



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
TENTATIVE PARTITION**

**Address: 2185 & 2191 NW 2nd Street
Map & Tax Lot: R4419AC 00502**

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 Tom Schauer with any questions at (503) 434-7311.

DOCKET NUMBER: MP 5-20 (Tentative Partition)

REQUEST: Request to partition a 1.45-acre parcel into two parcels. The resulting parcels would be approximately 0.73 acres (proposed Parcel 1) and 0.72 acres (proposed Parcel 2). Variance application VR 2-21 was recently approved allowing proposed Parcel 1 to utilize the existing shared access to NW 2nd Street, which is currently shared by the existing parcel and two other parcels to the east. Proposed Parcels 1 and 2 are each currently developed with office use. The proposed partition would allow for separate ownership. **Note:** *The application has been revised from the original submittal to move the proposed property line between the proposed parcels further to the south.*

APPLICANT: N Collins Properties LLC, c/o Nora Collins

SITE LOCATION(S): 2185 & 2191 NW 2nd Street (see attached map)

MAP & TAX LOT(S): R4419AC 00502

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

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

NOTICE DATE: November 3, 2021

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 tom.schauer@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 RECEIVED NO LATER THAN 5:00 pm, NOVEMBER 17, 2021

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 in 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

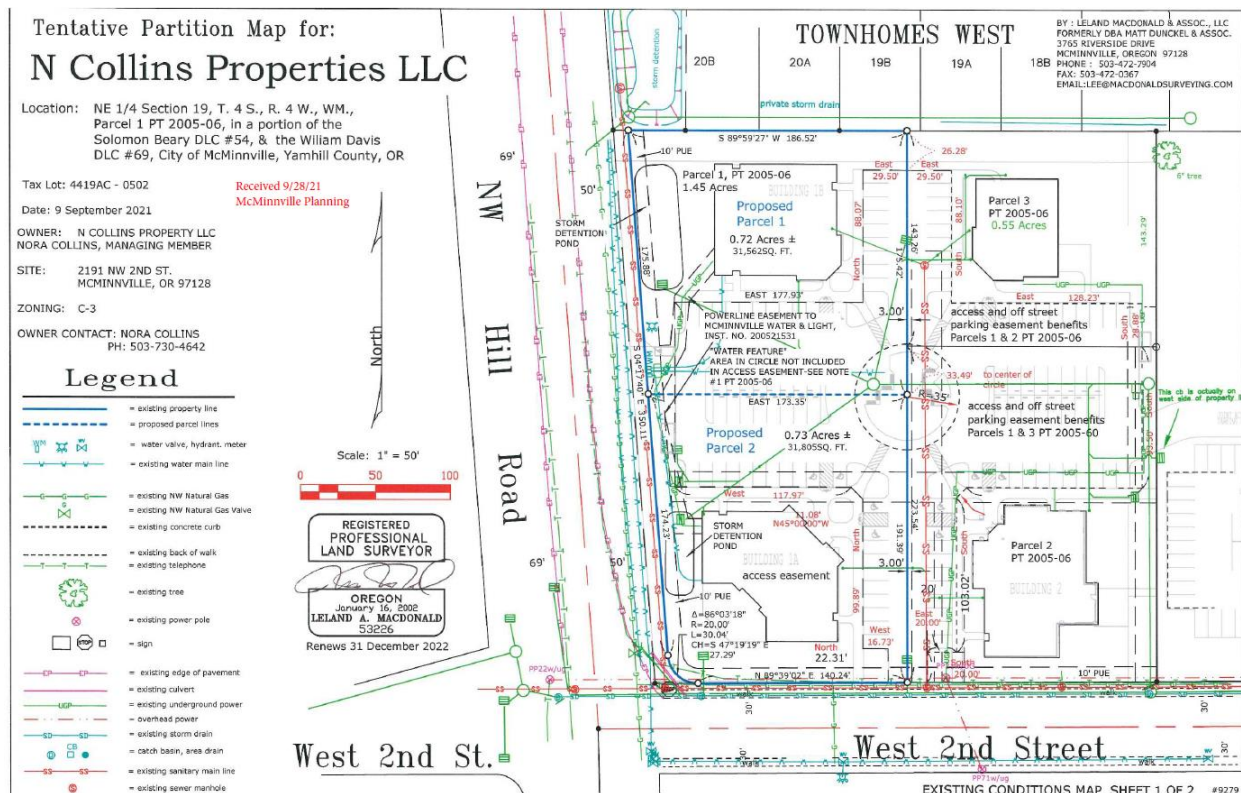
MMC Chapter 17.33 (C-3 General Commercial Zone):

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

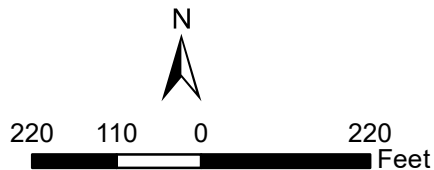
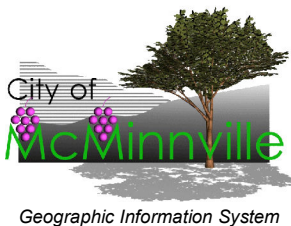
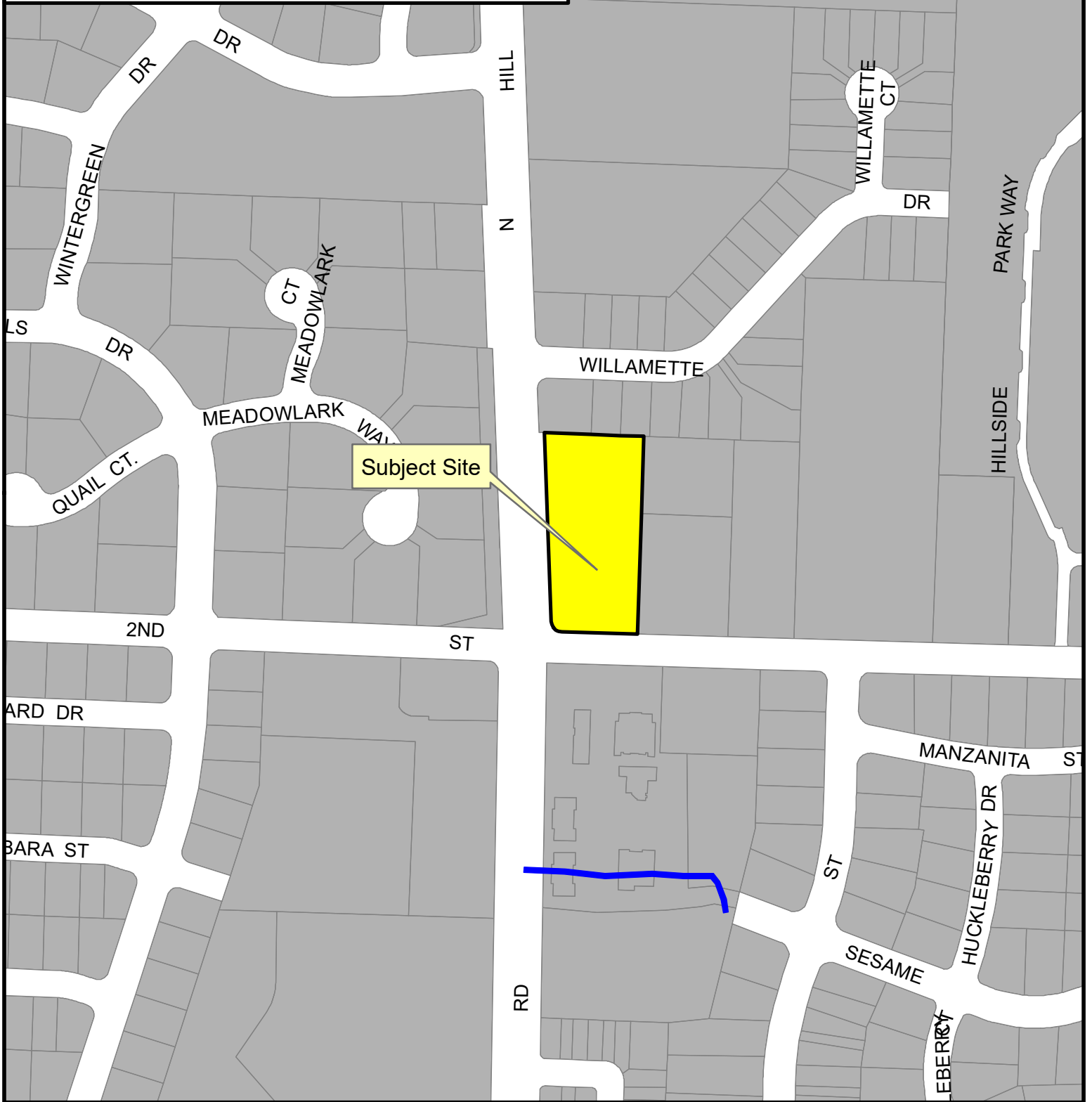
Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

PROPOSED PARTITION PLAN:



Vicinity Map



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Planning Department
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