

**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	_____
Date Received	_____
Fee	_____
Receipt No.	_____
Received by	_____

## Comprehensive Plan Map Amendment/ Zone Change Application

### Applicant Information

**Applicant is:**  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Kimco McMinnville LLC Phone 650.746.7501

Contact Name Michael Strahs Phone Same as above  
*(If different than above)*

Address 15 Southgate Ave, Suite 201

City, State, Zip Daly City, CA 94015

Contact Email mstrahs@kimcorealty.com

### Property Owner Information

Property Owner Name Same as above Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address 3310 SE Three Mile Lane

Assessor Map No. R4 4 - 426 - 00700 Total Site Area 90.45-acres

Subdivision 4W Block 26 Lot 00700

Comprehensive Plan Designation Industrial Zoning Designation M-3

This request is for a:

**Comprehensive Plan Amendment**

**Zone Change**

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. \_\_\_\_\_

See attached narrative.

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2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2). \_\_\_\_\_

See attached narrative and Attachment 2.

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3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay. \_\_\_\_\_

See attached narrative and Attachment 2.

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4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. \_\_\_\_\_

See attached narrative and Attachment 2.

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5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. \_\_\_\_\_

See attached narrative and Attachment 2.

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6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. \_\_\_\_\_

See attached narrative and Attachment 2.

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7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

No development is proposed with this application. This documentation is not required for this application.

This study will be completed once approval of this application is completed and a formal PD overlay development application can be submitted.

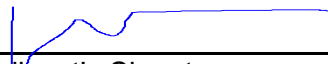
8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

See attached narrative Attachment 2, and Attachment 3 (completed TIA).

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), indicating 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; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
- A legal description of the parcel(s), preferably taken from the 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

12/17/2020  
Date

Same as Applicant  
Property Owner's Signature

Date