

Appendix "D"

Proposed Plan Policy Amendments
May, 2003



City of McMinnville Planning Department

PROPOSED PLAN POLICY AMENDMENTS

The following amendments are proposed to the McMinnville Comprehensive Plan Policies, as contained in Volume II, Chapters IV (Economy of McMinnville); Chapter V, Housing and Residential Development; Chapter VI, Transportation System; and Chapter IX, Urbanization. New text is underlined; text to be deleted is indicated with a strikethrough font.

CHAPTER IV ECONOMY OF McMINNVILLE

- 21.01 *The City shall periodically update its economic opportunities analysis to ensure that it has within its urban growth boundary (UGB) a 20-year supply of lands designated for commercial and industrial uses. The City shall provide an adequate number of suitable, serviceable sites in appropriate locations within its UGB. If it should find that it does not have an adequate supply of lands designated for commercial or industrial use it shall take corrective actions which may include, but is not limited to, redesignation of lands for such purposes, or amending the UGB to include lands appropriate for industrial or commercial use.*
- 21.02 *The City shall encourage and support the start up, expansion or relocation of high-wage businesses to McMinnville.*
- 1. The City shall coordinate economic development efforts with the Greater McMinnville Area Chamber of Commerce, McMinnville Industrial Promotions, McMinnville Downtown Association, Yamhill County, Oregon Economic and Community Development Department, and other appropriate groups.*
 - 2. Economic development efforts shall identify specific high-wage target industries and ensure that adequately sized, serviced, and located sites exist within the McMinnville urban area for such industries.*
- 21.03 *The City shall support existing businesses and industries and the establishment of locally owned, managed, or controlled small businesses.*

21.04 The City shall make infrastructure investments that support the economic development strategy a high priority, in order to attract high-wage employment.

21.05 Commercial uses and services which are not presently available to McMinnville residents will be encouraged to locate in the City. Such uses shall locate according to the goals and policies in the comprehensive plan.

GOAL IV 3: TO INSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE NEIGHBORHOOD AND COMMUNITY SERVING COMMERCIAL LANDS, AND THROUGH ENCOURAGING-ALTERNATIVES TO DISCOURAGING STRIP DEVELOPMENT.

24.00 *The cluster development of commercial uses shall be encouraged rather than -auto-oriented, strip development.*

Locational Policies:

24.50 The location, type, and amount of commercial activity within the Urban Growth Boundary shall be based on community needs as identified in the Economic Opportunities Analysis.

27.00 *Neighborhood commercial uses will be allowed in residential areas. ~~These commercial~~ designated "Neighborhood Activity Centers." These commercial uses will consist only of neighborhood-oriented neighborhood-oriented businesses and will be located on collector or arterial streets. More intensive, large commercial uses will not be considered compatible with or be allowed in neighborhood commercial centers.*

28.01 Neighborhood Activity Centers shall be located in the Grandhaven, Three Mile Lane, Southwest, and Northwest areas of McMinnville as shown on the McMinnville Comprehensive Plan Map. Neighborhood Activity Centers are further discussed in the Urbanization Element of the Comprehensive Plan and Chapter IX (Urbanization) of Volume II, Plan Policies.

Design Policies:

- 31.00 *Commercial developments shall be designed in a manner which minimizes pedestrian/ vehicle conflicts and provides pedestrian connections to adjacent residential development through pathways, grid street systems, or other appropriate mechanisms.*
- 33.00 *Large parking lots shall be ~~required to~~ interspersed with landscaping islands to provide a visual break and to provide energy savings by lowering the air temperature outside the commercial structures on hot days, thereby lessening the need for inside cooling.*
- 34.00 *The City of McMinnville shall develop and maintain guidelines concerning the size, placement, and type of signs in commercial areas.*

Downtown Development Policies:

- 36.00 *The City of McMinnville shall encourage~~the development of a land use pattern which~~ that:*
1. *Integrates residential, commercial and governmental activities in and around the core of the city;*
 2. *~~city, which~~ Provides expansion room for commercial establishments and allows dense residential development;*
 3. *~~which~~ Provides adequate parking areas;*
 4. *~~and which~~ Encourages vertical mixed commercial and residential uses; and*
 5. *~~and which~~ Provides for a safe and convenient auto-pedestrian traffic circulation pattern.*
- 37.00 *The City of McMinnville shall strongly support, through technical and financial assistance, the efforts of the McMinnville Downtown Steering Committee on Redevelopment to implement those elements of Phase II of the ~~plan renovate the downtown.~~ "Downtown Improvement Plan" that are found proper, necessary and feasible by the City.*
- 41.00 *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. ~~This will be achieved by redesignating the comprehensive plan from multi family residential to commercial and by allowing block combining where feasible.~~ Street consistent with the adopted "Downtown Improvement Plan."*

45.00 *The City of McMinnville shall study the feasibility of developing bicycle and pedestrian paths and/or lanes between residential areas and the activity centers in the downtown designated Neighborhood Activity Centers and between residential areas and Downtown McMinnville.*

Proposals:

~~7.00 — The City of McMinnville should study the feasibility of designating areas fronting Third Street east of the railroad tracks for retail-commercial only, and designating areas on the fringes of the downtown as office residential.~~

~~8.00 — The City of McMinnville should encourage the development of a commercial planned development center in the southwestern portion of the city large enough in scale to serve the needs of the area's population. The center should be in proximity of the intersection of Old Sheridan Road, U.S. Highway 99W, and Oregon Highway 18.~~

INDUSTRIAL DEVELOPMENT

49.01 The City shall designate an adequate supply of suitable sites to meet identified needs for a variety of different parcel sizes and locations which have direct access to an arterial street without having to pass through residential neighborhoods.

49.02 Lands designated for industrial use shall be preserved for industrial and other compatible uses and protected from incompatible uses. Lands designated for industrial use should not be redesignated to other uses unless suitable replacement lands of similar size and locational attributes can be substituted. Commercial uses allowed within industrial zoned lands shall be limited to corporate offices and those which directly serve and support primary industrial uses.

49.03 In designating new industrial properties, and in redesignating properties to industrial zoning from other designations, the City shall work to provide employment opportunities in locations that are reasonably accessible to McMinnville residents, while minimizing the need to drive through existing or planned residential neighborhoods.

~~55.00~~ ~~The area south of Highway 18, west of Highway 99W (Martin Kauer Property) shall be designated as agricultural holding on the McMinnville Comprehensive Plan Map and kept as an industrial reserve area. A planned development overlay specifying conditions for development in relation to other lands available for industrial development, shall be established.~~

~~56.00~~ ~~Upon annexation of industrially designated lands to the City, only those lands to be initially developed, or needed for short term expansion, shall be rezoned to industrial designations. The remainder of the land shall be zoned in an agricultural holding designation until needed for development. This policy shall not apply to planned industrial parks in which parcels shall be offered for sale or lease.~~

**CHAPTER V
HOUSING AND RESIDENTIAL
DEVELOPMENT**

61.00 *The City of McMinnville shall monitor the conversion of lands to residential use to insure that adequate opportunities for development of all housing types are assured. Annual reports on the housing development pattern, housing density, and mix shall be prepared for city review.*

68.00 *The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center, ~~and to those areas where urban services are already available before committing alternate areas to residential use to designated~~ Neighborhood Activity Centers, and to those areas where urban services are already available before committing alternate areas to residential use.*

Residential locational policies:

71.01 *The City shall plan for development of the property located on the west side of the City that is outside of designated Neighborhood Activity Centers or planned or existing transit corridors (500 feet either side of the route) to be limited to a density of six units per acre. ~~It is recognized that it is an objective of the City to disperse multiple-family units throughout the community. In order to provide for multiple-family units~~ higher density housing on the west side, sewer density allowances or trade-offs shall be allowed and encouraged.*

A. *It will be the obligation of the City Planning Director and the City Engineer to determine whether or not the density of each proposed development can exceed six units per acre. School property, floodplain, and parklands will not be included in the density calculations.*

B. *For those developments which have less than six units per acre, the differences between the actual density of the development and the allowed density (six units per acre) may be used as an additional density allowance by other property which is located in the same immediate sewer service area, provided that no peak loading effect would occur which would cause overloading of particular line design capacity, and provided that the zone change application is processed under the provisions of Chapter 17.51 of the zoning ordinance.*

- C. *The City will monitor development on the west side of McMinnville to determine which property is available for development at increased densities.*
- D. *In no case will a residential development of a higher density than six units per acre be approved if, by allowing the development, some other undeveloped property (which is not included in the application, but which is within the above- mentioned sewer service area) would be caused to develop at less than six units per acre because of lack of sewer capacity.*
- E. *Applications for multiple-family zone changes will be considered in relation to the above factors, e.g., sewer line capacity and dispersal of units. In addition, requests for zone changes to multiple-family shall consider those factors set forth in Section 17.72.035 (zone change criteria) of the zoning ordinance. (as amended by Ord. 4218, Nov. 23, 1985) and the locational policies contained in Volume I of the McMinnville Comprehensive Plan.*

71.06 *Low Density Residential Development (R-1 and R-2) Low-density residential development should be limited to the following:*

- 1. Areas which are committed to low density development and shown on the buildable lands inventory as "developed" land;*
- 2. Areas where street facilities are limited to collector and local streets;*
- 3. Areas with mapped development limitations such as steep slopes, floodplains, stream corridors, natural drainageways and wetlands; and*
- 4. Areas with limited capacity for development identified in approved facility master plans, including sanitary sewer, water, drainage and transportation facilities.*

71.07 *The R-1 zoning designation shall be applied to limited areas within the McMinnville urban growth boundary. These include:*

- 1. The steeply sloped portions of the West Hills;*

2. Neighborhoods and properties within the current urban growth boundary that are developed or have been approved for such densities (Michelbook, for example);
3. Fox Ridge Road area;
4. Redmond Hill Road area;
5. Residential lands adjacent to existing or planned industrial areas.

71.08 Slightly higher densities (R-2) should be permitted on lands that exhibit the above listed characteristics (Policy 71.06), and following factors or areas:

1. The capacity of facilities and services;
2. Within one mile of existing or planned transit;
3. Lower sloped areas within the West Hills;
4. Riverside South area (lands more than 500 feet from planned and existing heavy industrial lands);
5. Proximity to jobs, commercial areas and public facilities and services should be zoned for smaller lots; and
6. Proximity to and potential impact upon identified floodplains, and other environmentally sensitive areas (higher the potential impact, the lower the allowed density).

71.09 Medium-Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single-family detached uses, single family attached units, duplexes and triplexes, and townhouses:

1. Areas that are not committed to low density development;
2. Areas that have direct access from collector or arterial streets;

3. Areas that are not subject to development limitations such as topography, flooding, or poor drainage;
4. Areas where the existing facilities have the capacity for additional development;
5. Areas within one-half mile of existing or planned public transportation;
6. Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas; and
7. Areas within one-quarter mile from a designated neighborhood activity or focus area.

71.10 The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:

1. The density of development in areas historically zoned for medium density development;
2. The topography and natural features of the area and the degree of possible buffering from established low density residential areas;
3. The capacity of the services;
4. The distance to existing or planned public transit;
5. The distance to neighborhood or general commercial centers; and
6. The distance from public open space.

71.11 High-Density Residential (R-5) - High-density residential contains housing at densities of anywhere from 8 to 30 units per acre, depending on where the high-density dwellings are located (the highest densities being in the downtown commercial core). Typical uses include townhouses, condominiums, and apartments.

71.12 Lands zoned R-5 should be located in Neighborhood Activity Centers or within existing or planned transit corridors. In addition, it should be dispersed equally, to the extent possible, to the different activity centers to minimize unduly loading any one neighborhood or area of the city with such housing. This is consistent with the City's current multi-family housing policy that was born from the concerns regarding the proliferation of such housing in the Brockwood Hills area.

71.13 The following factors should serve as criteria in determining areas appropriate for high-density residential development:

1. Areas which are not committed to low or medium density development;
2. Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;
3. Areas which have direct access from a major collector or arterial street;
4. Areas which are not subject to development limitations;
5. Areas where the existing facilities have the capacity for additional development;
6. Areas within a 1,000-foot wide corridor centered on existing or planned public transit routes;
7. Areas within one-eighth mile from neighborhood and general commercial shopping centers or designated activity center; and
8. Areas adjacent to either private or public permanent open space.

79.00 The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density

~~shall be set through adopted policies~~ clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. ~~In no case shall densities~~ Densities greater than those allowed by the zoning classification ~~be allowed, except~~ may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy.

80.00 ~~In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever possible.~~ feasible.

84.00 ~~Multiple-family, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning~~ and in Activity Centers to avoid inundating any one area with a concentration of this type of housing.

85.00 ~~Criteria for the location of these high-density, low-cost housing projects shall be:~~

- ~~1. Low-cost housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.~~
- ~~2. Low-cost housing developments shall, as far as possible, located within reasonable walking distance to shopping, schools, and parks, or have access, if possible to public transportation.~~
- ~~3. Low-cost housing developments for the elderly shall, as far as possible, located near community centers, parks, and shopping areas, or where transportation services can be provided to enable access to these activity areas.~~

86.00 ~~Dispersal of new multiple-family housing development will be encouraged throughout the residentially designated area in the City to avoid a concentration of people, traffic congestion, and noise. The dispersal policy will not apply to areas on the fringes of the downtown "core",~~ "in Activity Centers, and surrounding Linfield College where multiple-family developments shall still be allowed in properly designated areas.

~~88.00~~ ~~The City of McMinnville shall examine the allowed densities in the multiple-family zoning classification to establish density standards based on the size of development. In general, the larger the land area involved, the lesser the density that shall be allowed.~~

89.00 All Zoning standards shall require that all multiple-family housing developments shall provide landscaped grounds and large open spaces.

90.00 Greater residential densities shall be encouraged to locate along major and minor arterials within neighborhood activity centers and the corridors that connect them with densities decreasing as distances increase from these larger traffic capacity roads.

92.01 High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.

92.02 High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible to public transportation.

92.03 Housing developments for the elderly shall, as far as possible, locate near community centers, parks, and shopping areas, or where transportation services can be provided to enable access to these activity areas.

Mobile Manufactured Home Development Policies:

93.00 Mobile Manufactured home subdivisions shall be allowed as outright uses in some the R-1, R-2, R-3, and R-4 residential zones. These subdivisions shall develop according to the requirements and standards contained in the mobile home development ordinance.

94.00 Mobile Home Manufactured home subdivisions that allow individual ownership of lots shall be encouraged.

~~95.00~~ Mobile Manufactured home parks shall be allowed as outright uses in some residential and commercial zones. These parks shall develop according to the requirements and standards set by the City and State in the mobile home development ordinance.

96.00 ~~Mobile~~Manufactured home developments that cater to a variety of lifestyles, including families, couples and singles, will be encouraged.

97.00 ~~Mobile~~Manufactured home development standards shall seek to integrate mobile homes with surrounding uses in residential zones and to adequately buffer mobile homes from surrounding uses in commercial zones.

98.00 ~~Mobile~~Manufactured home developments shall not be located, as far as possible, in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.

99.00 An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to: [. . .]

~~5. Energy distribution facilities and adequate energy resource supplies.~~

**CHAPTER VI
TRANSPORTATION SYSTEM**

112.10 *The City of McMinnville shall strongly encourage the State of Oregon, the Public Utility Commission, and the ~~Southern~~ Willamette and Pacific Transportation Company to retain railroad rights-of-way in those instances where the tracks are no longer used for rail transport. Such retention may provide for future light rail transport, park systems, hiking, and bicycle trails.*

Proposals:

~~13.00 Continue negotiations with Southern Pacific to determine areas suitable for rail expansion.~~

14.00 *Insure that residential and commercial uses do not encroach on future existing and planned rail facilities and vice versa.*

132.15 *The City of McMinnville shall require that all new residential developments such as subdivisions, planned unit developments, apartment and condominium complexes provide pedestrian connections with adjacent neighborhoods and neighborhood activity centers.*

PARKS AND RECREATION

159.00 ~~The City of McMinnville shall encourage the preparation of a comprehensive parks and recreation plan. McMinnville's "Parks, Recreation, and Open Space Master Plan" shall serve to identify future needs of the community, available resource, funding alternatives, and priority projects.~~

~~170.05 For purposes of projecting future park and open space needs, the standards as contained in the adopted McMinnville parks, recreation, and open space master plan" shall be used.~~

~~170.06 The City shall encourage the siting of parks and public spaces in or adjacent to neighborhood activity centers.~~

Proposals:

~~28.00 The City of McMinnville should prepare, or have prepared, a Parks and Recreation Master Plan that includes, but is not limited to, consideration of the following:~~

- ~~1. Assessment of the types of park and recreation facilities and activities currently available in McMinnville and determination of the community desires of the future.~~
- ~~2. Development of a priority list of capital expenditures for land acquisition, recreational facilities, parks improvements, and other projects.~~
- ~~3. Examination of alternative methods of financing the acquisition, development, and maintenance of parks and recreation facilities, open spaces, and natural areas.~~
- ~~4. Determination of desirable parkland, open spaces, and natural areas that could possibly be acquired through the parkland (land division) ordinance. The location, size, and type of uses for desired areas could be planned in advance of development of the designated future residential areas of the City.~~
- ~~5. Preservation of fish and wildlife habitat system. (As amended by Ord. 4218, Nov. 23, 1983).~~

~~30.00 — The City of McMinnville should examine the possibility of placing a planned development overlay on the West Hills area and the entrances to the City, to place emphasis on the preservation of scenic values in those areas.~~

CHAPTER IX
URBANIZATION

GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2000, AND TO ~~INSURE~~2023, AND TO ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.

URBAN GROWTH BOUNDARY

182.00 *Amendments to the Urban Growth Boundary may be considered periodically. The City of McMinnville and Yamhill County shall consider amendments to the boundary based on the following criteria and other applicable State requirements: [. . .]*

- ~~8. Demonstration that there are no alternative locations within the area which could better be used for the proposed uses.~~

LAND USE DEVELOPMENT TOOLS

186.00 *The City of McMinnville shall place planned development-overlays on areas of special significance identified in Volume I of the McMinnville Comprehensive Plan. Those overlays shall set forth the specific conditions for development of the affected properties. Areas of significance identified in the plan shall include but not limited to:*

1. *Three Mile Lane (north and south).*
- ~~2. *Martin-Kauer Industrial Reserve Area.*~~
2. *Barber property.*
3. *West Hills area.*
4. *Commercial areas at the northern and southern entrances to the city.*
5. *New Industrial areas, certain existing industrial areas*
6. *Neighborhood Activity Centers*

NEIGHBORHOOD ACTIVITY CENTERS

GOAL: NEIGHBORHOOD ACTIVITY CENTERS ARE CRITICAL ELEMENTS OF THE CITY'S FUTURE GROWTH MANAGEMENT AND LAND USE PLAN. NEIGHBORHOOD ACTIVITY CENTERS PROVIDE SHOPPING, SERVICES, RECREATION, HIGH-DENSITY HOUSING, AND OFFICE AND INSTITUTIONAL FACILITIES NEEDED TO SUPPORT THE NEIGHBORHOOD OR URBAN AREA.

Policies:

188.00 Neighborhood activity centers shall include the following types and mix of land uses:

1. Activity center focus areas should include a mix of land uses: commercial, office, institutional, mixed-use residential, and high-density residential. The presence of a single usage type in an entire focus area (e.g., commercial), does not meet the criteria for an activity center.
2. Each activity center should incorporate some amount of formal outdoor space for public use, such as a formal park or plaza, as focal points for public interaction.
3. Different land uses or activities may be placed adjacent to one another, or on different floors of the same building. Such mixing of land uses encourages a compact and pedestrian-oriented center.
4. An activity center has a support area consisting of medium and higher density housing.
5. The activity center's physical layout should include a location for a future transit stop.

188.01 The focus area should include a mix of commercial, office, institutional, and optional residential uses. The commercial and institutional uses support the common day-to-day demands of the surrounding neighborhood for goods, services, and facilities. A grocery store is an essential element of the focus area, and should generally be the

principal establishment. The activity center may also supply limited professional office space for neighborhood businesses. Some high-density residential uses may also be present in the focus area, as well as mixed-use residential uses, such as dwellings over shops. Examples of focus area land uses include:

Commercial:

- Grocery store
- Pharmacy
- Video rental
- Bakery
- Neighborhood restaurant

Office:

- Small-scale medical/ dental practice
- Insurance agency
- Law firm

Residential:

- High-density housing
- Second-floor housing (over commercial business)

Public/ Institutional:

- Elementary school
- Church
- Post office
- Neighborhood park or plaza

188.02 The following uses should be avoided in a neighborhood activity center:

- Uses considered noxious when located next to a residential neighborhood
- Large retailers, discount stores
- Warehousing, manufacturing, and other industrial uses
- Establishments that do not serve the surrounding neighborhood

Neighborhood Activity Center Locational Criteria Policies:

188.03 Neighborhood activity centers shall be located and arranged according to the following guidelines:

<u>Minimum Separation from other Neighborhood Activity Centers:</u>	<u>0.75 to 1 miles</u>
<u>Minimum Separation from Downtown McMinnville:</u>	<u>1 - 1.5 miles</u>
<u>Maximum distance that nonresidential uses may radiate outwards from the center of the activity center (along streets):</u>	<u>600-700 ft. (about 1/8 mi.)</u>
<u>Maximum distance away from edge of Focus Area that high-density housing (a part of the Support Area) should be located:</u>	<u>1/8 mi.</u>
<u>Maximum distance away from edge of Focus Area that medium-density housing (a part of the Support Area) should be located:</u>	<u>¼ mi.</u>

188.04 *Neighborhood Activity Centers require locations that are not heavily parcelized, or characterized by numerous individual ownerships. Priority shall be given to locations that consist primarily of large vacant parcels in order to maximize the ability to realize such development in a cost effective, comprehensively planned manner.*

Neighborhood Activity Center Site Area and Development Size and Intensity Policies:

188.05 *The size of a Neighborhood Activity Center, and the allocation of land area and building space between different uses in the activity center, should fall around these ranges:*

	<u>Average Area</u>
<u>Combined focus and support areas</u>	<u>28 to 70 acres</u>
<u>Support Area</u>	<u>20 to 40 acres</u>
<u>Focus Area, Acreage</u>	
<u>focus area total acreage</u>	<u>8 to 30 acres</u>
<u>focus area, commercial portion</u>	<u>5 to 10 acres</u>
<u>focus area, office portion</u>	<u>2.5 to 10 acres</u>
<u>focus area, institutional portion</u>	<u>1 to 10 acres</u>
<u>focus area, public space (park, plaza)</u>	<u>0.10 to 0.25 acre</u>
<u>Focus Area, Floor Space</u>	
<u>total retail floor space, acceptable range</u>	<u>50,000 to 100,000 sq. ft.</u>
<u>total office floor space, acceptable range</u>	<u>25,000 to 100,000 sq. ft.</u>
<u>total institutional floor space, acceptable range</u>	<u>2,500 to 25,000 sq. ft.</u>
<u>max. size of largest non-grocery retailer</u>	<u>10,000 to 30,000 sq. ft.</u>
<u>max. size of grocery/supermarket</u>	<u>40,000 to 50,000 sq. ft.</u>

188.06 Residential densities in the focus area or portions of the support area adjacent to it should be between 8 to 16 dwelling units per net acre. These density ranges are generally appropriate for attached single-family housing or apartments.

188.07 Densities in the support area should transition to between 4 - 8 dwelling units per net acre at the outer edge of the support area -- appropriate for commonwall homes, duplexes, and small lot single-family detached homes.

Northwest McMinnville Neighborhood and Activity Center Policies:

188.08 The activity center for this proposed neighborhood shall be located at the southeast corner of Hill Road and Baker Creek Road intersection, and stretch south to the northern edge of the McMinnville School District's property.

188.09 Commercial use should be limited to no more than 10 acres.

188.10 The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.

188.11 Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft or less in width) detached houses.

188.12 The location of multi-family housing should be limited to locations adjacent to the commercial center, parkland, and along Hill Road or Baker Creek Road.

188.13 Medium density residential development should be encouraged outside of the activity center adjacent to Hill Road, Baker Creek Road, and to provide transition from multi-family housing to low density residential development.

188.14 Low-density residential development should be limited to areas immediately adjacent to Michelbook (transition to existing low density residential development), adjacent to Baker Creek and Cozine Creek (environmentally sensitive areas), and opposite farmland.

188.15 A community park should be located adjacent to the proposed elementary school site and, to the extent possible, incorporate

identified wetland corridors to connect to other residential neighborhoods to the east. In addition, it should link directly to the Westside Bike and Pedestrian corridor that traverses the area. Other lands within this Activity Center neighborhood should be acquired for completion of the Westside Bike and Pedestrian corridor and adjacent to the man-made pond situated in the northern portion of this area.

Grandhaven Neighborhood and Activity Center Policies:

- 188.16 The Activity Center shall be located adjacent to the existing and planned public schools. The City should encourage institutional uses (branch library, satellite fire station, or similar uses) to locate here. The center should be limited in size to no more than 10 acres.
- 188.17 Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft or less in width) detached houses.
- 188.18 The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.
- 188.19 The location of multi-family housing should be limited to locations adjacent to the commercial activity center, parkland, and along McDaniel Lane.
- 188.20 Medium density residential development should be encouraged outside of the activity center adjacent to Hembree Street, McDaniel Lane, McDonald Lane, or Newby Street, and as necessary to provide transition from multi-family housing to low density residential development.
- 188.21 Low-density residential development should be limited to areas immediately adjacent to Baker Creek and the North Yamhill River (environmentally sensitive areas).
- 188.22 A neighborhood park should be located adjacent to the proposed middle school site and, to the extent possible, incorporate or connect to the activity center.

188.23 The City should be proactive in acquiring land necessary to provide a recreation trail corridor adjacent to Baker Creek and the North Yamhill River. An easterly extension of this corridor connecting it to the activity center is also encouraged.

Three Mile Lane Neighborhood and Activity Center Policies:

188.24 The Activity Center shall be located south of the existing medical office complex and west of Norton Lane. The center should be limited in size to no more than 10 acres, and uses should be limited to those that cater to the needs of the neighboring residents.

188.25 Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft or less in width) detached houses.

188.26 The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.

188.27 The location of multi-family housing should be limited to locations adjacent to the commercial activity center, parkland, and other commercial areas.

188.28 Medium density residential development should be encouraged adjacent to multi-family housing.

188.29 Low-density residential development should be limited to areas immediately adjacent to the South Yamhill River (environmentally sensitive areas) and existing Lawson Lane residential area.

188.30 The City should be proactive in acquiring land necessary to provide a recreation trail corridor adjacent to the South Yamhill River that provides connection to other McMinnville neighborhoods and the Three Mile Lane commercial activity center.

188.31 A neighborhood park should be located adjacent to the South Yamhill River. In addition, the City should acquire land adjacent to the river as necessary to create a recreation trail that would provide connection to other McMinnville neighborhoods and the Three Mile Lane activity center.

Southwest McMinnville Neighborhood and Activity Center Policies:

- 188.32 The Activity Center should be located to the east of Hill Road and on the north and/or south side(s) of the intersection of Hill Road and the westerly extension of Mitchell Drive. The center should be limited in size to no more than 10 acres, and uses should be limited to those that cater to the needs of the neighboring residents.
- 188.33 Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft or less in width) detached houses.
- 188.34 The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.
- 188.35 Consistent with the adopted Parks, Recreation and Open Space Master Plan, a neighborhood park should be located within the central portion of the sub-area to serve nearby residential areas. The wetland areas should be incorporated into the park, as practical.
- 188.36 The City should acquire land adjacent to both of the Cozine Creek floodplain areas as necessary to create recreation trails that would provide connections between Old Sheridan Road and Hill Road and provide increased accessibility to the Activity Center and Cypress Street and the Southwest Community Park currently under development.
- 188.37 The location of multi-family housing should be limited to locations adjacent to the commercial center, parkland, and along Hill Road or Mitchell Drive.
- 188.38 Medium density residential development should be encouraged outside of the activity center adjacent to Hill Road, Mitchell Drive, and Old Sheridan Road and to provide transition from multi-family housing to low density residential development.
- 188.39 Low-density residential development should be limited to areas immediately adjacent to the Cozine Creek floodway in the northeast corner of the sub-area, and opposite farmland.