



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

**NOTICE OF PENDING ADMINISTRATIVE DECISION
TENTATIVE PARTITION
1755 SW BAKER STREET**

NOTICE IS HEREBY GIVEN that an application for a partition of land has been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comment regarding this application prior to a decision by the Planning Director. Please contact Chuck Darnell with any questions at (503) 434-7311.

DOCKET NUMBER: MP 3-20 (Tentative Partition)

REQUEST: Approval to partition an approximately 0.96 acre parcel of land into two (2) parcels approximately 0.396 and 0.566 acres in size to allow for two separate development projects north and south of a shared access, parking, and circulation area on the subject site. The subject site is located at 1755 SW Baker Street and is also identified as Tax Lot 300, Section , T.4 S., R. 4 W., W.M.

APPLICANT: National Urgent Care Development LLC, on behalf of property owner Michael A Wilson Trust

SITE LOCATION(S): 1755 SW Baker Street (see attached map)

MAP & TAX LOT(S): R4429BD00300

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

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Chapter 17.33 and Chapter 17.53 (see reverse side for specific review criteria)

NOTICE DATE: July 31, 2020

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 this application. Should you wish to submit comments or testimony on this application, 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.

Alternatively, 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. (Please see MMC Section 17.72.120).

Appeals of the Planning Director decision need to be made to the Planning Commission. Failure to raise an issue in person or by letter precludes appeals to the Planning Commission on this issue. (Please see MMC Section 17.72.170)

**COMMENTS OR REQUESTS FOR HEARING MUST BE RECIVED NO LATER THAN
5:00 pm, AUGUST 14, 2020**

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

REVIEW CRITERIA:

MMC Chapter 17.53 (Land Division Standards):

All applicable standards and criteria Chapter 17.53 apply to this request. In particular, the following sections of Chapter 17.53 apply to this request:

- 17.53.060 – Submission of Tentative Partition Plat
- 17.53.105 – Lots
- 17.53.100-140 – Approval of Streets and Ways
- 17.53.150-153 – Improvements

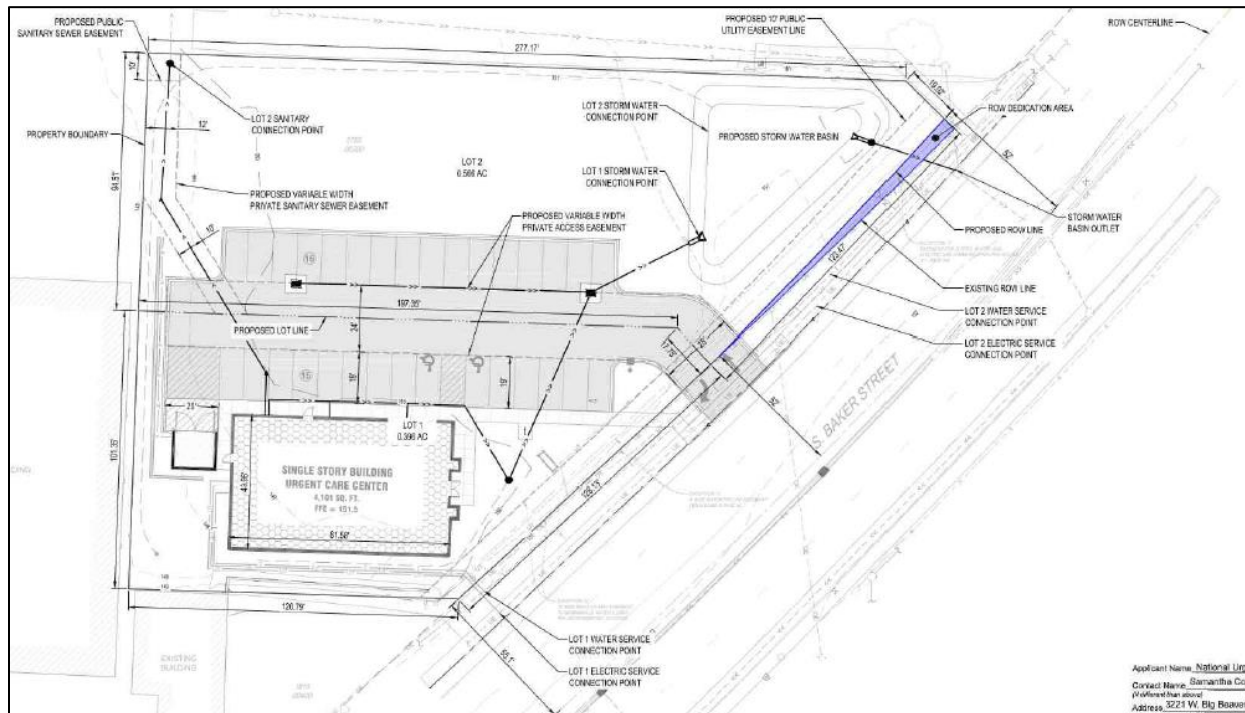
MMC Chapter 17.33 (C-3 General Commercial Zone):

All applicable standards and criteria in Chapter 17.33 apply to this request.

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

PROPOSED PARTITION PLAN:



Vicinity Map

