

569-21-006534-PLNG



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

Office Use Only:	
File No.	VR 4-21
Date Received	12/13/21
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Receipt No.	
Received by	

Parking Variance for Historic Structure Application

Applicant Information

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

Applicant Name JADA Ventures, LLC Phone 971-404-6143

Contact Name David Queener Phone 971-404-6143
(If different than above)

Address 2450 NW Nut Tree Lane

City, State, Zip McMinnville, OR 97128

Contact Email david.queener55@gmail.com

Property Owner Information

Property Owner Name Evans Fourth, LLC Phone _____
(If different than above)

Contact Name Bellini Lacey Phone 206-713-6840

Address 33300 Se Three Mile Lane

City, State, Zip McMinnville, OR 97128

Contact Email bellini@thespringsliving.com

Site Location and Description

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

Property Address 401 NE Evans Street, McMinnville

Assessor Map No. R4 421BC02800 - Total Site Area 10,000 sq. ft.

Subdivision McMinnville, Oregon Town of Block 18 Lot 8

Comprehensive Plan Designation Commercial Zoning Designation C-3

Historic Inventory Number: A398 Historic Classification: A

Variance: Required Parking Spaces 26 Requested reduction to 13

The following questions must be answered in detail. Use additional pages where necessary.

1. State the nature of the request in detail. See attached narrative for responses to all questions

2. Is the variance requested the minimum variance which would allow the use while preserving the structure? Explain.

3. What is the expected traffic generation of the proposed use? Is it less than the required parking would indicate?

1. State the nature of the request in detail.

The applicant is leasing the existing building in its entirety, which is approximately 5,300 square feet. The use will be a taphouse. This type of use requires one space per 100 square feet of floor area. Typically, 52 off-street parking spaces would be required, but there is an exception in the planning ordinance for this area that allows for a 50% reduction in the number of spaces. This reduces the number that would need to be provided to 26.

The building has been designated with a historic classification. The planning ordinance provides for a variance to be granted by the Planning Director to further reduce the amount of spaces required by up to 5. Any further requests for reduction must be approved by the Planning Commission.

There are 13 off-street parking spaces on the property, which utilizes approximately half of the 10,000 square foot lot. There is no ability to provide additional parking on site without significantly reducing the size of the existing building.

We believe that there is an abundance of on-street and public parking available in the immediate vicinity that can be utilized without impacting surrounding uses. Therefore, we are seeking a variance to reduce the number of off-street parking required to 13 spaces.

Goal IV of the McMinnville Comprehensive Plan supports this request:

Goal 4-40.00 states that the City of McMinnville shall encourage the expansion of retail and other commercial enterprises east of the railroad tracks and north and south of Third Street consistent with the adopted Downtown Improvement Plan. The subject property was included within the boundaries of the Downtown Improvement Plan.

Goal 4-44.00 states that the City of McMinnville shall encourage, but not require, private businesses downtown to provide off-street parking and on-site traffic circulation for their employees and customers.

2. Is the variance requested the minimum variance which would allow the use while preserving the structure?

Yes. The lot size is 10,000 square feet with the building footprint utilizing 5,200 square feet. The remainder is used for the existing parking and minimal landscaping. In order to provide additional off-street parking, approximately 30 feet of the building would need to be demolished. This would provide 4 additional spaces, which would meet the parking standard to remaining structure.

3. What is the expected traffic generation of the proposed use? It is less than the required parking would indicate?

This taphouse is an existing business that is relocating from the building at 3rd and Ford Street to the subject property. During our busiest time, which is typically from 5:00-8:00pm on Saturday, we will have approximately 35 groups seated with each group staying about 1.5 hours. How guests arrive to our taphouse is variable, but if a high figure of 1.5 vehicles per group is assumed, then approximately 26 public spaces are used during our busiest day and time.

Our current location has no off-street parking. All guests must park either on the street or at one of the public parking lots of which there is a total of approximately 140 spaces within 300 feet. Experience has shown that even without any off-street parking for our business, there was always parking availability nearby during our busiest time of day. This is supported by the Downtown McMinnville Strategic Parking Management Plan that was completed in 2018, which determined that there is abundant on-street parking available throughout the downtown area with on-street parking space occupancies averaging about 45-50%, moderate by industry standards.

There are 412 on-street or public parking spaces available near the subject property, nearly triple what is currently available for our business. With a significant amount of public parking available that is only moderately used, we believe that 13 off-street spaces that will be provided is more than adequate for the proposed use.

In addition, people often park in one location and walk to several shops or restaurants in the downtown core area. Therefore, it is difficult to attribute a vehicle parked in a particular space to a specific business.

4. What is the peak time of the proposed use? How does that compare with the other uses in the neighborhood?

The peak use for a taphouse and restaurant is from about 5:30-7:30pm during the weekdays. On weekends, there are typically two peaks; one from noon-2:00pm and another from 5:00-8:00pm.

The primary use in the neighborhood is office and municipal in nature. Their standard hours of operation is 8:00am-5:00pm Monday-Friday and closed on the weekends, opposite our peak times.

5. What is the general character of the surrounding neighborhood? Is it commercial, residential, or mixed use in nature?

The general character of the neighborhood two blocks east, west and north is office and municipal in nature. To the south, which includes 3rd Street, the uses are mixed, with retail, hotel, and restaurants.

6. To what degree would the granting of the variance cause an adverse impact on the neighborhood?

The granting of the variance would have no impact on the neighborhood. As previously stated, the peak usage for our business is opposite the surrounding neighborhood. This leaves a majority of on-street and public parking spaces available for the office uses during the day.

It should be noted that on the other side of 4th Street from the subject property, there are no off-street parking requirements.

7. How many public parking spaces, including street parking spaces, are available in the vicinity of the site?

There are 190 on-street parking spaces and 222 spaces in the public parking lot within 300 feet of the building. Two additional public parking lots are located directly south on 2nd Street, about 500 feet from the property.

8. What is the intended use of the structure if the variance is not granted?

It is unknown what the alternative use of the building would be if the variance is not granted. It could potentially be used for office space, but the trend is going away from traditional offices and more toward remote work for employees.

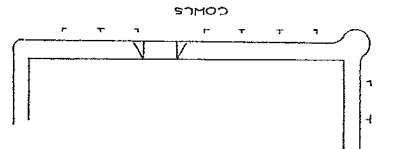
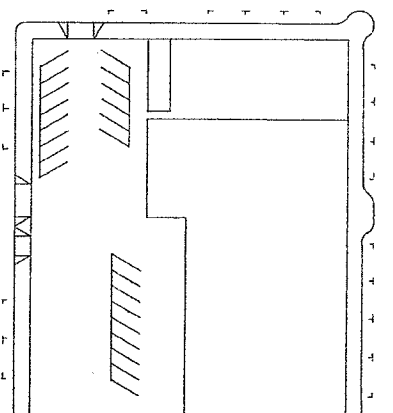
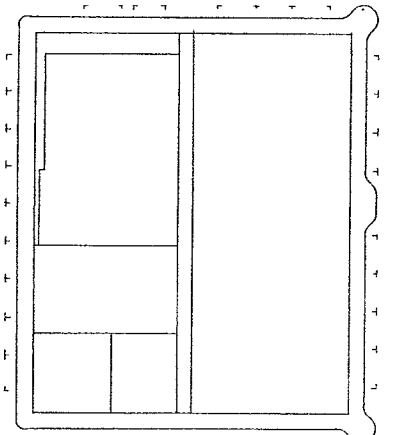
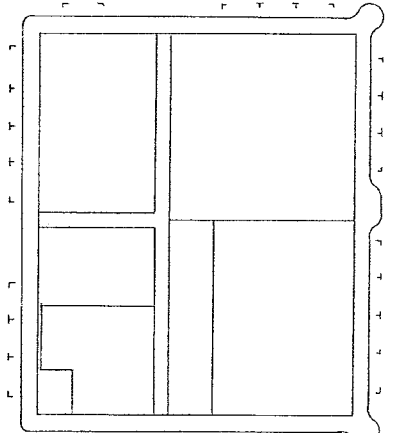
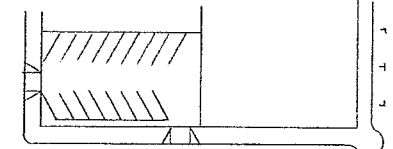
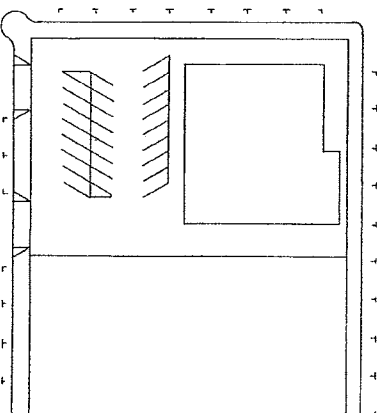
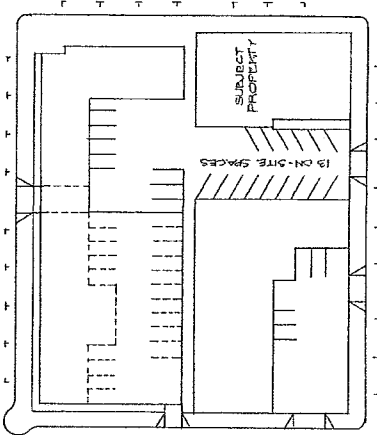
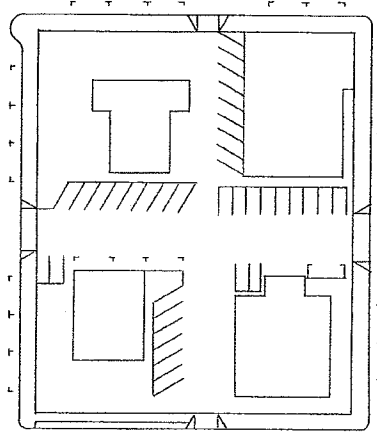
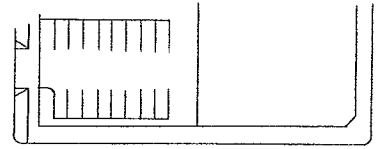
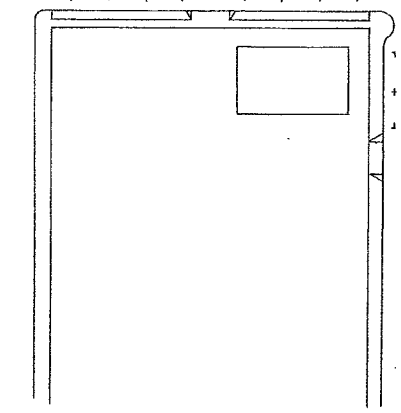
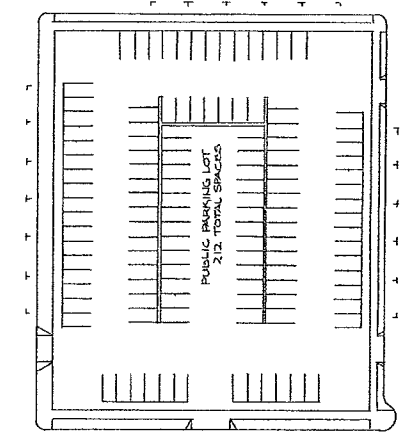
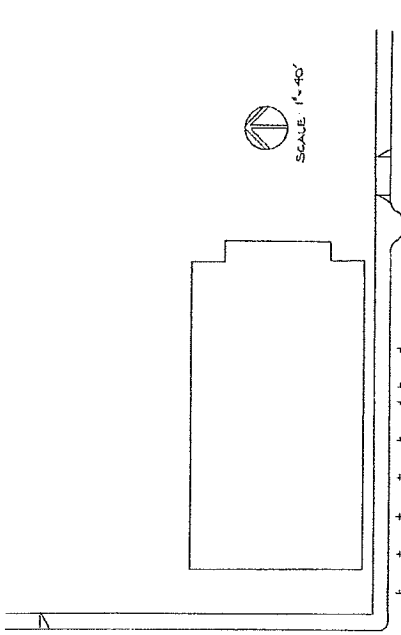
I certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge and belief.

DJM
Applicants Signature

12/10/21
Date

F. Fee Stubblefield, Jr.
Property Owner's Signature

12/10/21
Date



FORD

EVANS

DAVIS

COLLS

5TH STREET