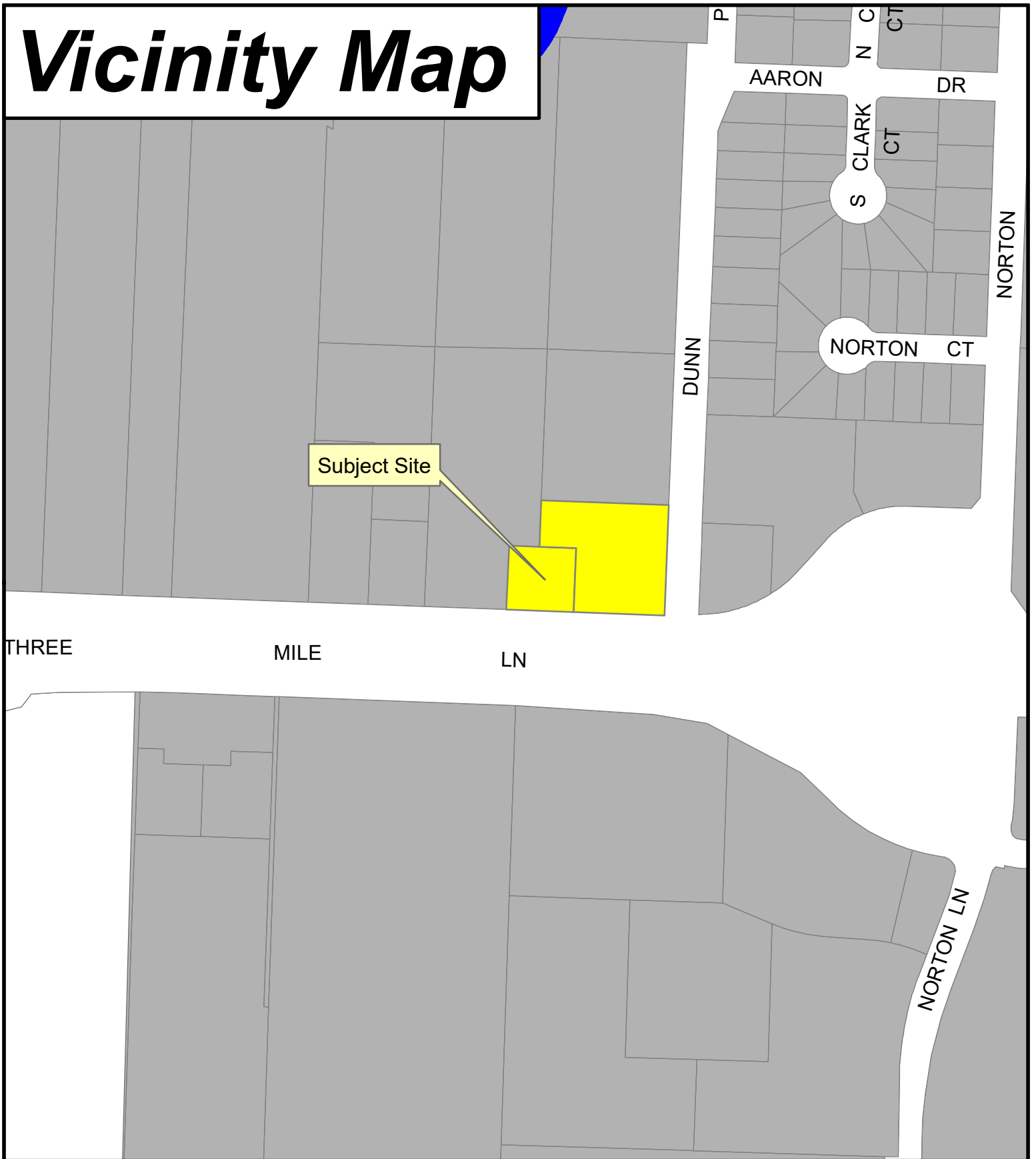
### Ordinance Nos. 4131 and 4572 (Three Mile Lane Planned Development Overlay):

All applicable standards and policies in Ordinance Nos. 4131 and 4572 apply to this request. Specifically, Section 4 (Policies) and Section 5 (Signs) of Ordinance No. 4572

## SITE PLAN:



# Vicinity Map



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Planning Department  
231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311