



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:	
File No.	VR 3-23
Date Received	8/14/23
Fee	\$1,190.00
Receipt No.	208598
Received by	AW
569-23-000460-PLNG	

Administrative Variance Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Architect/Planner

Applicant Name Reiter Design Architect Incorporated Phone (503) 574-3036
 Contact Name Scott Retier Phone (503) 789-6461
(If different than above)
 Address 6107 SW Murray Blvd., #480
 City, State, Zip Beaverton, OR. 97008
 Contact Email ScottRDG@aol.com

Property Owner Information

Property Owner Name KWDS, LLC Phone (503) 781-5686
(If different than above)
 Contact Name Chad Juranek Phone _____
 Address PO Box 145
 City, State, Zip Wilsonville, OR. 97070
 Contact Email Cjuranek@jkmanage.com

Site Location and Description

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

Property Address SE Norton Lane at SE Stratus Ave.
 Assessor Map No. R4 4 - 4 - 27 Total Site Area 214,759sf, 4.93 acres
 Subdivision _____ Block _____ Lot 701
 Comprehensive Plan Designation Commercial Zoning Designation C-3 General Commercial

Please indicate the type of administrative variance requested:

- Lot Size Requirement _____ Reduction to _____
- Road Frontage Requirement _____ Reduction to _____
- Setback--front, rear, side Requirement _____ Reduction to _____
- Other _____ Requirement _____ Reduction to _____

1. Describe, in detail, the nature of the request. _____
See attached Narrative

2. Is the variance request for this property due to unique circumstances (i.e. shape or topography of the site)? If yes, please describe nature of circumstance. _____
See Attached Narrative

3. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity. _____
See Attached Narrative

4. What property right would be preserved substantially the same as owners of the other property in the same zone or vicinity, by granting the variance. _____
See Attached Narrative

5. What unnecessary hardship would be avoided by granting the variance. _____
See Attached Narrative

6. Why won't this request be materially detrimental to the surrounding area. _____
See Attached Narrative

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, adjacent street(s), and distances from property lines, 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.

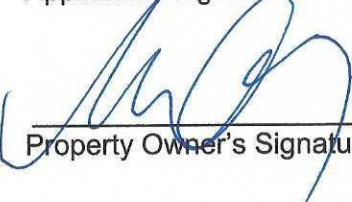
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

8/10/23

Date



Property Owner's Signature

manager KWDS, LLC

8-11-23

Date

NORTON LANDING APARTMENTS

McMinnville, Oregon

LAND-USE APPLICATION

ADMINISTRATIVE VARIANCE

AUGUST 14, 2023

KWDS, LLC
PO Box 145
Wilsonville, Oregon 97070

RDA

REITER DESIGN ARCHITECT
INCORPORATED

NORTON LANDING APARTMENTS

ADMINISTRATIVE VARIANCE

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LAND-USE APPLICATION

Administrative Variance

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Administrative Variance Information & Submittal Requirements



Planning Department

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

Overview

An administrative variance is the process under which the Planning Director may grant certain adjustments to specific requirements in the Zoning Ordinance when the adjustment is within the limitations and conditions stated in Section 17.74.090 (Administrative Variance-Review Criteria) of the McMinnville Zoning Ordinance and listed below. These provisions are to be used sparingly. A request for a variance beyond these limitations is processed as a full variance application, which is subject to Planning Commission review at a public hearing.

Limits for adjustment are as follows:

- A. Lot area: Maximum possible adjustment of one percent of the minimum lot area but not more than 90 square feet.
- B. Setbacks: Maximum adjustment of 10 percent of the required setback.

Variations are not allowed for standards pertaining to the number of dwelling units permitted, parking requirements, height of building, vision clearance area, density, or use of property.

Submittal Requirements

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- A completed Administrative Variance application form.
- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed buildings, dimensions, adjacent street(s), distances from property lines, and any other information that would help substantiate or clarify your request.
- Payment of applicable review fee.

Review Process

Upon receipt of a complete application, the Planning Director will send notice of the request to owners of property within 100 feet of the site for which the application is made for their review and comment. Following the allowed 14 (fourteen) day comment period, the Planning Director will advise the applicant of his decision by mail. The decision of the Planning Director to grant or deny the requested variance may be appealed to the Planning Commission under the provisions contained in Section 17.72.170 (Appeal from Ruling of Planning Director) of the Zoning Ordinance.

For further information regarding an Administrative Variance request and the process for review, please see Chapters 17.72 (Applications and Review Process) and 17.74 (Review Criteria) of the Zoning Ordinance, or contact the McMinnville Planning Department.

PROJECT DESIGN TEAM

2

NORTON LANDING APARTMENTS

PROJECT DESIGN TEAM

OWNER

KWDS, LLC
PO Box 145
Wilsonville, Oregon 97070
(503) 781-5685
Owner's Representative: Chad Juranek

ARCHITECT / PLANNER

REITER DESIGN ARCHITECT, INCORPORATED
6107 SW Murray Blvd., #480
Beaverton, Oregon 97008
(503) 574-3036
Project Architect, Project Planner: Scott A. Reiter

CIVIL ENGINEER

HARPER HOUF PETERSON RIGHELLIS, INC.
250 NW Franklin Avenue, Suite 404
Bend, Oregon 97703
(541) 318-1161
Project Civil Engineer: Jennifer VanCamp

LANDSCAPE ARCHITECT

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE Spokane St., Suite 200
Portland, Oregon 97202
(503) 221-1131
Project Landscape Architect: Jeffery Creel

STRUCTURAL ENGINEER

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE Spokane St., Suite 200
Portland, Oregon 97202
(503) 221-1131
Project Engineer: Jeff Schwindt

TRANSPORATION ENGINEER

LANCASTER-MOBLEY
321 SW 4th Ave., Suite 400
Portland, Oregon 97204
(503) 248-0313
Project Engineer: Daniel Stumpf

APPLICATION NARRATIVE
Administrative Variance

NORTON LANDING APARTMENTS

SE Norton Lane at SE Stratus Avenue

Administrative Variance Application Narrative

August 14, 2023

Project Description:

The proposed project consists of the development of 138 apartment dwelling units located in seven three-story buildings on a 4.93 acre vacant site. The proposed development includes related site improvements and 3/4 public street improvements of SE Norton Lane along the subject site frontage.

The subject site has limited access to SE Norton Lane and has no other public frontage or access. The subject site has access to public utilities. There is an existing shallow 8" public sanitary sewer located in SE Norton Lane. There is an existing public water line located in SE Norton Lane. There is an existing 15-foot private storm drainage easement along the westerly property line. There is also a 10-foot public utility easement along the SE Norton Lane frontage.

The subject site lies within the Three Mile Lane Planned Development Overlay and the Three Mile Lane Area Plan. The subject site is subject to Planned Development Amendment Approval, Three Mile Lane Deign Review, and the conditions of Approval of the prior Ordinances affecting the subject Site, Including Ordinance 4709 and Ordinance 5072.

ASSESSOR MAP/TAX LOT

Section 27, T.4S, R4W, WM, Tax Lot 701

ZONING:

C-3 PD: General Commercial, Planned Development (Three Mile Lane PD Overlay)
Ordinance 4709
Ordinance 5072 (PDA 6-18)

Adjacent Property Zoning:

NORTH: C-3 PD: General Commercial

EAST: M-L: Limited Light Industrial

SOUTH: Outside Urban Growth Boundary, Yamhill County

WEST: R-4 Medium, High Density Residential

DEVELOPMENT APPLICATION APPROVALS REQUESTED:

The following land-use applications are being submitted for approval:

Planned Development Amendment to Ordinance 4709 and Ordinance 5072

Three Mile Lane Design Review

Landscape Plan Review

Administrative Variances

EXISTING CONDITIONS

The Subject Site is currently undeveloped and used for farming. The site is generally flat, with a minor slope to the southwest. There are no significant or distinguishing natural features associated with this property.

Access to the property is from Highway 18 via the intersection with Norton Lane. There is a signalized intersection of Norton Lane (SE & NE) with Highway 18. Immediately south of the highway, there is a three-way stop intersection of SE Norton Lane and SE Stratus Avenue. Stratus Avenue loops around the Medical Center and intersects back with SE Norton Lane across from the subject site.

ACCESS and UTILITIES

The property fronts on west side of SE Norton Lane, just south of the Altimus Plaza medical offices. The existing right-of-way for SE Norton Lane is 60 feet down to and through the Stratus Avenue Loop intersection, south of the Medical Center. The existing improvements extend through this intersection. The street is currently improved with curb and gutter and 28-foot paved section.

SE Norton Lane is improved to City standard south to the intersection with the Stratus Avenue loop. The street improvements extend approximately 180 feet along the frontage of the Subject Site. There is an additional 280 feet of site frontage that is currently not improved.

There are existing urban services and utilities within SE Norton Lane. These facilities are all available and were adequately sized to serve development of the subject site, consistent with the allowed commercial uses identified within Ordinance 4709.

SURROUNDING USES

North - The property immediately north of the subject property is the Altimus Plaza Medical Offices. Further to the north at the Stratus Avenue intersection are the Comfort Inn & Suites and the Diner restaurant. The land west of the motel is vacant land, however there is a current application for development of multifamily residential.

East - The property immediately east of the subject property is developed with medical offices, specifically Willamette Valley Medical Center, including a Heliport. To the south of the medical center is vacant farm land, outside of the city limits and UGB. The Evergreen Aviation Museum, north of Hwy 18, and Municipal Airport, south of Hwy 18, are located just over a mile to the east.

South - The property immediately south of the subject property is vacant farm land, outside of the city limits and UGB.

West - The property immediately west of the subject property is the Evergreen Estates Mobile Home Park, which is zoned R-4.

McMinnville Zoning Code, Title 17: Compliance to Applicable Chapters

The following narrative addresses the Review Criteria for the requested variances. Additional detailed proposed development and project information is included in the other related application for this proposed development.

CHAPTER 17.74 REVIEW CRITERIA

17.74.090 Administrative Variance-Review Criteria.

The Planning Director may grant limited adjustments to the terms of this title as follows:

- A. Lot area: Maximum possible adjustment of one percent of the minimum lot area, but not more than 90 (ninety) square feet;
- B. Setbacks: Maximum adjustment of 10 (ten) percent of the required setback.
- C. These provisions shall be used sparingly and shall not be exceeded except by regular referral to the Planning Commission.
- D. Special conditions may be attached to adjustments if such conditions relate directly to the adjustments.

Applicant Response:

The applicant is seeking approval of the following adjustments:

1. 17.11.090, D (4), d (7): *Landscape Islands shall be separated no more than 60 feet from another.*

Proposed:

The Site Plan proposes a maximum distance of 63 feet between parking area landscape islands. This is an increase of 3 feet which is less than 10% of the required dimension. Standard parking stalls are 9 feet wide and the 60 foot limitation does not coincide with standard parking stall dimensions affecting an efficient parking layout and the best use of the site area to achieve the densities identified by the zoning codes. The requested increase of 5% has no adverse impacts upon the site or the amount of landscaping proposed on the Landscape Plan.

2. 17.11.090, D (4) f (3): *Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.*

Proposed:

The parking areas on the proposed Site Plan are located at a distance of 6-feet from the North and South (side) property lines and 7 feet from the West (rear) property line. This is less than the 10 feet required from the adjacent side and rear property lines. This is compatible with existing adjacent development that also has parking located 6 feet from the adjacent property lines.

3. 17.61.030, B: solid waste enclosures shall not be located within 20 feet of exterior yard.

Proposed:

The Site Plan proposes a setback of 6-feet to the adjacent side yards for the Trash Enclosures. The proposed Site Plan includes a 6-foot sight obscuring fence along the side and rear yards. This is in addition to proposed landscape buffering and screening as illustrated on the proposed Landscape Plan. The existing adjacent medical office building complex has its trash enclosure located 6-feet from the property line. The proposed trash enclosure setback is consistent with the existing developed adjacent medical complex.

The proposed landscape buffering and screening shown on the Landscape Plan, and the proposed 6-foot sight obscuring fence mitigate any potential negative effects of the proposed setback for the trash enclosures.

Subjects not allowable for adjustment are: number of dwelling units permitted, parking requirements, height of building, vision clearance area, density or use of property.

17.74.110 Conditions for Granting Variance.

A variance may be granted only in the event that the following circumstances substantially exist:

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of the ordinance codified in this title, topography, or other circumstance over which the applicant has no control;

Applicant Response:

The requested adjustment to the landscape island spacing in parking areas is affected by the recently adopted Chapter 17.11 Residential Design Standards. Previously development in the vicinity of the subject site was not developed under these requirements. As noted above, the 60-foot spacing identified in the newly adopted standard does not take into account the standard or compact parking stall spacing. The net result is inefficient utilization of the available site area for parking thus affecting the overall net achievable density.

The requested adjustment for solid waste enclosure setback does not take into account the additional screening and buffering required by the Residential Design Standards and also limits the usable land area for development also effecting overall net density. The subject site also has limited street frontage access making alternate site and parking configuration difficult to achieve. The requirements of the local waste collector, Recology Western Oregon, further limits placement of solid waste collection facilities.

The requested adjustment for proposed parking areas to be located less than 10 feet from the adjacent property lines is compatible with the existing adjacent developments as they have parking located at 6 feet from the adjacent property lines. As the subject site has a designated C-3 General Commercial zoning designation, the parking setback is not required. As a multiple family apartment use, the Residential Design Standards of

17.11 are required. Previous adjacent built developments have not been required to meet this standard. The proposed variance is fully compatible with the adjacent developments.

- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.

Applicant Response:

As noted above, strict compliance with the Parking Island spacing standard and the Solid Waste Enclosure Setback Standard limits the development opportunity of the subject site. The site configuration and access affects the overall parking layout and ability for full compliance without adversely impacting the overall net buildable area and density of the site.

Strict compliance of the parking setback under the Residential Design Standards of 17.11 will further reduce the net buildable area of the site. The proposed variance, along with the proposed landscape screening and buffering, and the site obscuring fence, mitigate any potential negative impacts of the proposed variance.

- C. The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;

Applicant Response:

The proposed variances will not adversely affect adjacent properties or the surrounding neighborhood and community. As noted, the existing trash enclosure of the Medical Office Complex north of the subject site has its trash enclosure located within 6-feet of the property line. The proposed variance is in keeping with the existing built conditions on the adjacent site.

The proposed landscape island spacing adjustment is fully compensated for by the overall landscape plan and design. There is a substantial number of planting areas well above the minimum required provide an overall greater level of landscaping on the subject site.

The proposed parking setbacks with the enhanced screening, buffering and sight obscuring fence off-set any potential negative impacts of the reduced setback. The proposed variance reduces the setback by 4 feet on the side property lines and 3 feet on the rear property line. This is a negligible amount.

- D. The variance requested is the minimum variance which would alleviate the hardship.

Applicant Response:

The proposed landscape island spacing is increased to the next standard or compact space. This is the least amount of increase while maintaining an efficient parking layout to maximum the use of the site and achievable overall net density.

The proposed trash enclosure variance also maintains screening and buffering to the adjacent properties while compliance with Recology Western Oregon access requirements. An increase in the proposed setback would result in the loss of parking spaces and thus affecting the number of living units that can be developed on the site.

The proposed alternate provides a balanced approach and maintains necessary landscape screening and buffering.

The proposed parking setback variance of 4 feet and 3 feet, preserves 6 feet and 7 feet of landscape area for planting enhanced screening and buffering. While this reduction appears minimal, the cumulative impact on the overall site provides room for additional parking and an increase in the available buildable area and thus the overall net achievable density of the site.

APPLICATION DRAWINGS
ARCHITECTURAL,
AND LANDSCAPE

PROJECT DATA

SITE INFORMATION:
 ZONING: C3 - GENERAL COMMERCIAL, THREE-MILE LANE PLANNED DEVELOPMENT OVERLAY
 MAP NO: T4SR4W-27, TAX LOT 701
 SITE AREA: 214,759 SF, 4.93 ACRES

BUILDING INFORMATION
 CONSTRUCTION TYPE: TYPE V-B
 BUILDING HEIGHT: THREE-STORIES
 OCCUPANCY GROUPS: R-2 RESIDENTIAL, APARTMENTS

LIVING UNITS:
 ONE-BEDROOM, 1 BATH: 42 UNITS
 TWO-BEDROOM, 1 BATH: 36 UNITS
 TWO-BEDROOM, 2 BATH: 42 UNITS
 THREE-BEDROOM, 2 BATH: 18 UNITS
 TOTAL UNITS: 138 UNITS

PARKING:
 REQUIRED:
 1BR AND 2BR UNITS, 1.5 SPACES/UNIT= 180 SPACES
 3BR UNITS, 2 SPACES/UNIT= 36 SPACES
 TOTAL REQUIRED: 216 SPACES

PROVIDED:
 STANDARD SPACES: 188 SPACES
 COMPACT SPACES: 22 SPACES
 ACCESSIBLE SPACES: 8 SPACES
 TOTAL PARKING PROVIDED: 218 SPACES

PROJECT TEAM

OWNER/DEVELOPER:
 KWDS, LLC
 PO BOX 145
 WILSONVILLE, OREGON 97070
 (503) 781-5685
 CONTACT: CHAD JURANEK

GENERAL CONTRACTOR:
 KOHL INC.
 PO BOX 145
 WILSONVILLE, OREGON 97070
 (503) 781-5685
 CONTACT: CHAD JURANEK

ARCHITECT/PLANNER:
 REITER DESIGN ARCHITECT, INC.
 7965 SW CIRRIUS DRIVE
 BEAVERTON, OREGON 97008
 (503) 574-3036
 PROJECT ARCHITECT: SCOTT REITER

CIVIL ENGINEER:
 HARPER HOUF PETERSON RIGHELLI, INC.
 250 NW FRANKLIN AVE., SUITE 404
 BEND, OREGON 97703
 (541) 318-1161
 PROJECT ENG.: JENNIFER VAN CAMP, PE

STRUCTURAL ENGINEER:
 HARPER HOUF PETERSON RIGHELLI, INC.
 205 SE SPOKANE ST., SUITE 200
 PORTLAND, OREGON 97202
 (503) 221-1131
 PROJECT ENGINEER: JEFF SCHWINDT, PE

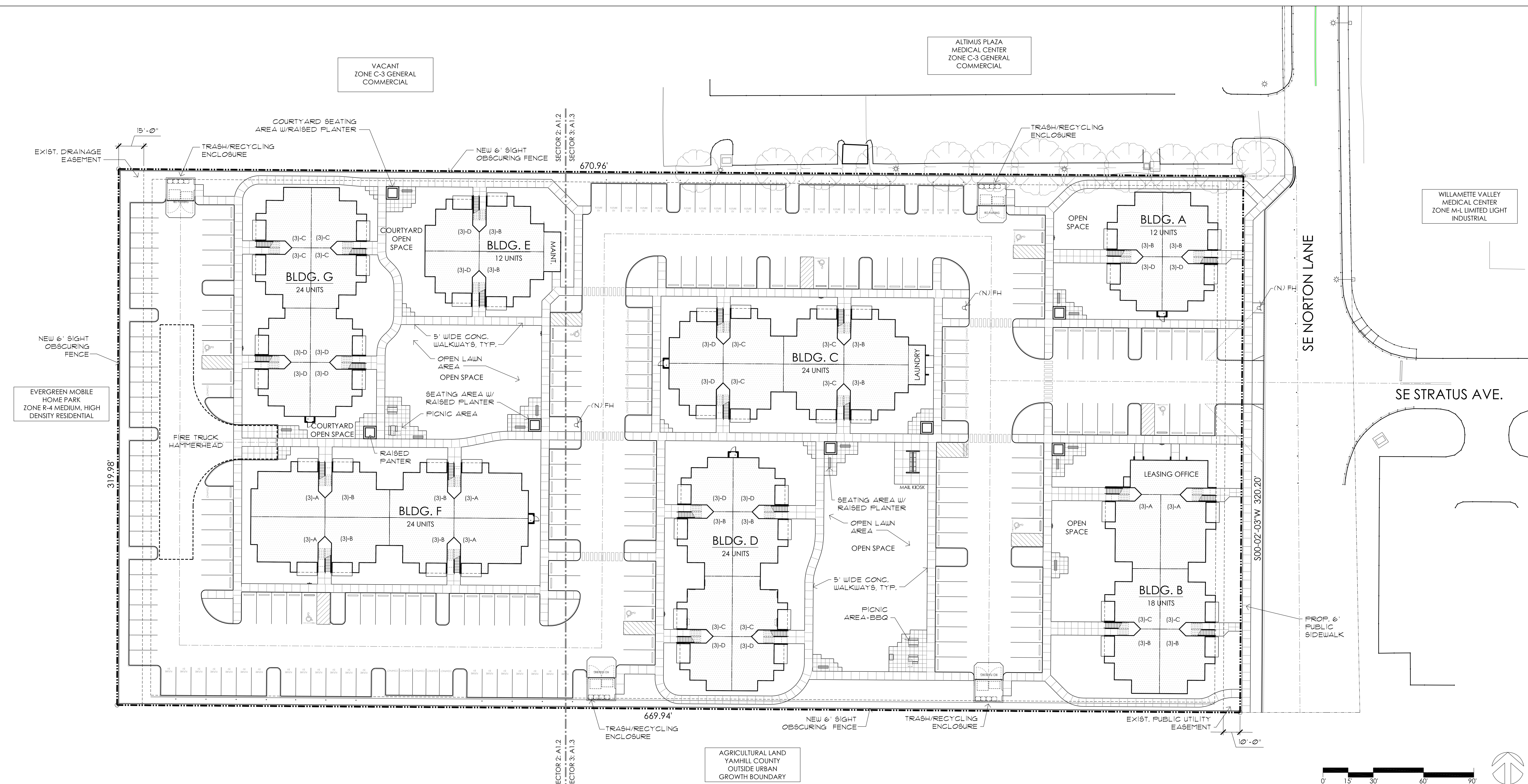
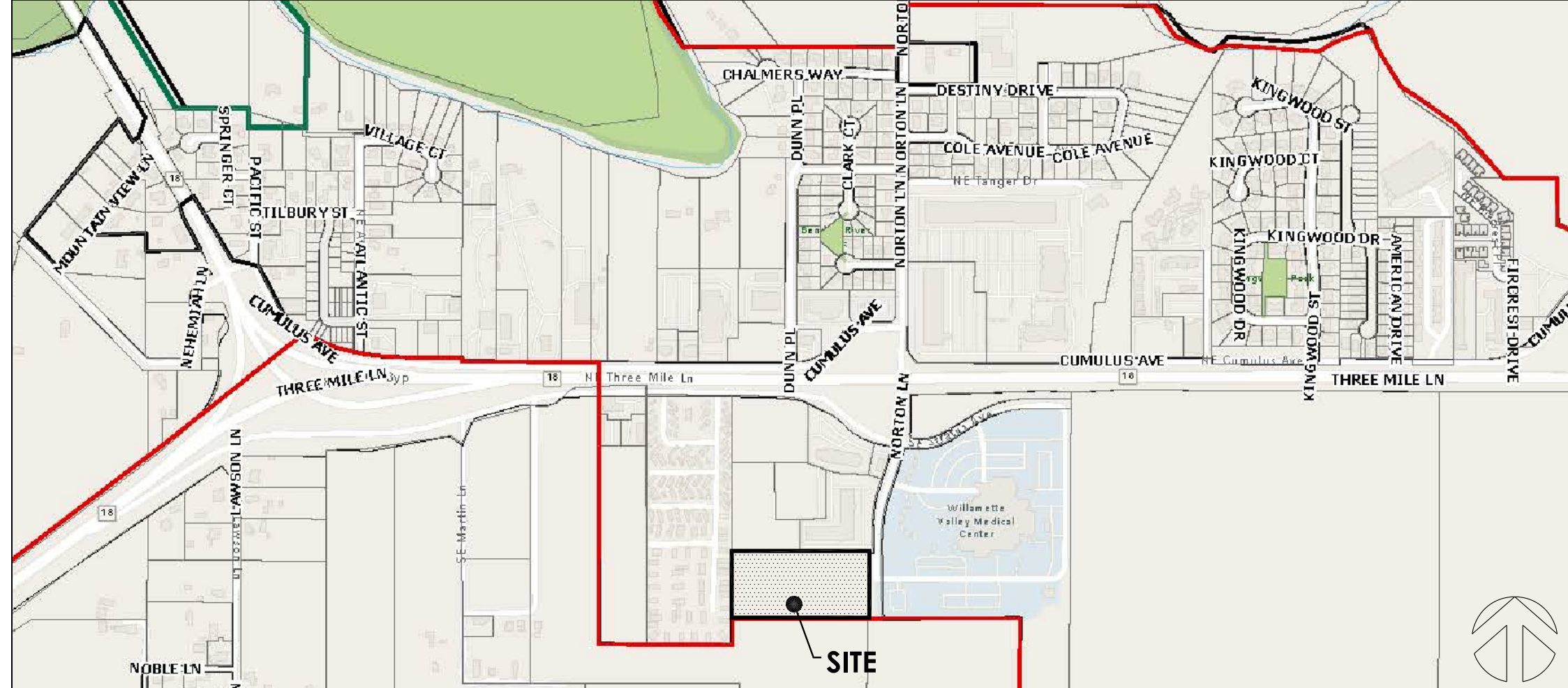
TRANSPORTATION ENGINEER:
 LANCASTER-MOBY
 321 SW 4TH, AVE, SUITE 400
 PORTLAND, OREGON 97204
 (503) 248-0313
 CONTACT: DANIEL STUMPF

LANDSCAPE ARCHITECT:
 HARPER HOUF PETERSON RIGHELLI, INC.
 205 SE SPOKANE ST., SUITE 200
 PORTLAND, OREGON 97202
 (503) 221-1131
 PROJECT LANDSCAPE ARCH.: JEFFERY CREEL

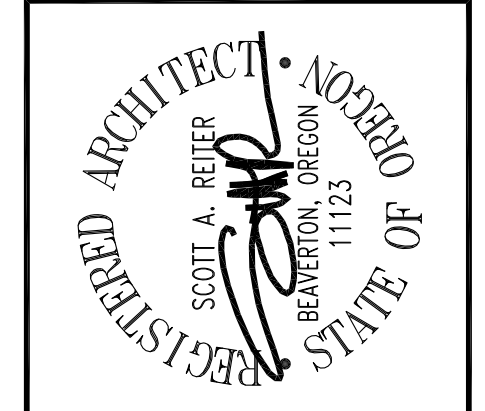
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VICINITY MAP



CONCEPTUAL SITE PLAN 1
 Scale: 1" = 30'-0" A1.0



RDA
 REITER DESIGN ARCHITECT
 INCORPORATED
 6107 SW MURRAY BLVD. #480
 BEAVERTON, OREGON 97008 (503) 574-3036

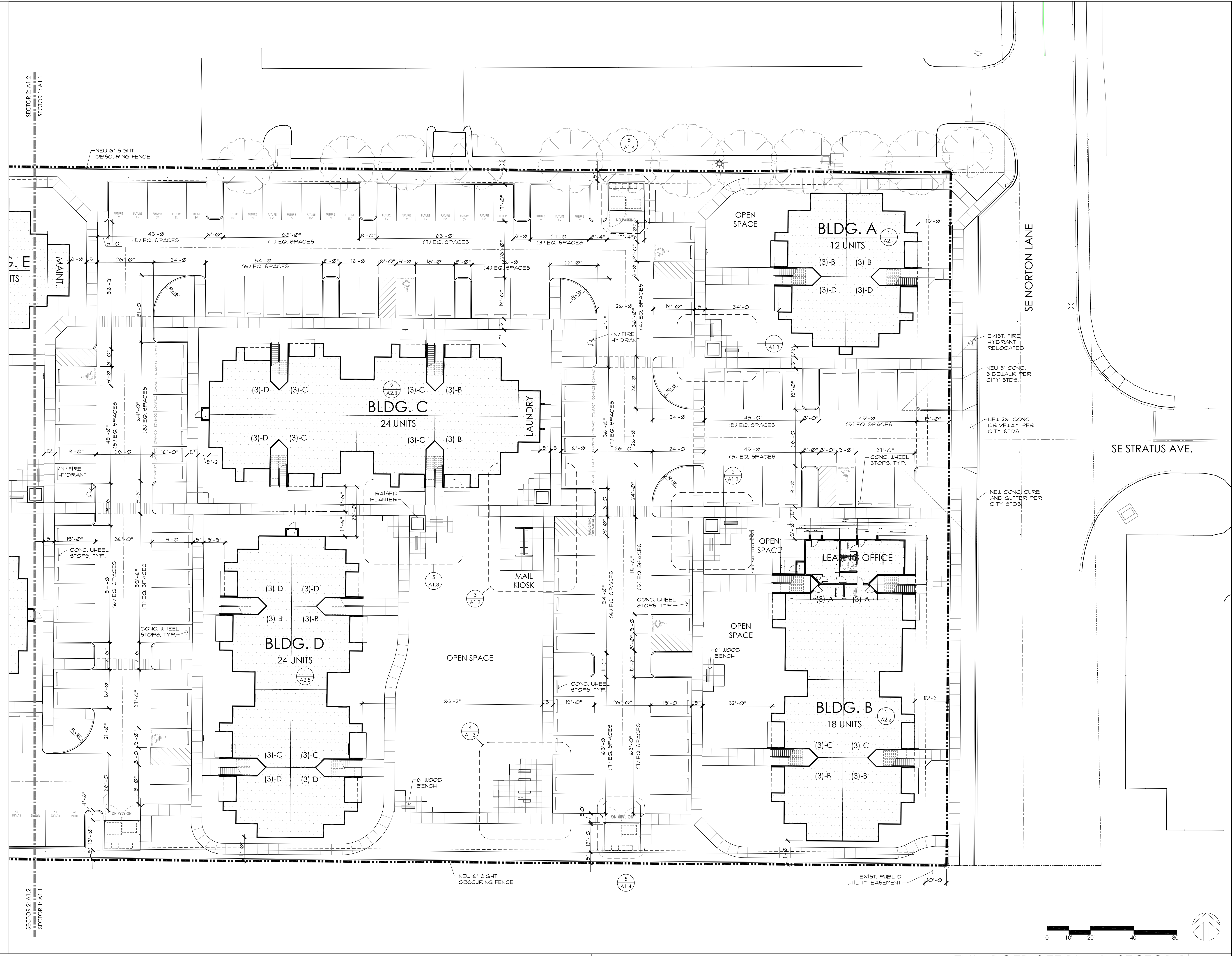
NORTON LANDING APARTMENTS
 SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON
 OWNER:
KWDS, LLC
 PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

CONCEPTUAL SITE PLAN

date:	JULY 19, 2023
scale:	AS NOTED
drawn:	
job no.:	2301

LAND-USE REVIEW

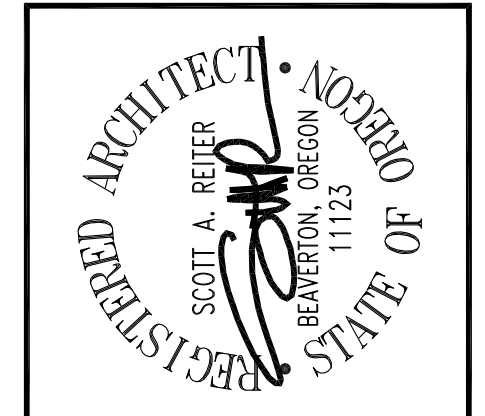
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SECTOR 2: A1.2
SECTOR 1: A1.1

SECTOR 2: A1.2
SECTOR 1: A1.1

ENLARGED SITE PLAN - SECTOR 1 1
Scale: 1" = 20'-0" A1.1



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REITER DESIGN ARCHITECT
INCORPORATED
6107 SW MURRAY BLVD. #480
BEAVERTON, OREGON 97008 (503) 574-3056

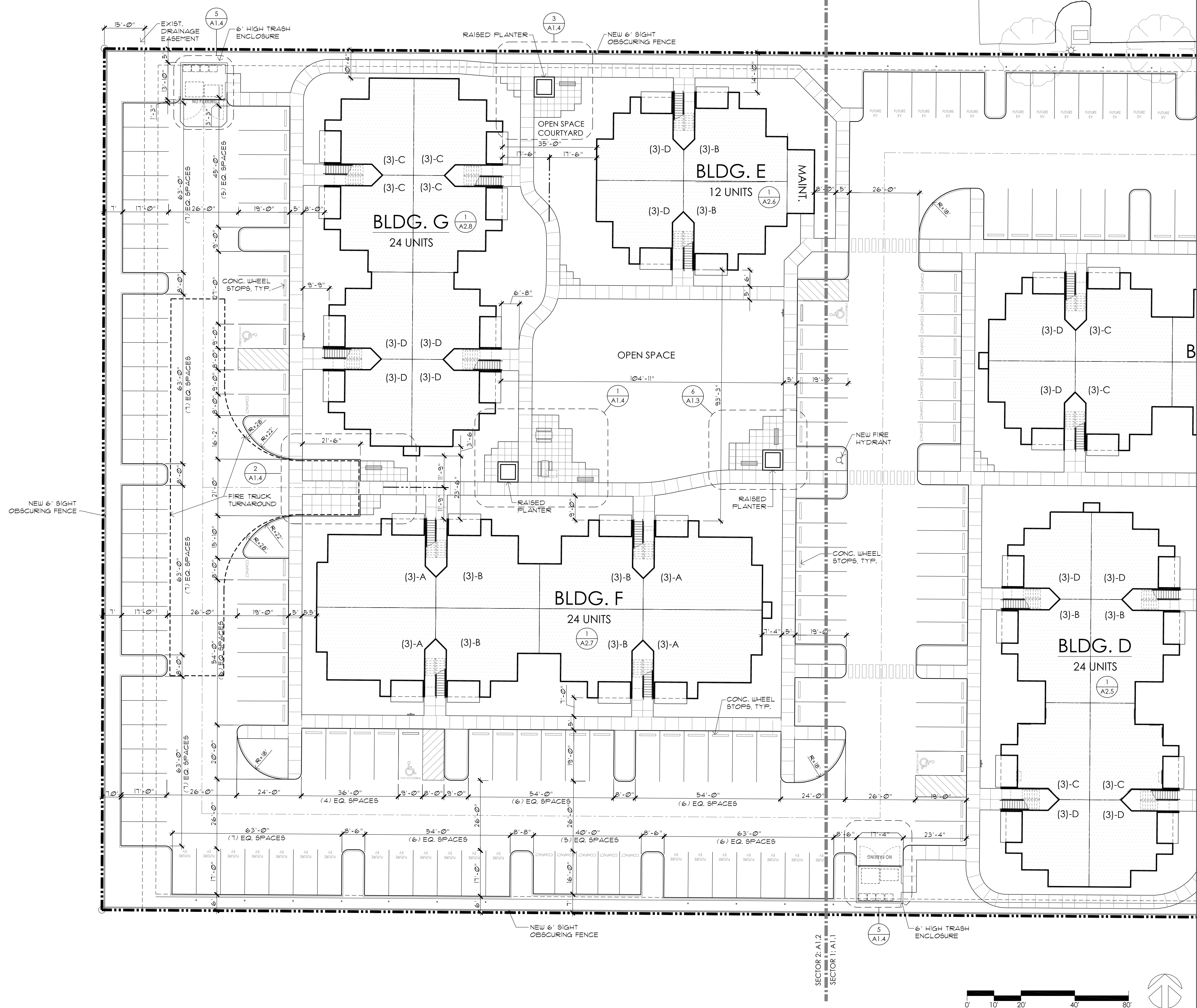
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SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON
OWNER:
KWDS, LLC
PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

ENLARGED SITE PLAN - SECTOR 1

date:	JULY 19, 2023
scale:	AS NOTED
drawn:	
job no.:	2301

LAND-USE REVIEW

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ENLARGED SITE PLAN - SECTOR 2 1
 Scale: 1" = 20'-0" A1.2

LAND-USE REVIEW

ENLARGED SITE PLAN - SECTOR 2

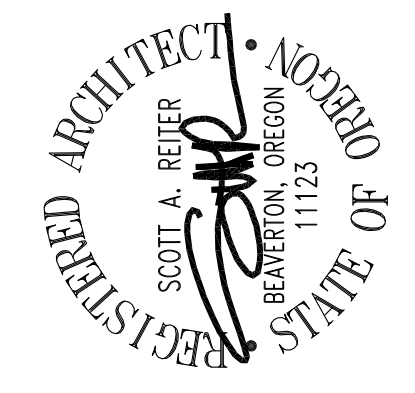
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job no.:	2301

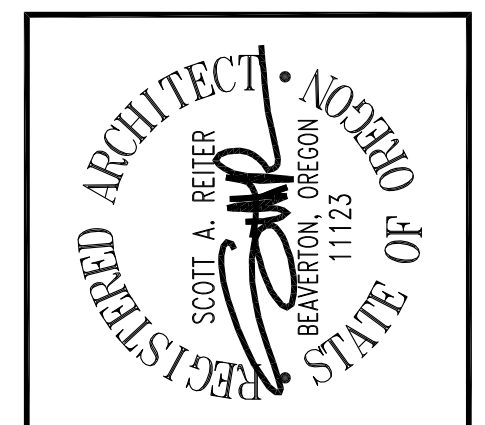
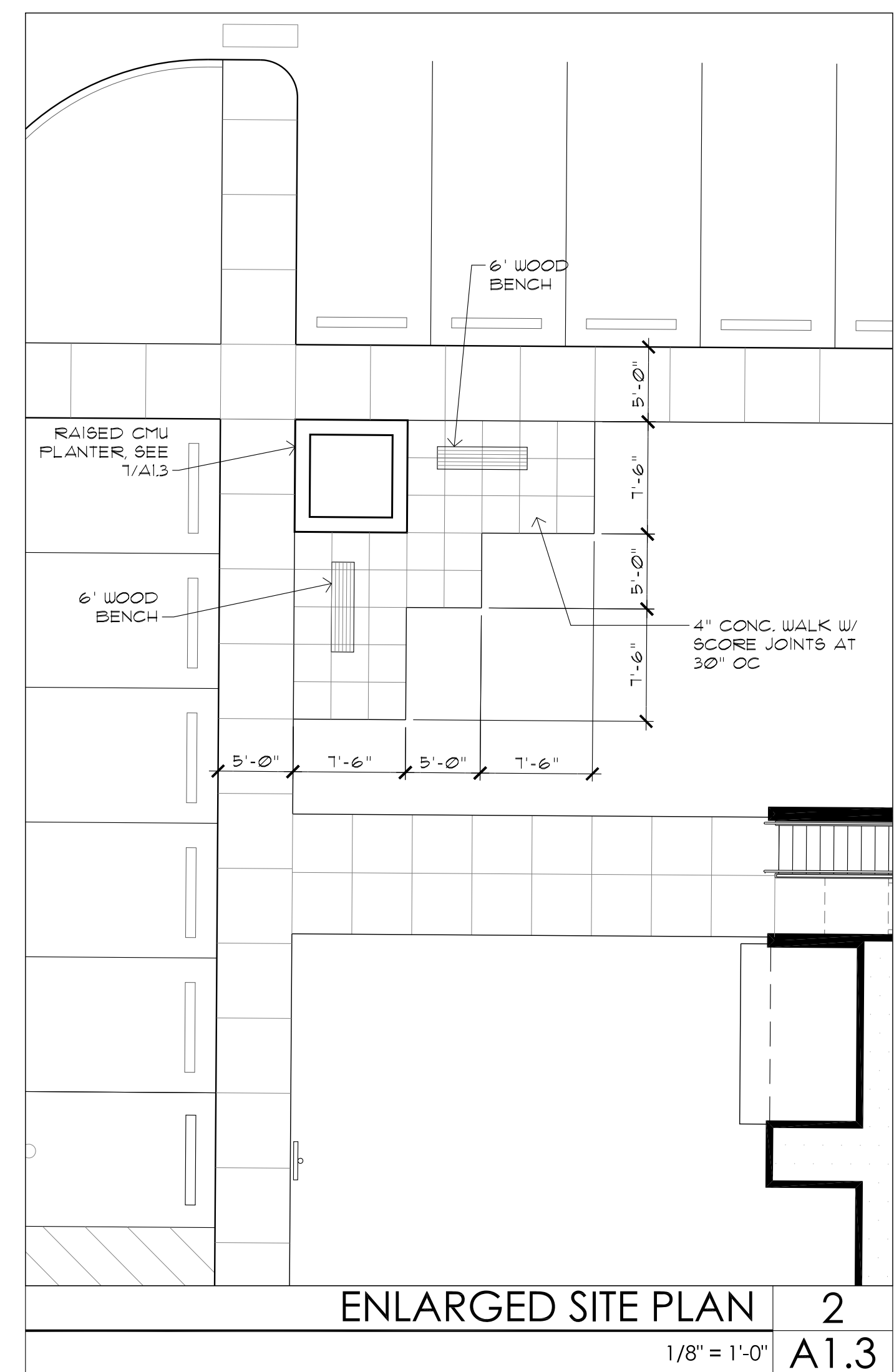
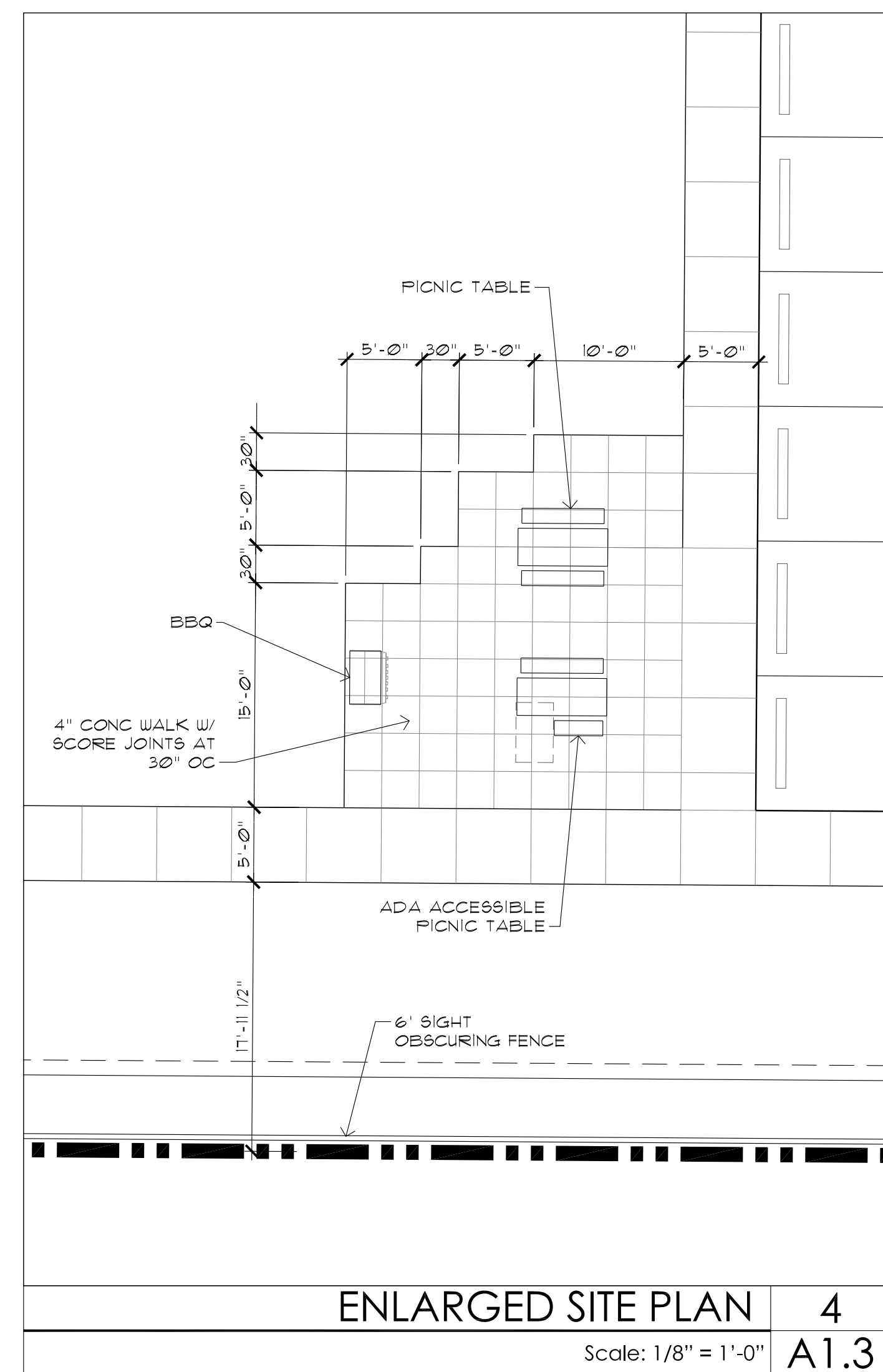
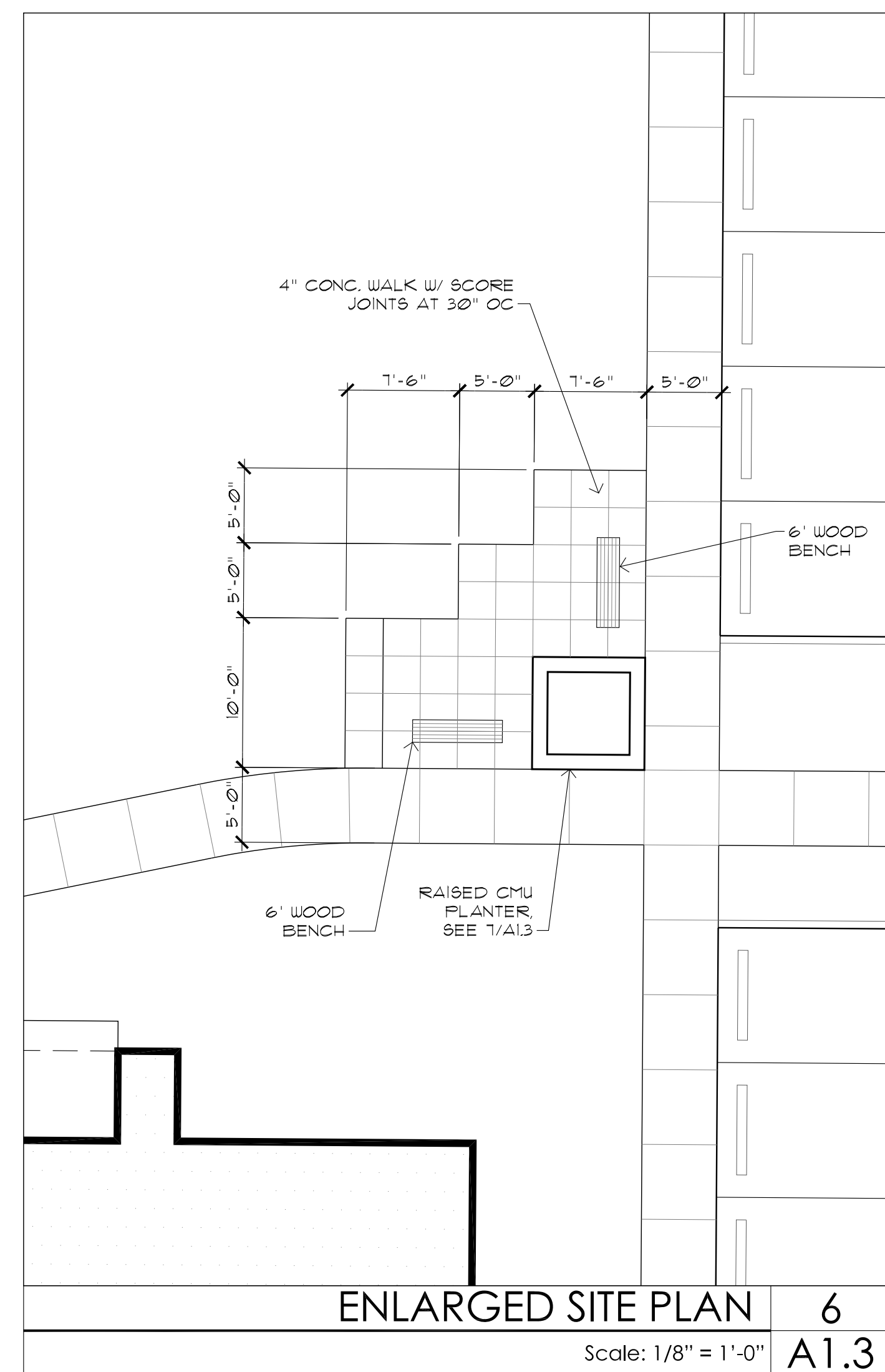
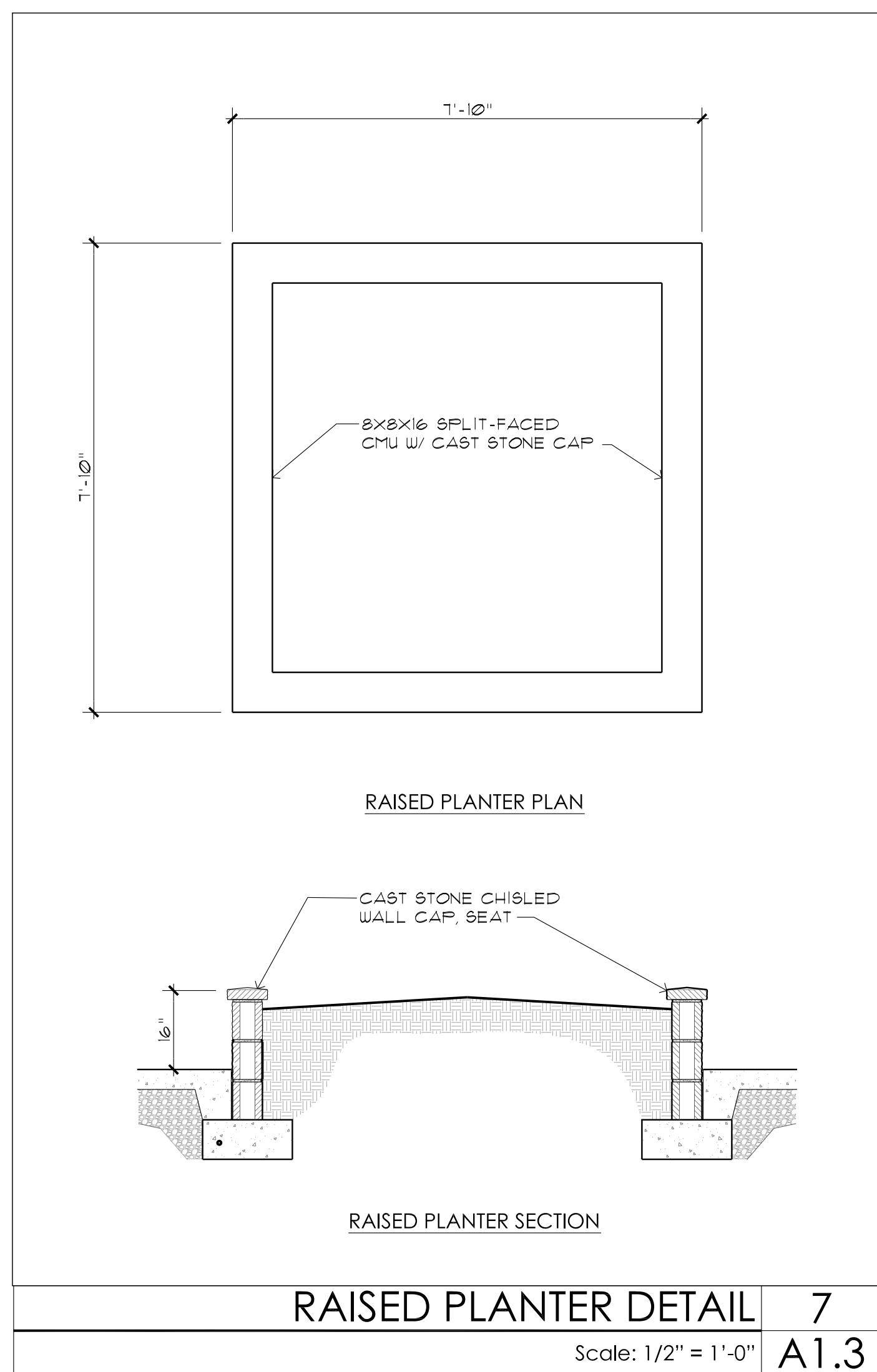
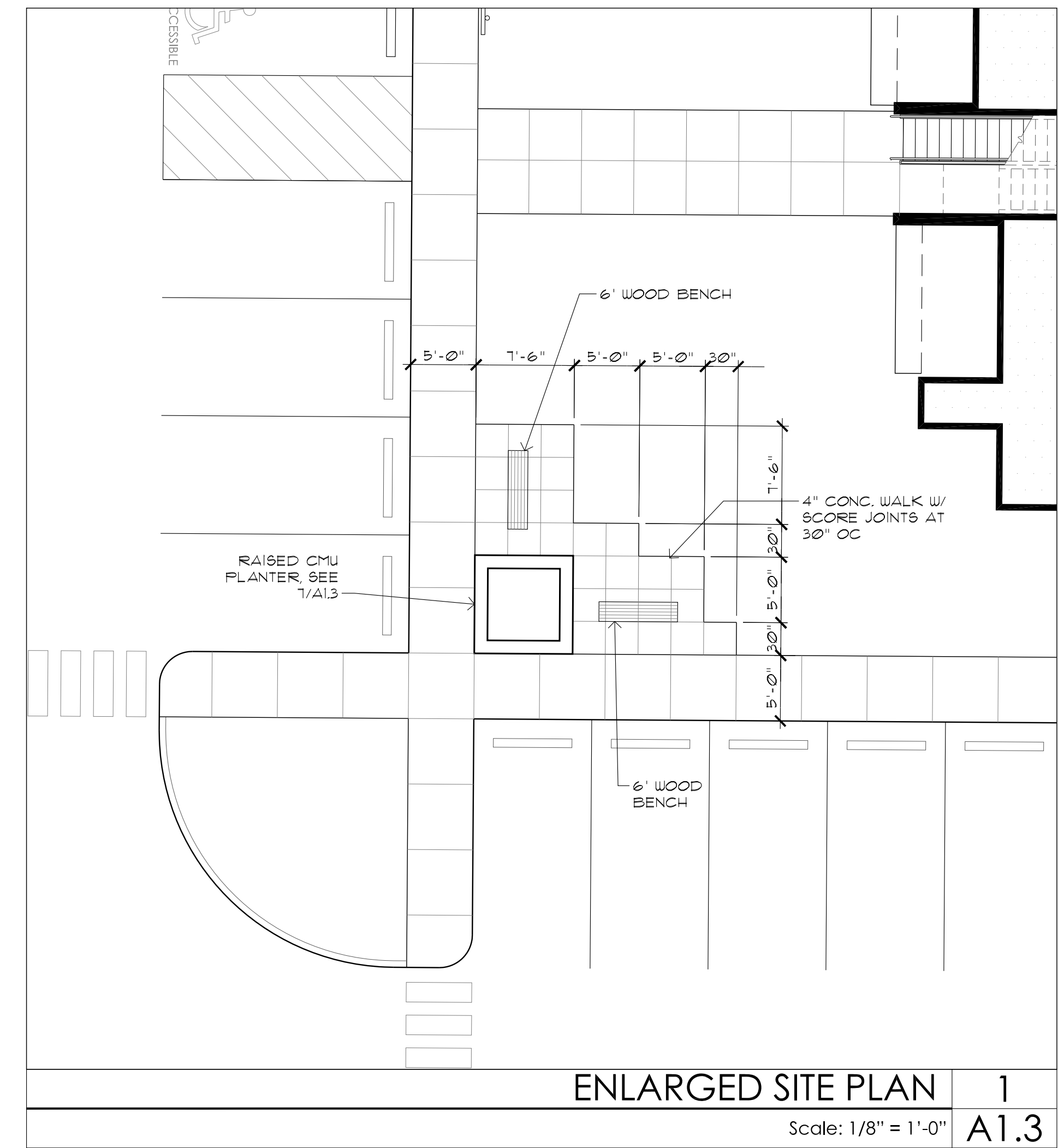
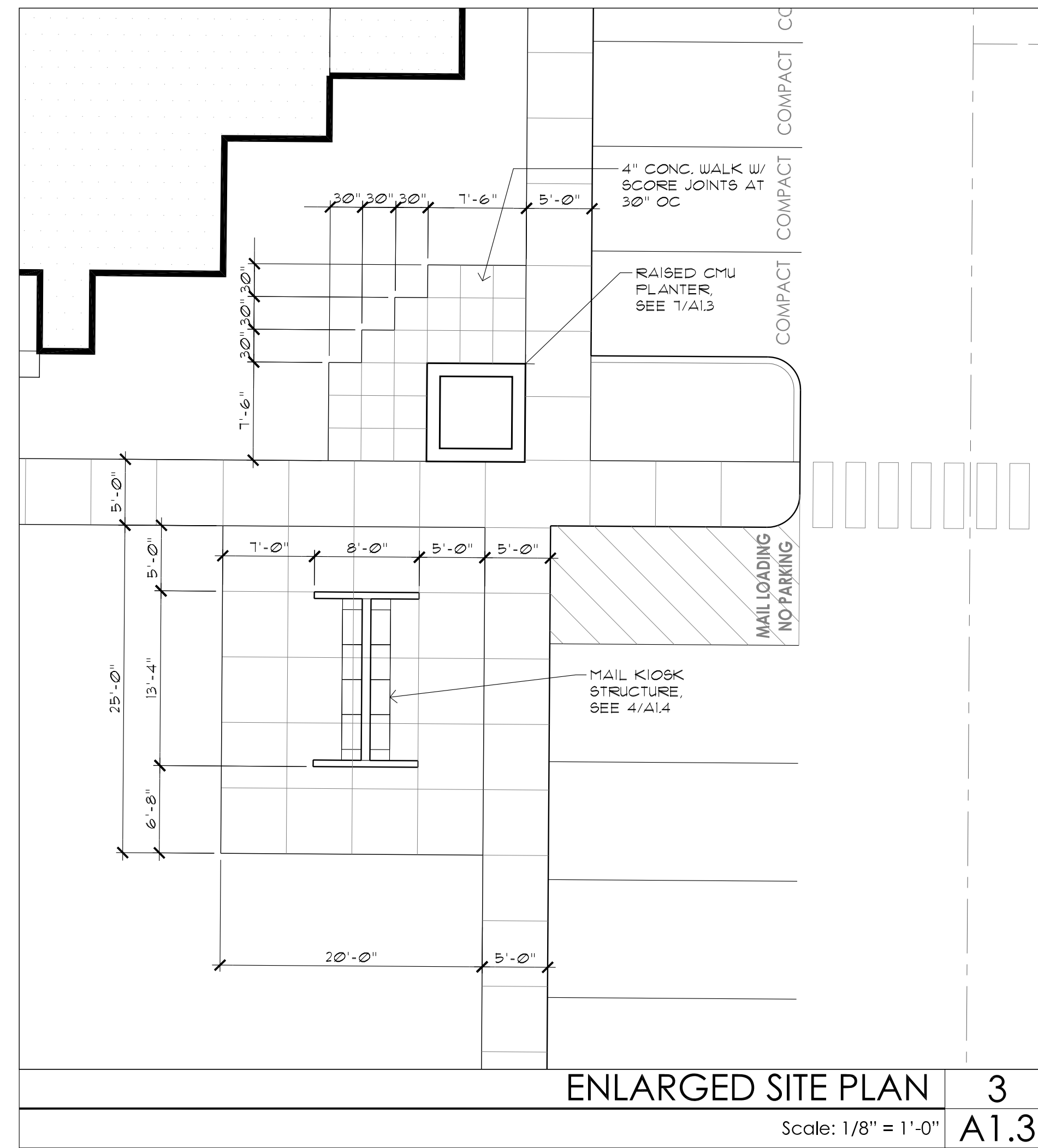
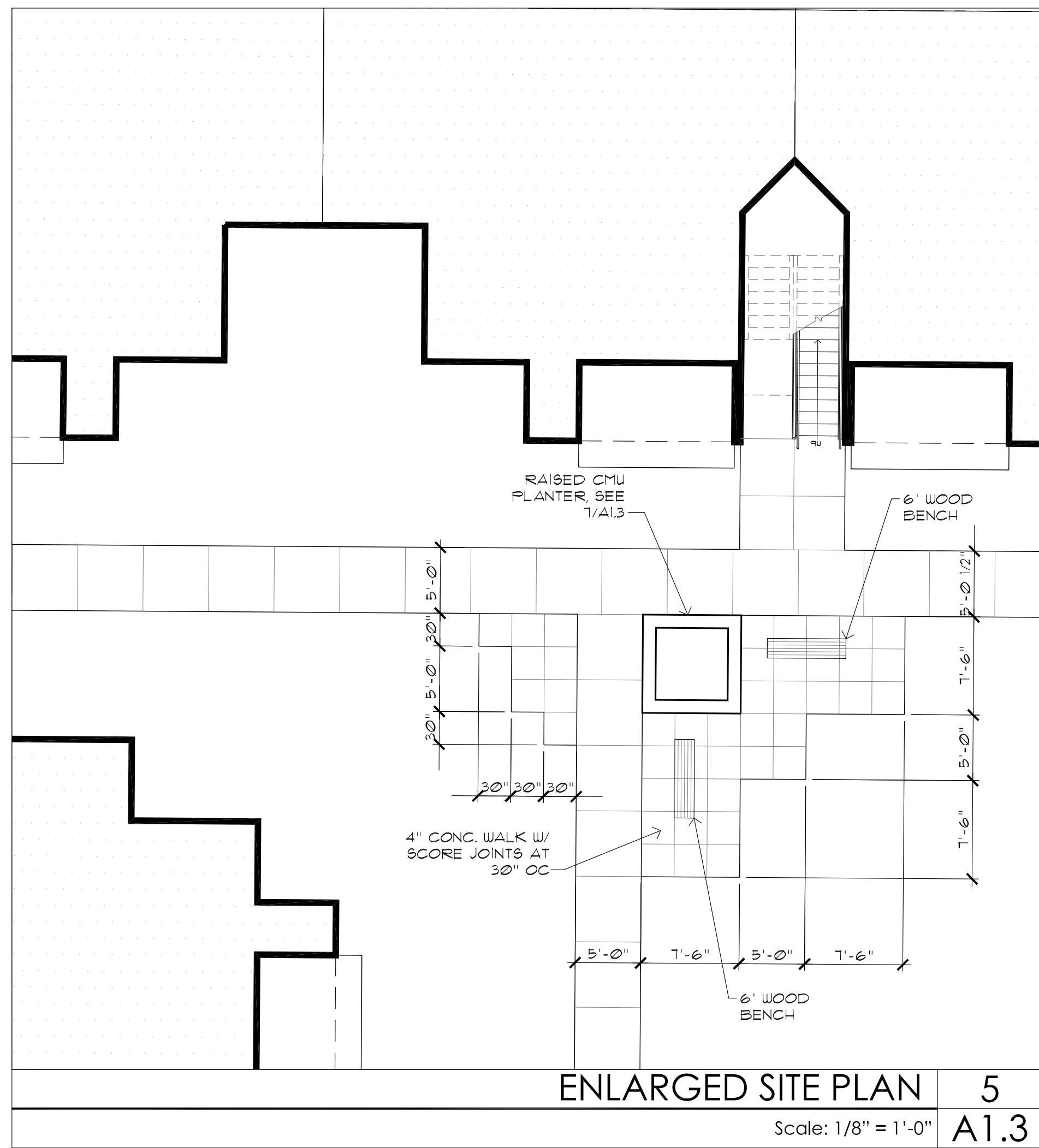
OWNER:
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 PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

NORTON LANDING APARTMENTS
 SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON

RDA
 REITER DESIGN ARCHITECT
 INCORPORATED

6107 SW MURRAY BLVD. #480
 BEAVERTON, OREGON 97008 (503) 574-3056





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NORTON LANDING APARTMENTS
SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON
OWNER:
KWDS, LLC
PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

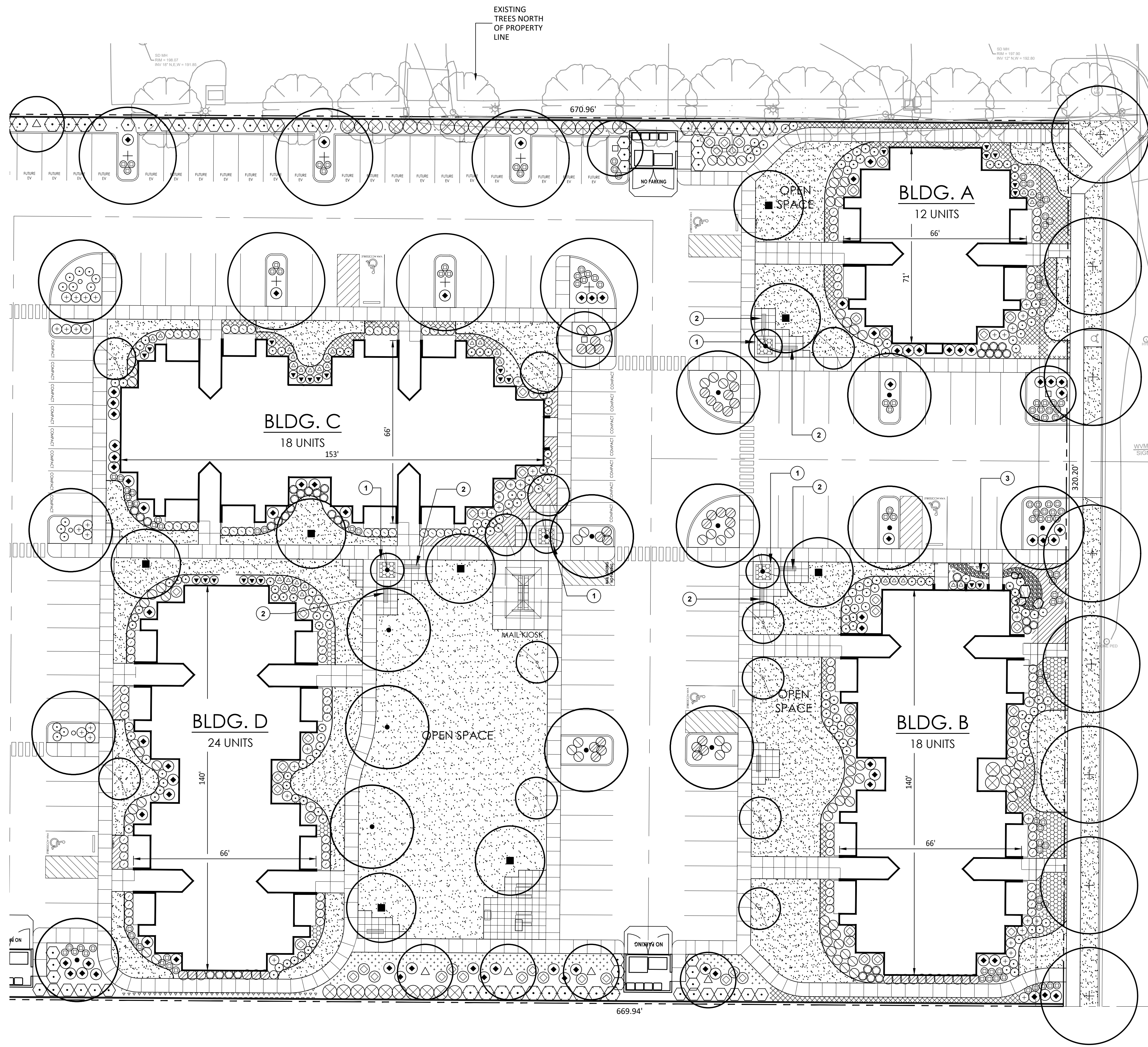
ENLARGED SITE PLANS

date:	JULY 19, 2023
scale:	AS NOTED
drawn:	
job no.:	2301

A
1.3

LAND-USE REVIEW

N:\KWD (Koh)\KWD-11 (McMinnville Apartments)\KWD11-DWGS\Sheets\L1.1 - Landscape Plans.dwg

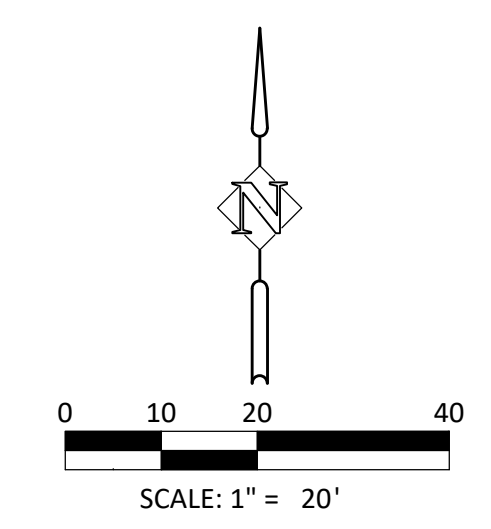


LANDSCAPE PLAN
1" = 20"

CITY OF MCMINNVILLE CODE COMPLIANCE				
SECTION #	SECTION	DESCRIPTION	REQUIRED	PROVIDED
17.11.090(D)	LARGE SITE DESIGN STANDARDS	BUFFER PARKING AREAS WITH LANDSCAPING.		LANDSCAPING AROUND PAVING LOT
	LARGE SITE DESIGN STANDARDS	PROVIDE DIFFERENT TYPE OF OPEN SPACE THROUGHOUT THE SITE		DIFFERENT TYPES OF OPEN SPACE PROVIDED
	PARKING LOT DESIGN STANDARDS	>50,000 SF PARKING LOTS = 8% INTERIOR LANDSCAPING REQUIRED.	PARKING LOT AREA = 75,075 SF X 8% = 6,006 SF	6,681 SF INT. PL LANDSCAPING
	PARKING LOT DESIGN STANDARDS	1 (NON-COLUMNAR) TREE PER ISLAND	37 PARKING LOT ISLANDS	37 TREES
	PARKING LOT DESIGN STANDARDS	FENCE REQUIRED NEXT TO RESIDENTIAL ZONING	FENCE ON WEST PL	FENCE PROVIDED. SEE ARCHITECTURAL SITE PLANS
	PARKING LOT DESIGN STANDARDS	BUFFER BETWEEN PL AND BUILDINGS	SW OR LANDSCAPE STRIP	5' SW & LANDSCAPE STRIPS PROVIDED
	PARKING LOT DESIGN STANDARDS	PLANTINGS ADJACENT TO SW (BETWEEN PL AND BLDGS)	6' LANDSCAPE STRIP NEXT TO SW	6' PLANTING STRIP
	PARKING LOT DESIGN STANDARDS	TREES ALONG THE THROUGH SIDEWALK-WALKWAY CONNECTIONS		TREES PROVIDED ALONG SIDEWALK CONNECTIONS
	OPEN SPACE	PROVIDE DECIDUOUS TREE FOR SHADE	DEC. TREES IN OPEN SPACES	STEWARTIA PROVIDED
	LANDSCAPING	A MIN. OF 20% OF THE SITE SHALL BE LANDSCAPED	TOTAL SITE 214,606 SF X 20% = 42,921 SF	64,157 SF PROVIDED (30%)
17.11.090(D). 10	FRONT YARD SETBACK	FRONT YARD SETBACK BETWEEN ENTRANCE AND STREET GATEWAY ZONE	MUST CONTAIN LOW SHRUBS OR FENCE	URBAN FRONT YARD TYPE USED. LOW SHRUBS PROVIDED
17.11.090(D). 6.B(3)	PRIVATE OPEN SPACE	PRIVATE OUTDOOR SPACE AT GROUND LEVEL REQUIRES FRONT YARD	MUST CONTAIN LOW SHRUBS OR FENCE	URBAN FRONT YARD TYPE USED. LOW SHRUBS PROVIDED
	OPEN SPACE	COMMON OPEN SPACE 15% MIN.	TOTAL SITE 214,606 SF X 15% = 32,191 SF	32,715 SF PROVIDED
	OPEN SPACE	PASSIVE OPEN SPACE NO MORE THAN 5% OF SITE	TOTAL SITE 214,606 SF X 5% = 10,730 SF MAX. PASSIVE	21,985 SF ACTIVE OPEN SPACE
17.57.070	EXISTING TREES	EXISTING LOCATIONS OF TREES OVER 6" DBH		NO EXISTING TREES ON SITE
17.57.070	LANDSCAPE SCREENING	SCREENING TO PROPOSED USE BY SIGHT OBSCURING, EVERGREEN PLANTINGS, SHADE TREES, FENCES OR COMBINATION		SIGHT OBSCURING FENCE & SCREENING SHRUBS PROVIDED
17.57.090	STREET TREES	STREET TREES OVER 40' TALL AND WIDE	40' OC	LARGE STREET TREES PROVIDED. SEE PLANT SCHEDULE

KEY NOTES

- 1 RAISED SEAT WALL PLANTER
- 2 BENCH



SEE L1.1 FOR PLANTING SCHEDULE

LAND USE

LANDSCAPE PLAN
NORTON LANDING
MCMINNVILLE, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS + PLANNERS
LANDSCAPE ARCHITECTS + SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpr.com

REGISTERED 747
PRELIMINARY
JEFFERY P. CREEL
OREGON
06/13/11
LANDSCAPE ARCHITECT

DESIGNED:	MD/JLV
DRAWN:	MD
CHECKED:	JLV
DATE:	07.21.2023

DATE	NO.	DESCRIPTION

SHEET NO.
L1.2
JOB NO. KWD-11