

Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

509-20-000353-Plng

Office Use Only:	
File No.	CU 3-20
Date Received	6/25/2020
Fee	2325.00
Receipt No.	
Received by	SA

Conditional Use Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Blair Goldstein Phone (818) 914-8588

Contact Name _____ Phone (503) 746-3171
(If different than above)

Address 18096 SW Handley St.

City, State, Zip Sherwood, OR 97140

Contact Email Blair.Goldstein@B2CommunityCare.com

Property Owner Information

Property Owner Name Dean Klaus Phone (503) 435-9261
(If different than above)

Contact Name _____ Phone _____

Address 450 NW 7th St.

City, State, Zip McMinnville OR 97128

Contact Email DKlaus7@MSU.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 2270 McDaniel Lane

Assessor Map No. R4 916 - AD - 02700 Total Site Area 1.07 Acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C-3

1. State nature of the request in detail: The request is to utilize the space for the purpose of an (adult day care) center, with the purpose of assisting clients in community integration & socialization. Our proposal is to change the use of the space to an I-4 classification in which an adult day care or day care by other means should be allowed with the filing and acceptance of a Conditional Use application process. When accepted we will provide services to the developmentally disabled adults of our community.
2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance: The plan will be consistent with the comprehensive plans of McMinnville's zoning ordinance, due to the necessary steps of following a conditional use application process for any zoning being required for an adult day care center or any other day care center. This is rather than a simple change of use application process for a C-1, C-2 or C-3 classified building. The plans have followed all requirements for neighborhood meetings, notices, announcements and allowances for objection or suggestions for alterations to the original use plan.
3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development: As the property stands, it will be mostly maintained aside from a minor structural adjustment there will be no alteration to the existing surrounding areas. There may in fact be a decrease in the impact on traffic flow due to the previously listed usage being a therapist/clinicians office. Our new project will provide transportation to clients reducing the number of vehicle trips to the area to simply staff and company vehicles. There will be a positive impact to the surrounding community due to the business model and strategy for client integration.

4. Describe what impact the proposed development may have on the livability, value, or appropriate development of abutting properties or the surrounding area when compared to the impact of permitted development that is not classified as conditional: When compared to the impact of a regularly permitted use, our conditionally appropriate use would not have a significant impact. As it is understood an adult day care center or any day care center for that matter is listed as a conditional use. This conditional use would actually have a positive impact in the direct surrounding area more so than a regularly permitted use. This would be due to our staff & business model to integrate our clients into the community & assist them with activities and outings, on which they will spend their money, willingly, and boost local economic surplus. It can be said that the impact that would be had on abutting properties would either be positive or null.

5. Describe how the location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants: The setting & property is essentially flawless, aside from a requirement for fire safety code regulations for our implementation of an Egress door in all rooms in which care is provided, there will be no changes. We will be simply adding/altering three windows to be doors, there will be no effect or disruption of the surrounding area. The setting provided for our conditionally appropriated use fits all of the needs of the business perfectly, there are multiple large rooms, several smaller rooms for individualized or small group care or projects and there is even a complete kitchen area with two rather large bathrooms with an abundance of space & ADA capabilities for DD adults.

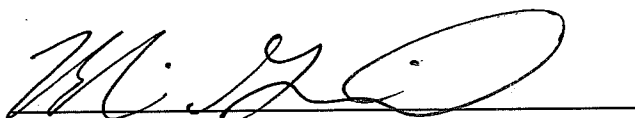
6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how? It is our goal to make as few alterations possible to the existing features & site. That being said, I do not believe there are preservable or environmental assets within the property, if there are we have not been made aware by the owners who have signed off on all projects through this point.

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: There are no motives to do such property value alterations or speculations of inflation or deflation. Our ownership has signed a tentative lease pending acceptance of a conditional use application and the proceeding of operations. This lease is a term of five years with an option known to managing partners.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), clearly showing existing and proposed features within, and adjacent to, the subject site, such as: Access; lot and street lines with dimensions; distances from property lines to structures; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the property, preferably taken from deed.
- Compliance of Neighborhood Meeting Requirements.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

6/23/2020
Date


Property Owner's Signature

6/24/2020
Date

HWY. 99W

Service/Gas Station

Wendy's

184'

McDaniel Lane

B² Community Care

2270 McDaniel Lane

DMV

Landscape Yard

Additional Parking

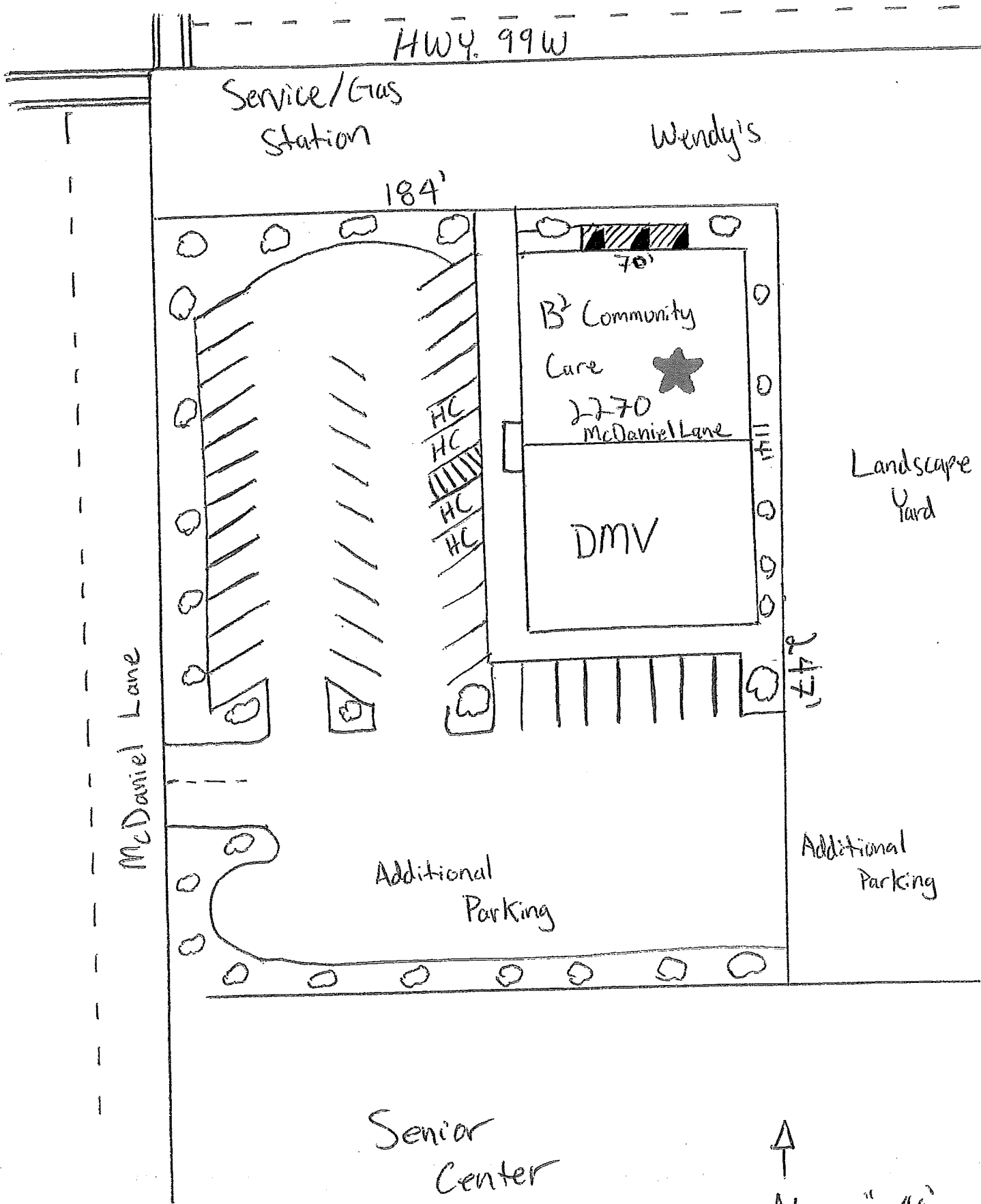
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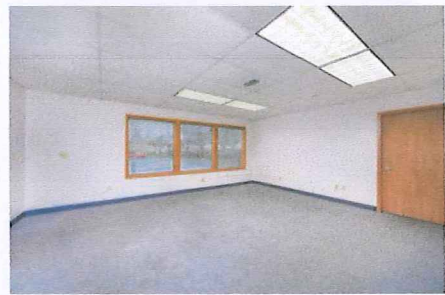
Senior Center

↑
N 1" = 40'

▲ - Window to Door Conversion

▨ - Concrete Slab/Walkway addition





This turnkey office space located in desirable McMinnville location has plenty of onsite parking, ten private rooms, 2 ADA bathrooms, breakroom and plenty of common area. Lobby is bright and spacious. Landlord will paint and install new carpet with signed lease. Shown by appointment only.

Listing agent must be present at showing.

Mike Morris, Broker

Direct: 971-241-3847

Mike@MillerConsultingGroup.net

Mary Martin Miller, CCIM

Owner/Principal Broker

Miller Consulting Group, LLC

Direct: 503-740-9200

Email: mary@millerconsultinggroup.net

Licensed in the State of Oregon



MILLER CONSULTING GROUP, LLC

COMMERCIAL AND INVESTMENT REAL ESTATE SERVICES

Information contained herein has been obtained from the owner of the property or other sources that are deemed to be reliable. There is no reason to doubt the accuracy, but it is not guaranteed.



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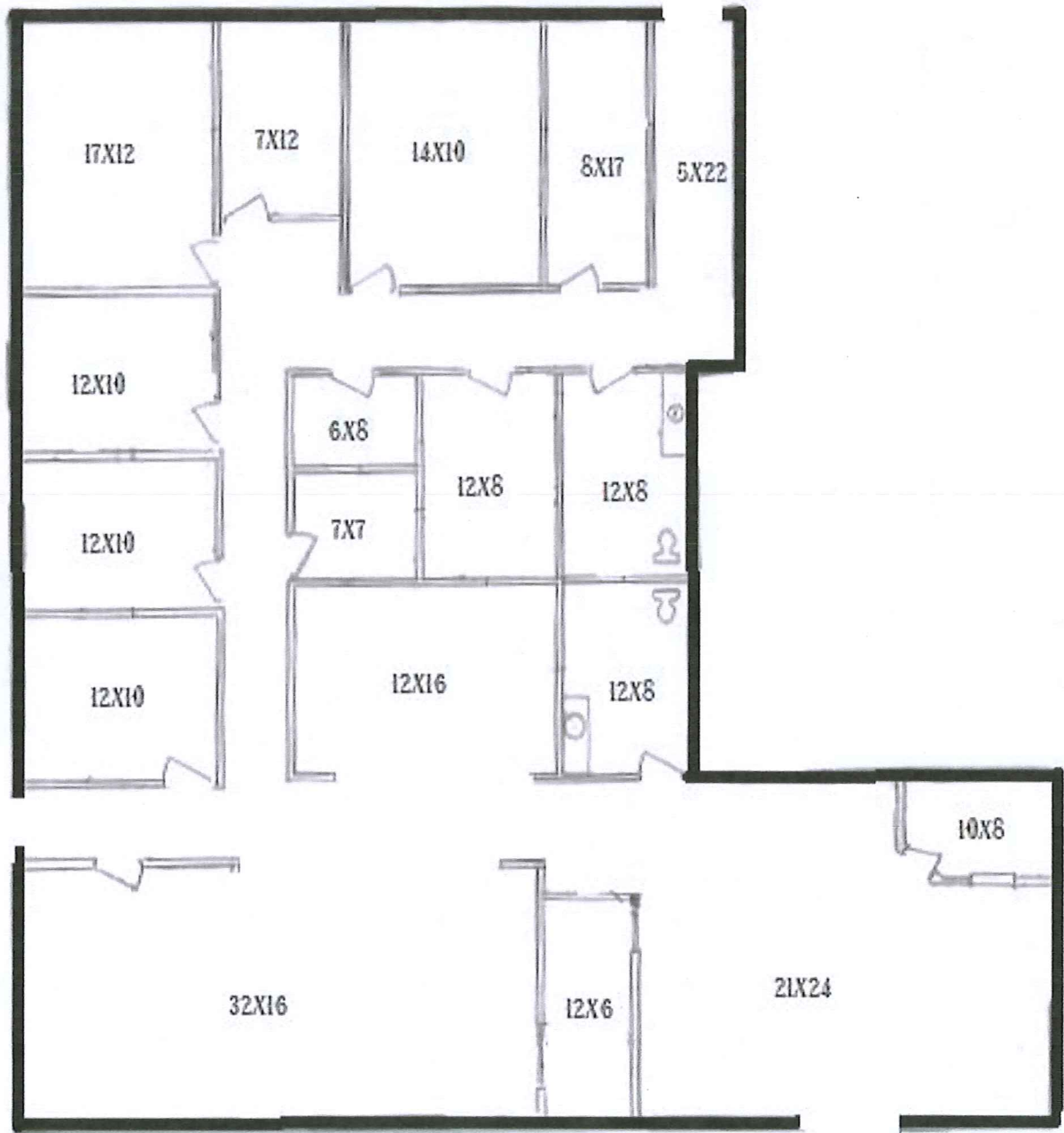
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B² Community Care LLC
Neighborhood Meeting Summary & Proposal Adjustment
June 9th,2020 Meeting Summary:

Entailed is a completed summary of the neighborhood meeting that was held on this conditional use applicant's behalf. Upon arrival and installment of the notification of signage and postings according to requirements received by the city of McMinnville the applicant allowed for the proper time to pass prior to removing the required signage and exiting the building. The applicants allowed for an additional fifteen minutes for any persons who may have been late to come into the meeting and state their purposes or ask questions about the proposal. Following the required thirty-minute time frame and then the additional fifteen-minute grace period allowed by the applicant it was determined by the witness and the ownership that there would be no attendees or obstacles to proceed with our plans as they are. This is following our required posting of the signage on the right-of-way to the entrance of the property's driveway or entrance. Included with this are the photos of the posted signage required and additional safety mitigation techniques addressed by ownership and management to alleviate risks of contracting the COVID-19 virus due to the timing of the held meeting.

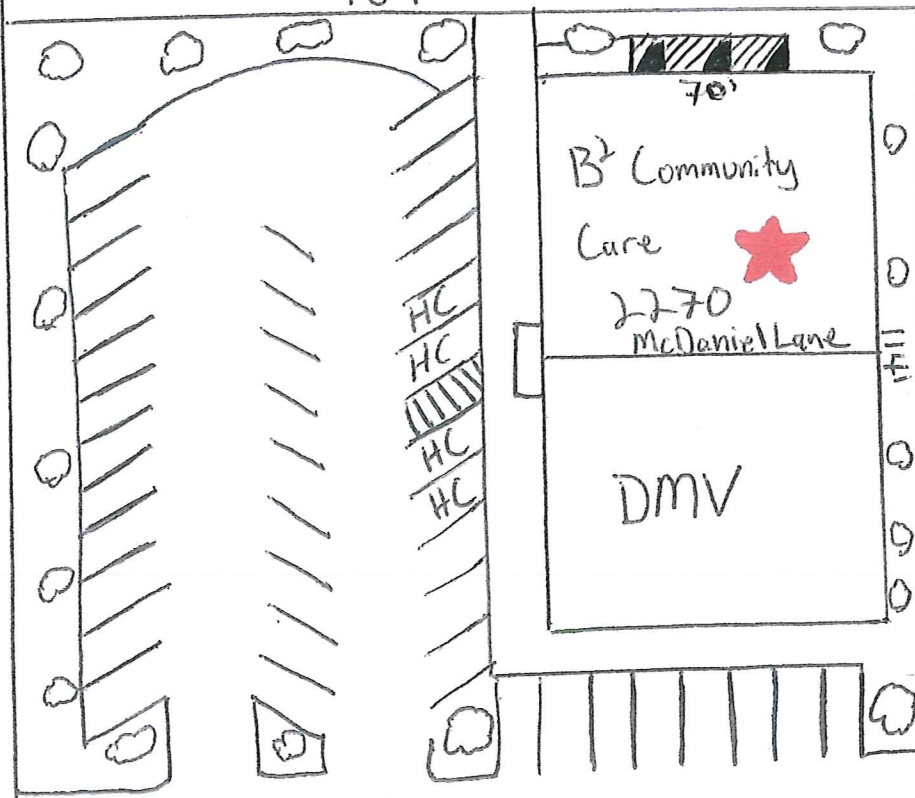
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Service/Gas Station

Wendy's

184'

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Additional Parking

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Senior Center



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Attn:	Mailing Address	City	State	Zip
	PO BOX 14769	PORTLAND	OR	97214
	1140 NW SHADYWOOD ST	MCMINNVILLE	OR	97128
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LAND AND PROPERTIES	101 N TRYON ST	CHARLOTTE	NC	28255
	535 NE 5TH ST	MCMINNVILLE	OR	97128
	6035 SE SHERMAN ST	PORTLAND	OR	97215
	676 MORNING VIEW CT	MCMINNVILLE	OR	97128
	6035 SE SHERMAN ST	PORTLAND	OR	97215
FOURIER JAN J & FRANCES N 1/2	PO BOX 907	LAFAYETTE	OR	97127
	1701 WOODLAND TERRACE	LAKE OSWEGO	OR	97034
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PLANNING DEPARTMENT	231 NE 5TH ST	MCMINNVILLE	OR	97128

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Public Land Usage

Meetings @ 6PM

- This meeting is open to the public and all are welcome to provide their input on the proposed usage at hand.
- We welcome all McMinnville citizens to join us as we discuss our proposal and offer a time for your thoughts on our up and coming project to be voiced.
- Please join us inside for more information regarding the proposed usage posted on the Right-of-way at the entrance to this parking lot!

COVID-19 Phase 2

Guidelines for Meeting:

Phase 2: Higher-risk activities

After 21 days in Phase 1, counties that meet specific prerequisites may be able to enter Phase 2. Subject to public health guidelines, physical distancing, gathering size limits, and sanitization guidelines, this includes: recreational sports; pools; venues like movie theaters, bowling alleys, and arcades; some additional in-office work; bars and restaurants able to stay open until midnight; social, civic, and faith-based gatherings can meet in larger, **physically-distanced groups**.

- **Rest assured that Yamhill County meets these requirements and has been approved to enter this second Phase of the opening process of the Governors order as of 6/6/2020 per our resources at Oregon.gov**



FUTURE LAND USAGE PROPOSAL & MEETING INFORMATION

B Community Care LLC
2270 McDaniel Lane, Melomahle, OR 97128
Site Proposal

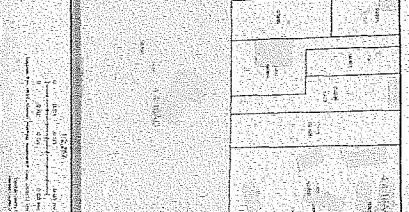
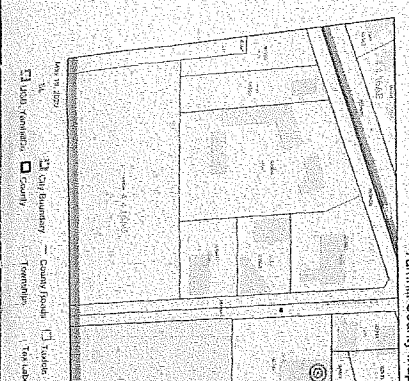
May 19th 2020

Dear neighboring citizens, neighbors and the community:
Developmental, technical and financial information and any other information for the development and construction of the proposed program to be provided by the City of Astoria, the future development for the property located at 2270 McDaniel Lane, OR 97128. It is requested that you provide any information that you can to assist us in our efforts to provide the best possible service to the community. We are currently in the process of preparing a site plan and other documents for the proposed program. We are currently in the process of preparing a site plan and other documents for the proposed program. We are currently in the process of preparing a site plan and other documents for the proposed program.

Alternative Communicative Formats Due to COVID-19 Concerns:

Please advise us if you are unable to attend the meeting and we will provide you with alternative options. If you are unable to attend the meeting, we will provide you with alternative options. If you are unable to attend the meeting, we will provide you with alternative options. If you are unable to attend the meeting, we will provide you with alternative options. If you are unable to attend the meeting, we will provide you with alternative options.

B2CommunityCare@gmail.com



NEIGHBORHOOD MEETING

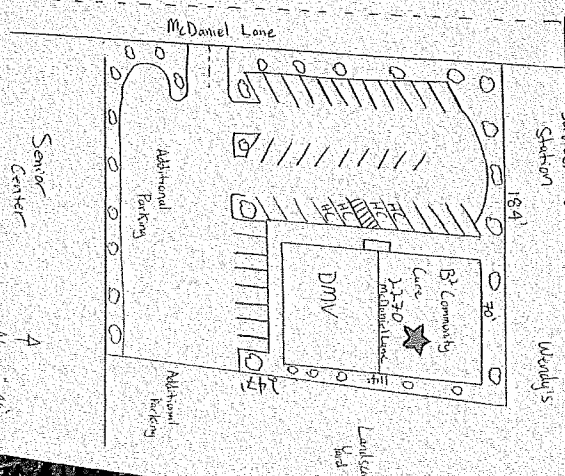
FUTURE LAND USE APPLICATION

Meeting Information

Meeting Location:

Meeting Time:

Contact Information:



ATTENTION!!
POSTED THIS
DATE TUESDAY
MAY 19TH 2020

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