



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

Office Use Only:	
File No.	<u>VR B-14</u>
Date Received	<u>10-5-17</u>
Fee	<u>990.00</u>
Receipt No.	170216
Received by	<u>IMBalle pf</u>

Parking Variance Application

Applicant Information

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

Applicant Name Kelly McDonald Phone 503-209-9591

Contact Name _____ Phone _____
(If different than above)

Address 845 NE 5th Street, STE200

City, State, Zip McMinnville, OR 97128

Contact Email Kelly@GranaryDistrict.com

Property Owner Information

Property Owner Name Tempe One, LLC Phone 503-720-5577
(If different than above)

Contact Name Ron Rubin Phone 503-720-5577

Address PO BOX 91178

City, State, Zip SALT LAKE CITY, UT 84109

Contact Email ronlrubin@mac.com

Site Location and Description

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

Property Address 826 SE 1st Street

Assessor Map No. R4 421CA01800 & 1900 Total Site Area 1.1 acres (47,784 sq ft)

Subdivision McPhillips Addition Block _____ Lot 4,5,6,7

Comprehensive Plan Designation Commercial & Residential Zoning Designation C3 and R4

Lot 1800 is zoned half C3 and half R4

Please indicate the type of variance requested:

- Lot Size Requirement _____ Reduction to _____
- Setback – Front, Rear, Side Requirement _____ Reduction to _____
- Other Parking _____

1. Describe the nature of the request in detail: Our request is to allow the application of the 1/2 quantity
of parking requirement as is allowed in zoning ordinance 17.60.100 Reduced requirements for certain area. The "certain
area" currently extends three blocks north of the downtown zero parking zone. The lots in our application are only one
block south of the zero parking area. 1st street serves as a transition area between downtown and residential much like
the northern transition area. Allowing a more relaxed parking requirement in this transition zone will allow development
of otherwise blighted buildings. Current C3 parking standards were designed for the 99W commercial corridor and are too
restrict for neighborhood commercial uses.
2. What exceptional or extraordinary circumstances apply to the property which do not apply
generally to other property in the same zone or vicinity, and result from lot size or shape legally
existing prior to the date of this ordinance, topography, or other circumstance over which the
applicant has no control? Existing building footprint on the two lots occupied account for a significant portion of the total
lot size. The current owner purchased the property as a rehabilitation project which he has made significant progress on.
Uses existing at the time of acquisition were not generally neighborhood friendly with a paint shop that was not properly equipped for its use,
a contracting company, warehouse and nearly half of the space being vacant. The new owner, Ron Rubin, has moved quickly to update
uses that are more friendly to the neighborhood. The transition to neighborhood types of uses has quickly depleted the parking spaces
required under city code. Allowing a relaxed standard will make for a better tenant mix for the neighborhood. The current parking study
by The City of McMinnville consultants have outlined the application area as having excess capacity and support our request. (see attached)
3. What property right would be preserved by granting the variance? _____
Granting this request will allow the property to serve higher and better uses than are currently capable with existing lot footprint and
building size. Neighbors will have additional walkable retail services nearby instead of less desirable shop, storage or vacant spaces.

4. What unnecessary hardship would be avoided by granting the variance? _____
Given the nature the the building-to-lot size, granting this request will allow the building to be filled and not left partially vacant.
To not grant the request means that the economics of future investment for this property are not possible and the improvements to the
building and site will not move forward.

5. Why won't this request be detrimental to the surrounding area? _____
The detriment to the surrounding area is what existed before this property was purchased for rehabilitation - Tenant mix of un-friendly
neighborhood uses, building in dis-repair due to economic hardship, transient camping, etc... Paking capacity in the area, per the
consultants report (attached) shows excess capacity(green) in the area around the subject property. We further anticipate the parking
study consultants will indentify a reduced parking requirement zone south of downtown, like exists to the north under 17.60.100

6. Please explain how this would be the minimum variance necessary to alleviate the hardship? _____
Allowing the reduction for off street parking by one half of the current requirement is sufficient to allow for the continued rehabilitation and re-leasing of spaces more fitting to the local neighborhood, based upon existing lot and building size. The owner will attempt to lease spaces to businesses which have alternating hours of operation, thereby reducing total demand. It is our belief that the entire 1st Street corridor area will eventually become the type of commercial transition area with pedestrian friendly uses such as is being attempted on this property and will not be required to conform with the Hwy 99 large box commercial standard that now exists.

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 buildings, dimensions, and adjacent street(s), distances from property lines, access, and any other information that would help substantiate or clarify your request.*
- 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.

DocuSigned by:


730F614D08E3403
Applicant's Signature

Oct-05-2017 | 7:24 AM PDT

Date

DocuSigned by:


Property Owner's Signature

Oct-05-2017 | 5:12 AM MDT

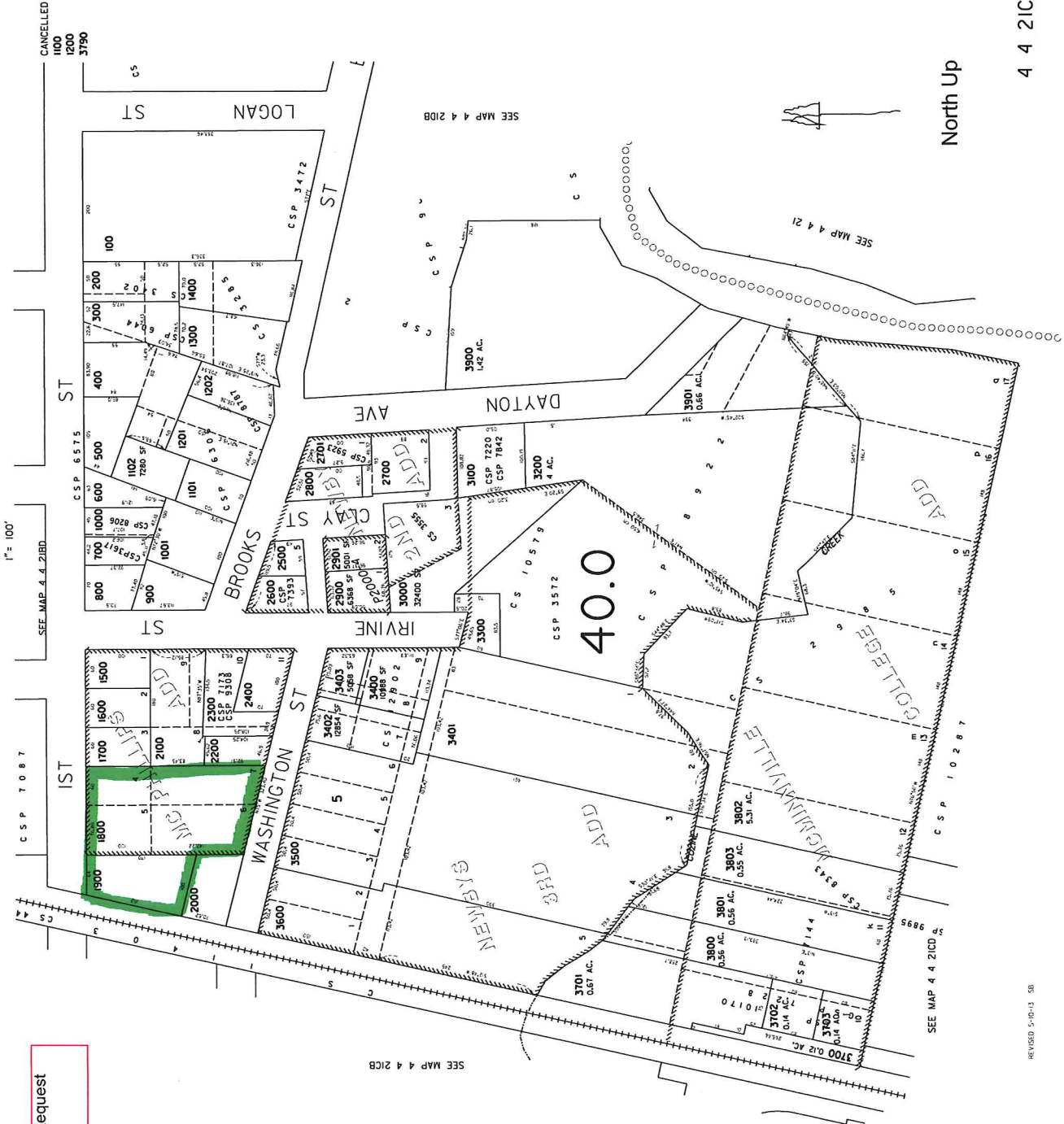
Date

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE 1/4 SW 1/4 SEC 21 T4S R4W W.M.
YAMHILL COUNTY

4 4 21CA
MCMINNVILLE

Tempe One - Parking Variance Request
September 27, 2017



North Up

4 4 21CA

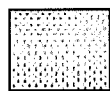
REVISED 5/10/13 SR



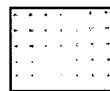
17.60.090 Requirements for uses not listed. The parking space requirements for buildings and uses not set forth herein shall be determined by the Planning Director, and such determination shall be based upon the requirements for the most comparable building or use specified herein. All decisions made by the Planning Director may be appealed to the Planning Commission. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.60.100 Reduced requirements for certain area. In the area bounded by Adams Street, Ford Street, Fourth Street, and Seventh Street, required off-street parking spaces for commercial establishments may be one-half of the number stated for the particular use in Section 17.60.060 (see special parking requirements map below).

REDUCED PARKING REQUIREMENTS



No Required
Parking



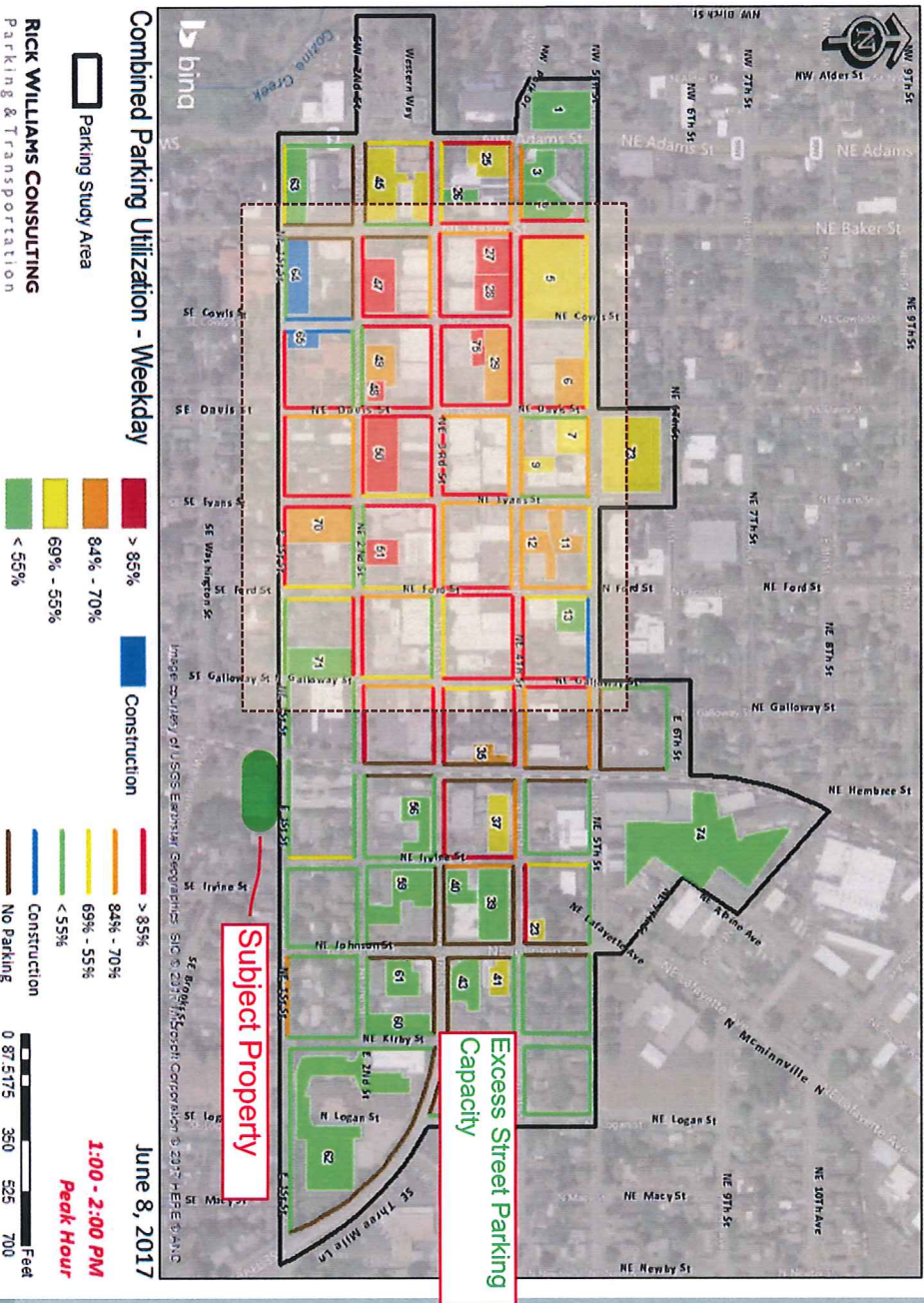
One-Half Required
Parking

(Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.60.110 More than one use per structure. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

Study Area Heat Map (Thursday Peak Hour)

City of McMinnville



RICK WILLIAMS CONSULTING
Parking & Transportation

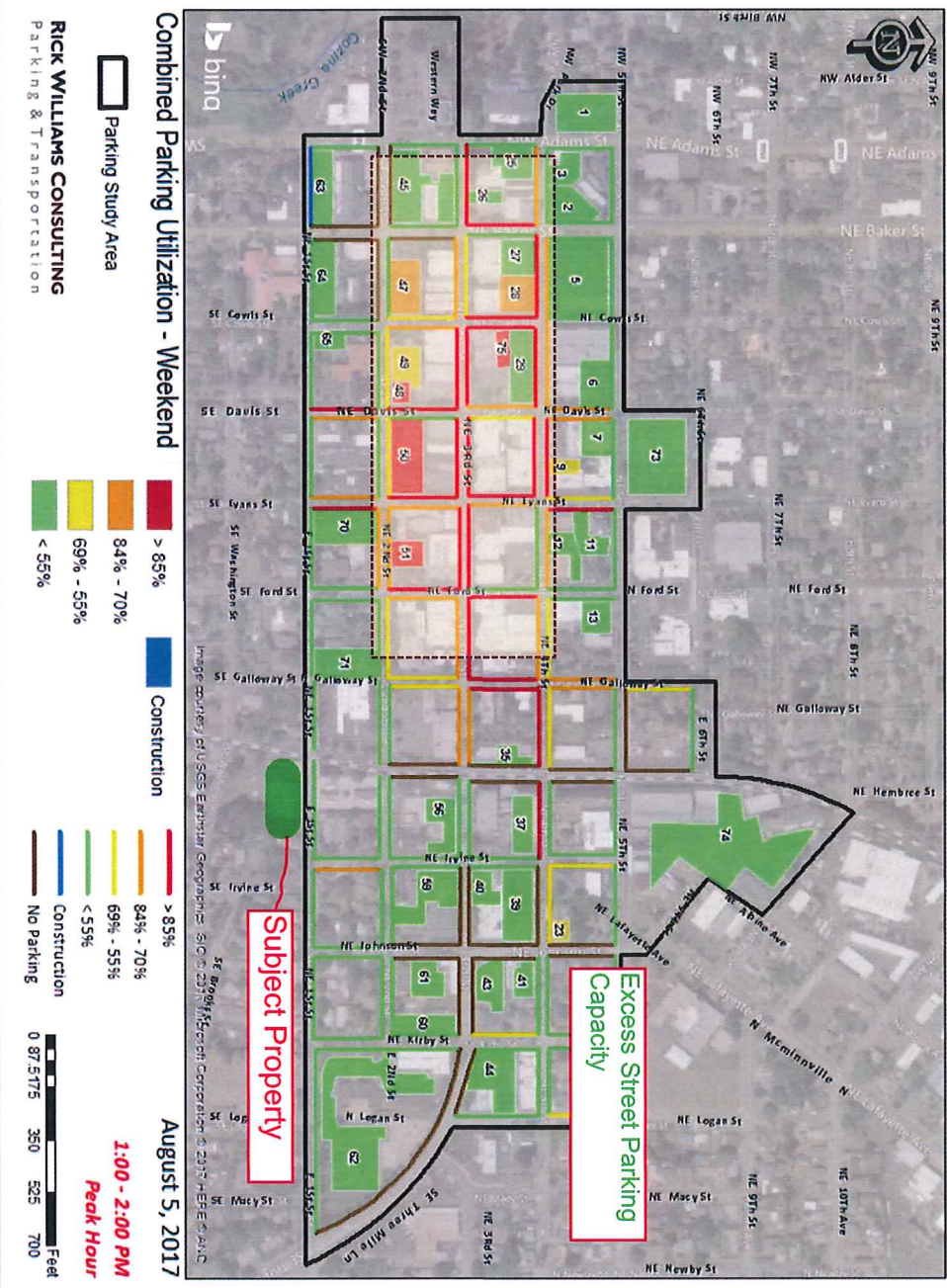
Parking Study Area

1:00 - 2:00 PM Peak Hour

- Note shaded area and “hot’ block faces”
- West end of DT much more robust than east end.
- We will do further analysis for this “high occupancy node.”

Study Area Heat Map (Saturday Peak Hour)

City of McMinnville



- Note smaller shaded area for “hot’ block faces”
- Significant supply availability (on and off-street)