



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

PUBLIC HEARING NOTICE
PLANNING COMMISSION REVIEW OF ZONING TEXT AMENDMENT TO
THE THREE MILE LANE PLANNED DEVELOPMENT OVERLAY
ORDINANCE & THREE MILE LANE DEVELOPMENT REVIEW FOR
225 NE NORTON LANE

NOTICE IS HEREBY GIVEN that applications for a Zoning Text Amendment to the Three Mile Lane Planned Development Overlay Ordinance and a Three Mile Lane Development Review have been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding these applications or to attend the public meeting of the Planning Commission where this request will be reviewed and a public hearing will be held. Please contact Jamie Fleckenstein, Associate Planner, with any questions at (503) 474-4153 or jamie.fleckenstein@mcminnvilleoregon.gov.

DOCKET NUMBER: ZC 1-20 (Zoning Text Amendment)
TML 2-20 (Three Mile Lane Development Review)

REQUEST: Approval to amend the Three Mile Lane Planned Development Overlay Ordinance (Ordinance No. 4131 as amended by Ordinance No. 4572) to allow additional freestanding signs for businesses that employ drive-up service within Zone 2 of the Overlay District.

Approval of a concurrent Three Mile Lane Development Review to allow for the construction of a second drive-through service lane and associated signage at a McDonald's restaurant.

APPLICANT: Alexander Taam, Freiheit Architecture, on behalf of McDonald's Corporation, property owner

SITE LOCATION(S): 225 NE Norton Lane (see attached map)

MAP & TAX LOT(S): R4422CD 01602

ZONE(S): C-3 PD (General Commercial Planned Development)

MMC REQUIREMENTS: Ordinance No. 4131 as amended by Ordinance No. 4572 (see reverse side for specific review criteria)

NOTICE DATE: January 29, 2021

PUBLIC HEARING DATE: February 18, 2021 at 6:30 P.M.

HEARING LOCATION: Zoom Online Meeting:
<https://mcminnvilleoregon.zoom.us/j/91883120529?pwd=bjN2TTV2MU9qcnFQdXNGQ3FsYklnZ09>
Meeting ID: 918 8312 0529
Passcode: 166737

(See below for more detailed instructions on how to join Zoom meeting)

Proceedings: A staff report will be provided at least seven days before the public hearing. The Planning Commission will conduct a public hearing, take testimony, and then make a decision to either recommend approval of the application to the McMinnville City Council or deny the application.

Persons are hereby invited to attend (via Zoom – please see instructions below) the McMinnville Planning Commission hearing to observe the proceedings, and to register any statements in person (via Zoom – please see instructions below), by attorney, or by mail to assist the McMinnville Planning Commission in making a decision. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Department office at (503) 434-7311, forward them by mail to 231 NE 5th Street, McMinnville, OR 97128, or by email to jamie.fleckenstein@mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov. The materials can also be made available at the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon. However, due to the COVID-19 public health emergency, the Planning Department office is closed to walk-in customers. If you cannot access the materials electronically, please call the Planning Department at (503) 434-7311 to request a copy of the materials, and staff will assist in making the materials available physically by appointment and in a manner that meets social distancing requirements.

Appeal: Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Commission to respond to the issue precludes an action for damages in circuit court.

Invitation to Zoom Meeting: The public is invited and welcome to attend the Planning Commission meeting. Due to the COVID-19 public health emergency and in accordance with Governor Kate Brown's Executive Order, the Planning Commission meeting is being held virtually through the Zoom meeting software to avoid gatherings and allow for social distancing. The Planning Department encourages those that are interested in participating and have access to technology to access the Zoom meeting online or through the call in options (see below for details).

The public may join the Zoom meeting online here:

<https://mcminnvilleoregon.zoom.us/j/91883120529?pwd=bjN2TTV2MU9qcnFQdXNGQ3FsYklnZ09>

Meeting ID: 918 8312 0529

Passcode: 166737

The public may also join the Zoom meeting by phone by following the instructions below:

+1 669 900 9128 US (San Jose)

Meeting ID: 918 8312 0529

If you do not have access to a telephone or computer to participate in the meeting, a conference room with access to a computer to participate in the Zoom Online Meeting can be provided at the Community Development Center at 231 NE 5th Street, McMinnville, OR 97128. Please call the Planning Department at (503) 434-7311 at least 24 hours in advance of the meeting for assistance. Participation in the conference room will be limited to accommodate social distancing guidelines and will be provided on a first-come, first-served basis.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

REVIEW CRITERIA:

ZC 1-20 (Zoning Text Amendment)

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

Amendment Criteria (per Zoning Text Amendment application):

1. The proposed change is consistent with the relevant goals and policies of the McMinnville Comprehensive Plan and this code.
2. There is a public need for a change of the kind in question.
3. The need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

TML 2-20 (Three Mile Lane Development Review)

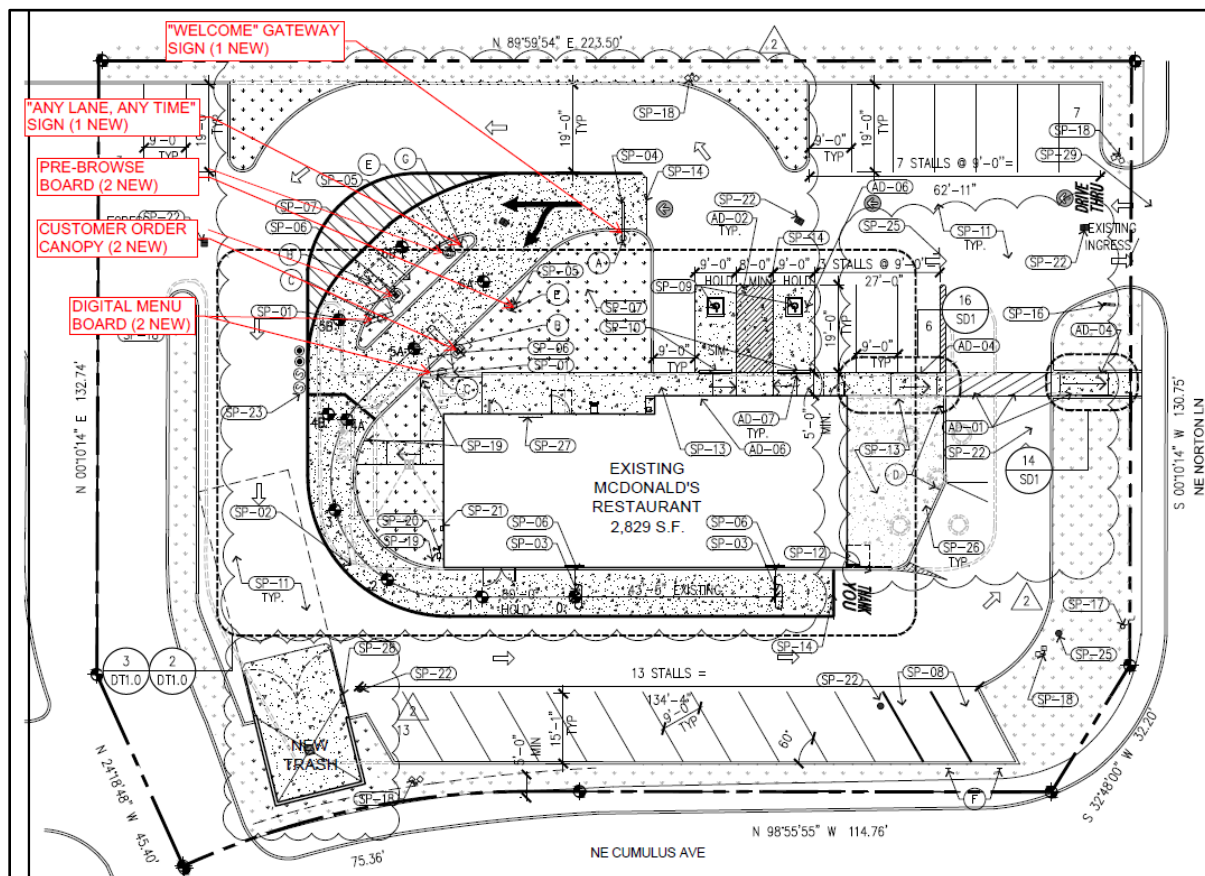
Comprehensive Plan Goals and Policies:

All applicable goals and policies shall apply to this request.

Ordinance No. 4131 as amended by Ord. No. 4572 (Three Mile Lane Planned Development Overlay):

All applicable standards and policies found in Ordinance Nos. 4131/4572 shall apply to this request, specifically, Section 4 (Policies), and Section 5 (Signs).

SITE PLAN FOR PROPOSED THREE MILE LANE DEVELOPMENT:



Vicinity Map

