



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
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www.ci.mcminnville.or.us

Office Use Only:	1-18
File No.	CU 517
Date Received	7/30/18
Fee	\$1,075.00
Receipt No.	180046
Received by	KR

Conditional Use Application

Applicant Information

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

Applicant Name Rhonda Thompson Phone _____

Contact Name _____ Phone _____
(If different than above)

Address 525 NW Hillcrest Ln.

City, State, Zip McMinnville, OR 97128

Contact Email daffodilgirls@yahoo.com

Property Owner Information

Property Owner Name Kelly McDonald/Jay Legard Phone 503.209.9591
(If different than above)

Contact Name Kelly McDonald Phone _____

Address 845 NE 5th St, Suite 200

City, State, Zip McMinnville OR 97128

Contact Email kelly@gmanandistrict.com

Site Location and Description

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

Property Address 7th Ave

Assessor Map No. R4 4 - 21 - BA04800 Total Site Area 13,965 sq. Ft.

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Northeast Gateway District Zoning Designation C-3 Zone 2

1. State nature of the request in detail: See attached papers.

2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance: see attached papers.

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development:

See attached papers.

6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how? see attached papers.

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: see attached papers.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size), clearly showing 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; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the property, preferably taken from deed.
- 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.

Rhonda Thompson
Applicant's Signature

7.20.18
Date

[Signature]
Property Owner's Signature

7-20-18
Date

1. **State the nature of the request in detail:** Little Roots Preschool is requesting a conditional use permit to put a new small 15'x 24' building inside the fenced area at *** NE 7th Ave., McMinnville Or. This area is zoned C-3 and lists a private school as a conditional use. The building will be used for a small preschool serving preschool aged children 3-5 years old. The goal for our program is to build an educational foundation through a balance of hands on learning and instructional time in a kind and nurturing environment. I have taught in the community for 10 years and feel that the preschool will be a great addition to the Granary District community for several reasons. Little Roots vision is to become a part of the community. There is a variety of ways and ideas we would do this such as, creating a butterfly garden, hosting Thanksgiving Plays and skits, and performing songs or poems at the senior living apartments around the corner. Lots of ways to teach our kids the gift of showing kindness to others. Right now, the area is overgrown with unattended plants surrounding a fenced area. We will perform the necessary work required to clean it up and beautify it to enhance the surrounding character of existing buildings.

2. **Describe in detail how the request will be consistent with the Comprehensive Plan and objectives of the zoning ordinance:**
17.74.030 Authorization to Grant or Deny Conditional Use. A conditional use listed in this ordinance shall be permitted, altered or denied in accordance with the standards and procedures of this chapter. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use permit, a change in the use or in the area, or in an alteration of any structure shall conform to the requirements for conditional uses. In judging whether or not a conditional use proposal shall be approved or denied, the Planning Commission shall weigh its appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular

development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

Why the proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;

The Northeast Gateway Planned Development Overlay is designed to guide the transition of a light and heavy industrial area to a vital, mixed-use, pedestrian-friendly neighborhood, consistent with the vision described in the adopted NE Gateway Plan. In doing so, this PDO provides a design framework and specific use standards that allows for a complementary mix of areas to include residential employment, cultural/tourism, education, and neighborhood-scale support services. In addition, the PDO includes design standards and guidelines that are intended to reflect the areas unique character and history, while promoting an attractive, walkable, and vibrant neighborhood.

Little Roots Preschool would be a great way to continue implementing this goal and vision. There is a big need in our community for early learning centers. This service will fill a need in the community all the while enriching the community in the NE Gateway District. The small building with its improved and enhancement of existing landscape will only help the NE Gateway District, and will have no measurable impact to current residents and businesses. As it currently is permitted, daycares (up to 12 individuals), Lodging, Medical offices, Gyms, spas, barber shop, and theaters are all permitted. These examples of businesses would most defiantly add to higher traffic flow than a preschool of 8 students at a time.

3. Describe how the location size, design, and operating characters of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and to the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development: Little Roots Preschool's main focus is to offer a small quaint preschool experience. The impact on the designated area would be minimal if not unmeasurable. What it would add to the community? That is where we will see the impact. The unique design and feel of the NE Gateway District is what separates it from any other area in McMinnville. The urban farmhouse/industrial design of our building with its board and batten siding, black metal roof, industrial light fixtures and inviting front porch will add aesthetically to the area. The small size of the building 15'x24' with a total of 360 square feet will fit right inside an existing fence and on existing pad. The building will consist of one toilet and one washing sink, as well as a hose bib for watering purposes. We would be utilizing the city sewer system that is available. There would be no measurable impact on the city system since the use is minimal and does not offer multiple bathroom or shower facilities. Existing water and power is also available to the site. Good insulation, windows that meet building code and low watt light bulbs are all measures we would take to conserve usage. The NE Gateway districts parking stated in section 8 states, the NE Gateway Plan recognizes that application of the City's current off-street parking requirements may not be practicable or conducive to the goals and future development of the area. The following off-street parking standards shall apply to development within this area..... It continues on to say that no off-street parking is required for a non-residential having less than 3,000 square feet or less. Although Little

Roots Preschool does not necessarily need parking due to it being a drop off and go situation, should the need arise, the building is so small it leaves adequate space left available.

4. Describe what impact the proposed development may have on the livability, value, or appropriate development of abutting properties or the surrounding area when compared to the impact of the permitted development that is not classified as conditional: There is a wide assortment of businesses that are currently permitted businesses under section 6 of the NE Gateway Planned Development. Ranging from animal grooming, lodging: hotel/motel, theater, and daycare (up to 12 individuals). Little Roots Preschool closely resembles the permitted daycare use. There is one detail that sets us apart and that is a preschool, specifically Little Roots Preschool, offers two sessions on Mondays, Wednesdays and Fridays. The impact to traffic is still very minimal in comparison to a permitted daycare of 12. Little Roots schedule would be as follows: MWF 8:15-11:15 and 12-3, T/Th is just one session 8:15-11:15. In addition the area is also zoned as residential, as a parent how cool would it be to live in an area such as this mixed-use neighborhood that allows you to walk your child to their preschool class. The purpose/goal of this plan is just this, is it not? And little Roots Preschool wants that vision as well.

When comparing some of the other permitted businesses and the impact they would have on the surrounding area Little Roots Preschool is probably the least impacting of them all. For example, if a theater were to be there, the footprint of the building alone is drastically significant compared Little Roots Preschool.

5. Describe how the location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants: Although Little Roots Preschool is a new business to the community, I (Rhonda Davis Thompson) am not. Born and raised in McMinnville my roots run very deep in this community. My interest is not only as business owner but a lifetime resident. As it stands now it is not an enhancement to this NE Gateway District vision in which Little Roots Preschool would be. The building itself will meet all development standards and guidelines required in the NE Gateway Plan, including a 10-foot setback from NE 7th Ave, and will have the primary entrance facing the street. Per the NE Gateway Plan it will have a covered front porch running the entire width of the structure entrance. The materials used as well will be in accordance with the NE Gateway Plan of permitted materials.

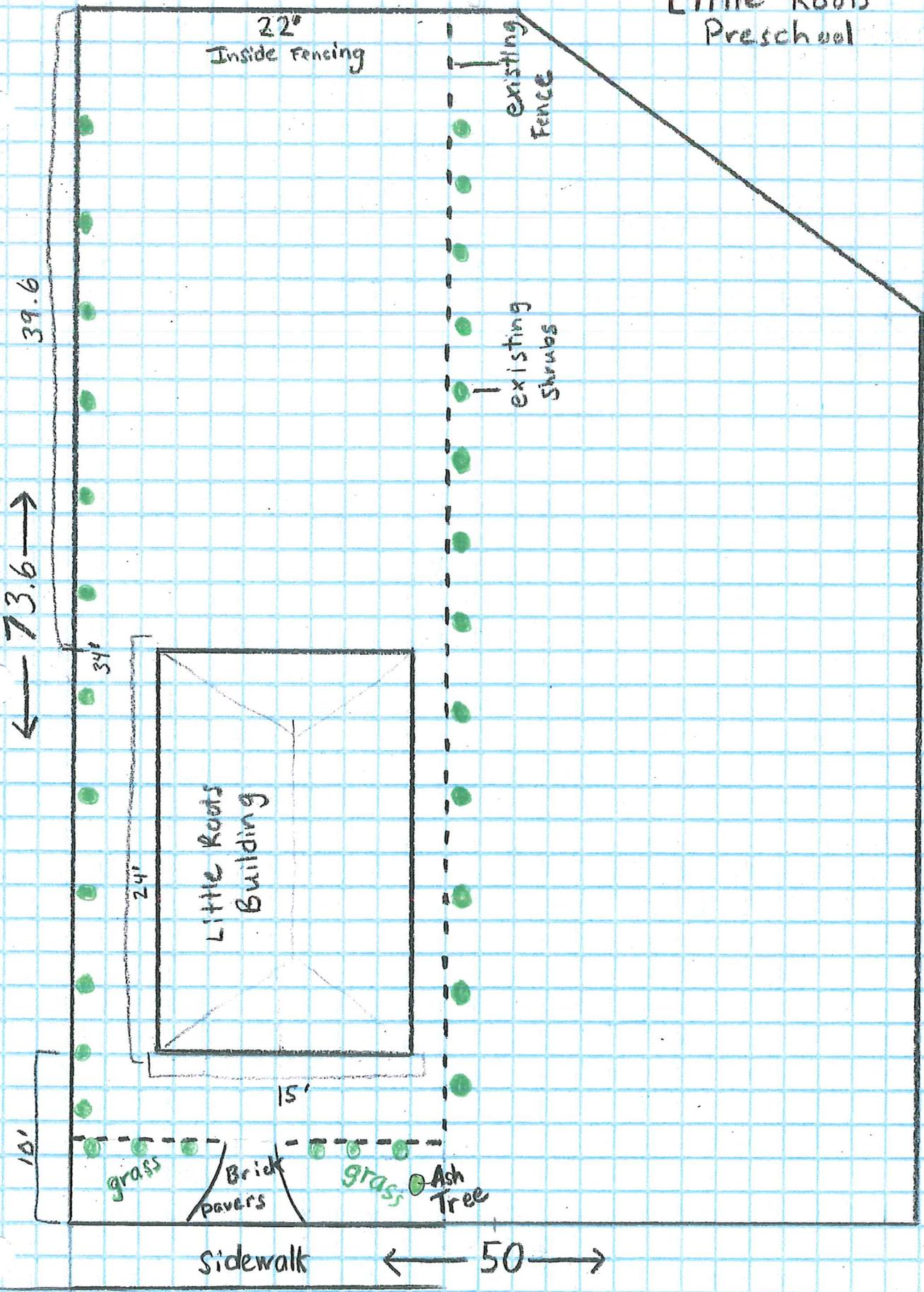
6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so how? To the best of my knowledge, there are no city-inventoried environmental assets on the property. The surrounding properties are developed as commercial uses. There are some current shrubs, Mexican Orange (scientific name: *Choisya*), Manzanita (scientific name: *Arctostaphylos*) and vine maple (scientific name: *Acer Circinatum*) and one Ash tree (scientific name: *Fraxinus*). This vegetation would be kept and enhanced by trimming and maintaining it.

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: The NE Gateway District has clearly laid out their vision to those that live nearby and have very clear expectations for the potential kind of businesses. Keeping in mind the

goal of *mixed-use neighborhood*, many families look at high quality schools and proximity to amenities as important factors in considering buying a home. A survey done by Realtor.com added concrete numbers to this theory and concluded that good schools do increase home values in some measure.

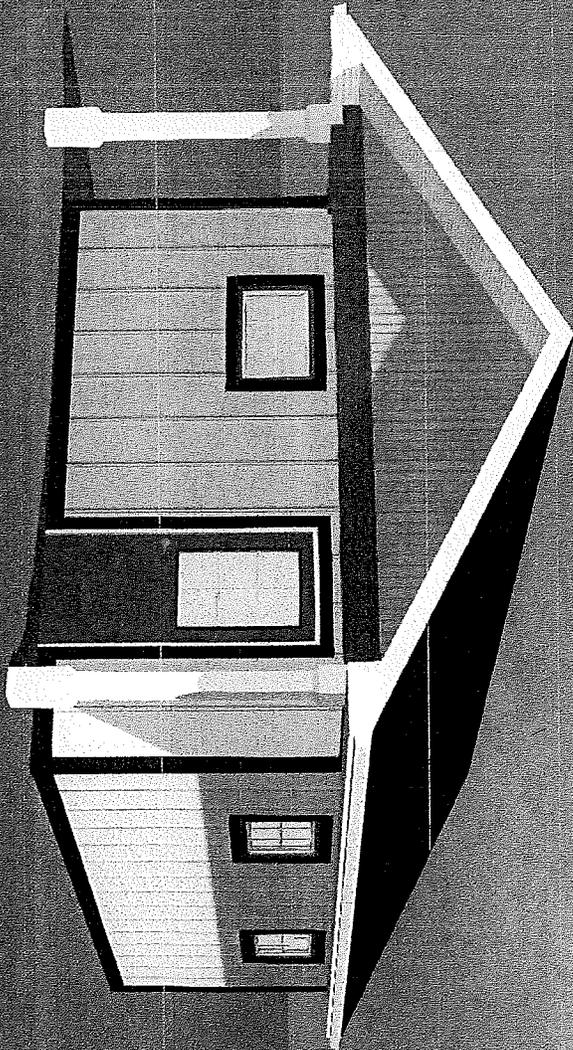
It is with every intention that the building be used for the purpose as stated previously, a small preschool. Little Roots Preschool's registration list continues to grow daily with families hoping for a spot. It is my deepest desire to make Little Roots Preschool a draw to the NE Gateway District and one more reason people are attracted to the unique area and all the variety it has to offer.

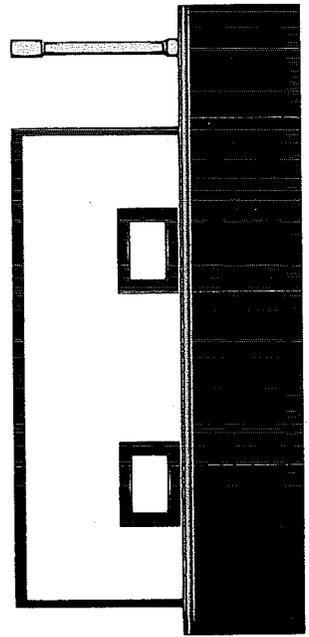
Little Roots Preschool



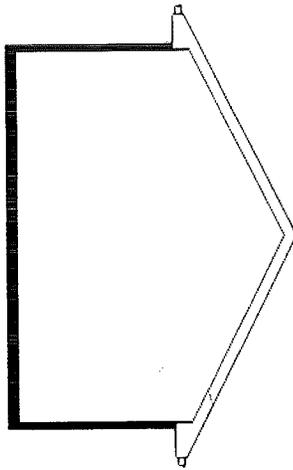
NE 7th Ave

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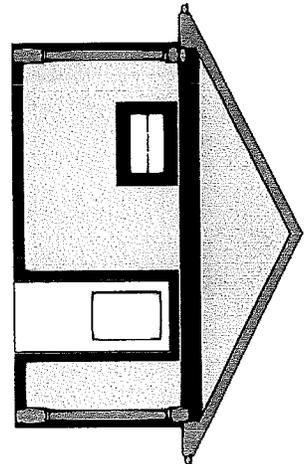




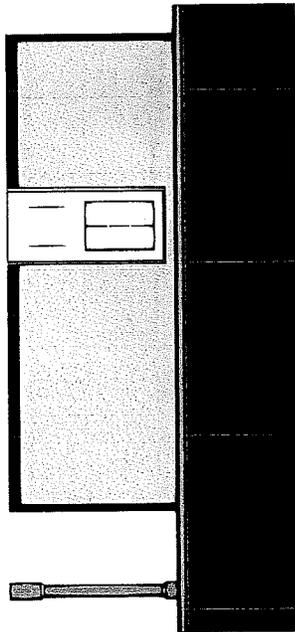
Elevation Front
SCALE: 3/16" = 1'-0"



Elevation Right
SCALE: 3/16" = 1'-0"



Elevation Left
SCALE: 3/16" = 1'-0"



Elevation Rear
SCALE: 3/16" = 1'-0"

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:



LITTLE ROOTS

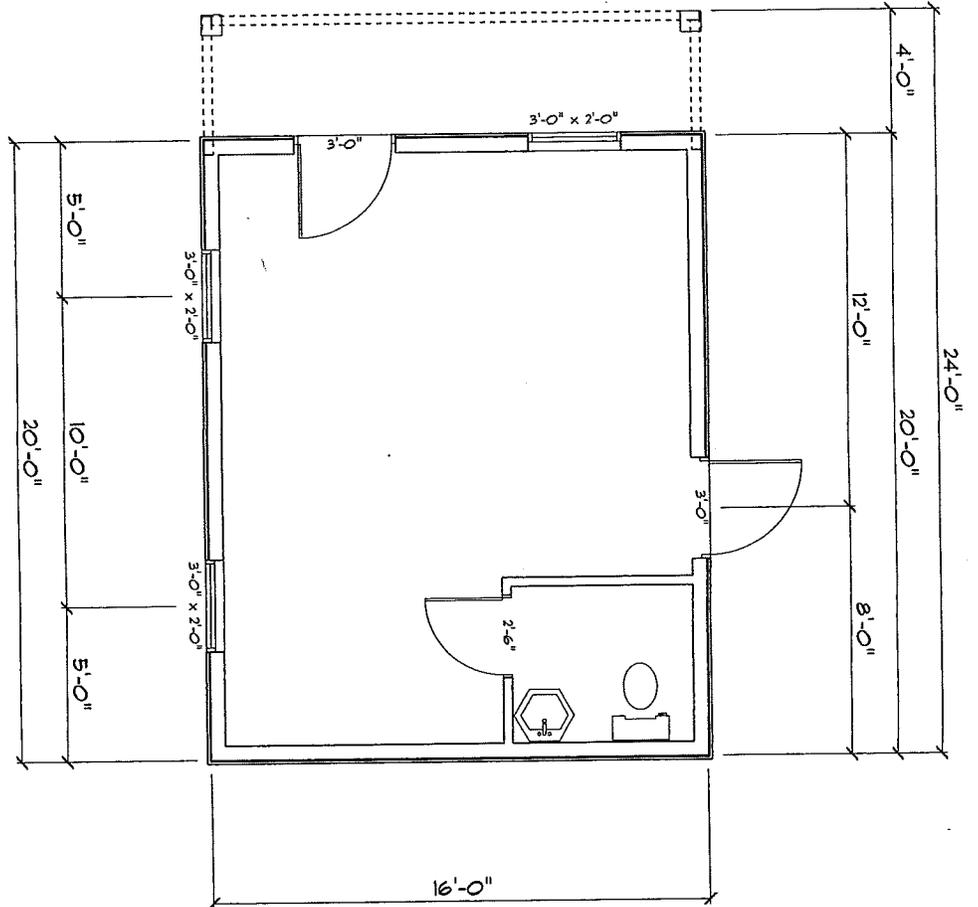
ALPINE ST
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PHONE: 971.237.2442
FAX:
daffodilgirls@yahoo.com

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Tuesday, July 03, 2018

PAGE:
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E1

MAIN FLOOR
SCALE: 1/4" = 1'-0"



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PHONE:
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SECTION
LETTER

PAGE
NUMBERS

LITTLE ROOTS

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S1

EXHIBIT "A"

PARCEL 1: A tract of land in Section 21, Township 4 South, Range 4 West of the Willamette Meridian, City of McMinnville, County of Yamhill, State of Oregon, being more particularly described as follows:

Beginning on the South margin of 8th Street at a point that is North 52°02'21" West 100.42 feet (basis of bearing is CS-10695) from the Northeast corner of Block 21 of OAK PARK ADDITION to the City of McMinnville; thence South 37°58'38" West 117.37 feet; thence North 52°02'21" West 42.18 feet to an angle point on the East line of that tract of land described in Deed from WESTERN FARM SERVICE, INC. to MCDONALD PROPERTIES, LLC and recorded March 7, 2003 in Instrument No. 200305510, Yamhill County Deed and Mortgage Records; thence North 11°09'07" West 179.31 feet to a point on the South margin of 8th Street that is North 52°02'21" West 177.77 feet from the Point of Beginning; thence South 52°02'21" East 177.77 feet along the South margin of 8th Street to the Point of Beginning.

PARCEL 2 Lots 4, 5, 6 and 7 of Block 1, OAK PARK ADDITION to the City of McMinnville, Yamhill County, Oregon.

ALSO the following described property:

A tract of land in Section 21, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point 140 feet North of the Northeast corner of Block 16, ROWLAND'S ADDITION to the City of McMinnville, said point being at the Southwest corner of Lot 7, Block 1, OAK PARK ADDITION to said City; thence North 120 feet; thence West 30 feet; thence South 120 feet; thence East 30 feet to the True Point of Beginning.

TOGETHER WITH that portion of Vacated 7th Street, which would inure thereto, by reason of vacation, as disclosed by Ordinance No. 4767, recorded August 9, 2002, Instrument No. 200215819, Deed and Mortgage Records.