



**Ordinance No. 5140**

**PDA 3-23. Planned Development Amendment:  
Baker Creek North Mixed-Use Development**

**October 10, 2023 City Council Meeting**

# Ordinance No. 5140/PDA 3-23

## Mixed Use Development:

- **Four mixed-use buildings with 2 stories of residential above commercial**
- **Three 3-story residential buildings**
- **On-site green space, plaza, bicycle and pedestrian amenities**

## Total Use:

- **~30,000 sf commercial**
- **144 residences (72 above commercial in the four mixed-use buildings and 24 in each of the three-story residential buildings)**

# Ordinance No. 5140/PDA 3-23

- **Planned Development Amendment – Criteria:**

- **Zoning Ordinance:**

- Section 17.74.070. Planned Development Amendment – Review Criteria

- **Comprehensive Plan:**

- Applicable Goals and Policies

- **Planned Development Ordinance 5086 (for Master Plan)**

# Ordinance No. 5140/PDA 3-23

## Applicant Actions:

- 1. Needed to provide a site plan that met the covenants of Ordinance No. 5086 and would be approved by the Planning Commission.**
- 2. Needed to provide a traffic impact analysis.**
- 3. If amendments were requested, they would need to be treated as either a variance or a major amendment to the planned development ordinance.**

# Ordinance No. 5140/PDA 3-23

- **Application: Planned Development Amendment**

- Request for Amendments to PD Conditions of Approval (Ord. 5086)
- Request for Approval of the Planned Development Master Plan

- **Consider Recommendation of Planning Commission**

- Planning Commission recommended approval with conditions

- **Procedure:**

- Consider PC recommendation on the record, or
- Call for a public hearing

# PDA 3-23

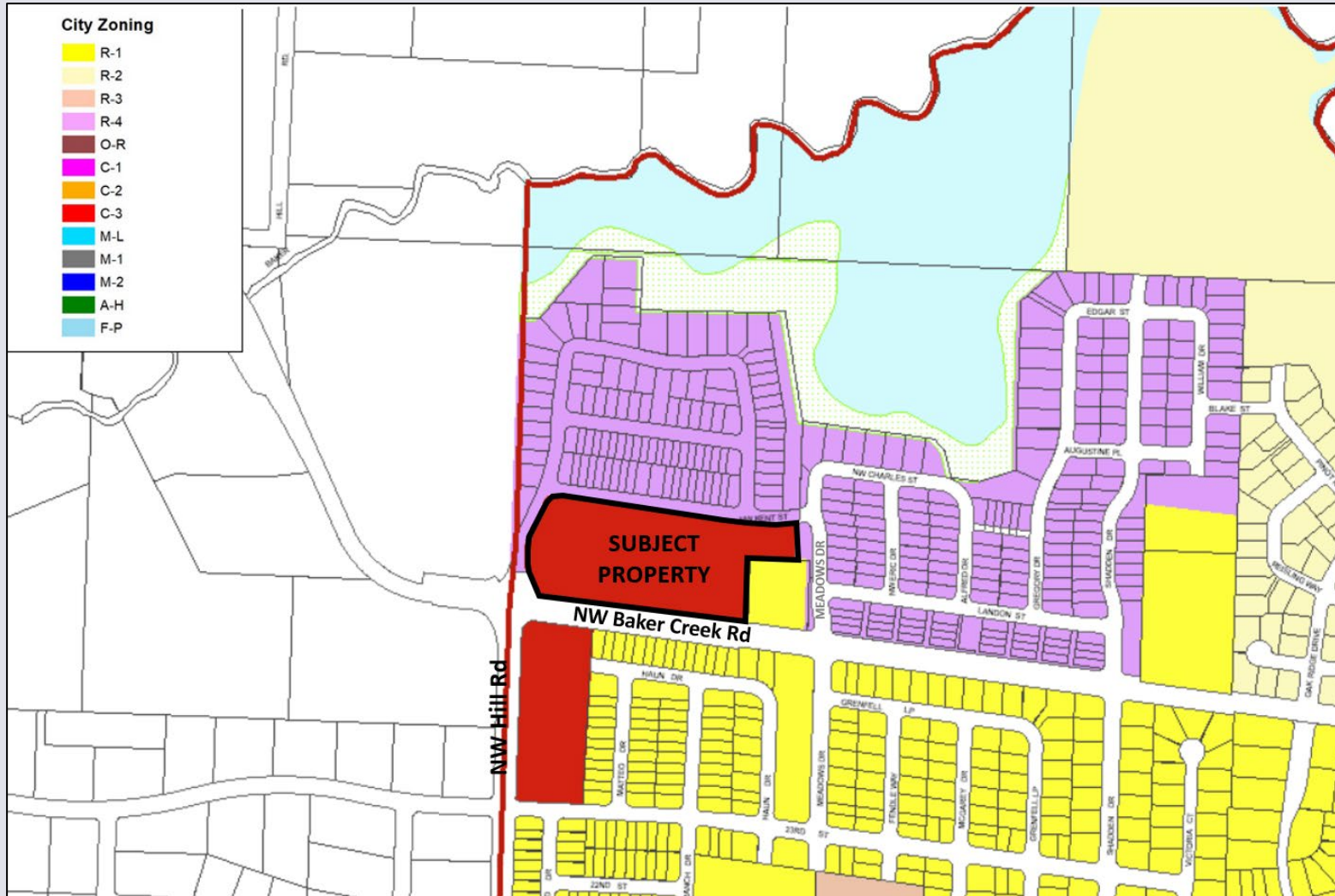
- **Written Testimony Submitted to Planning Commission:**
  - August 22, 2023 letter from Eric Groves
  - September 4, 2023 letter from Rob Hallyburton, Friends of Yamhill County

# Location

- NE Corner of Baker Creek Road and Hill Road
- 6.63-Acre Site

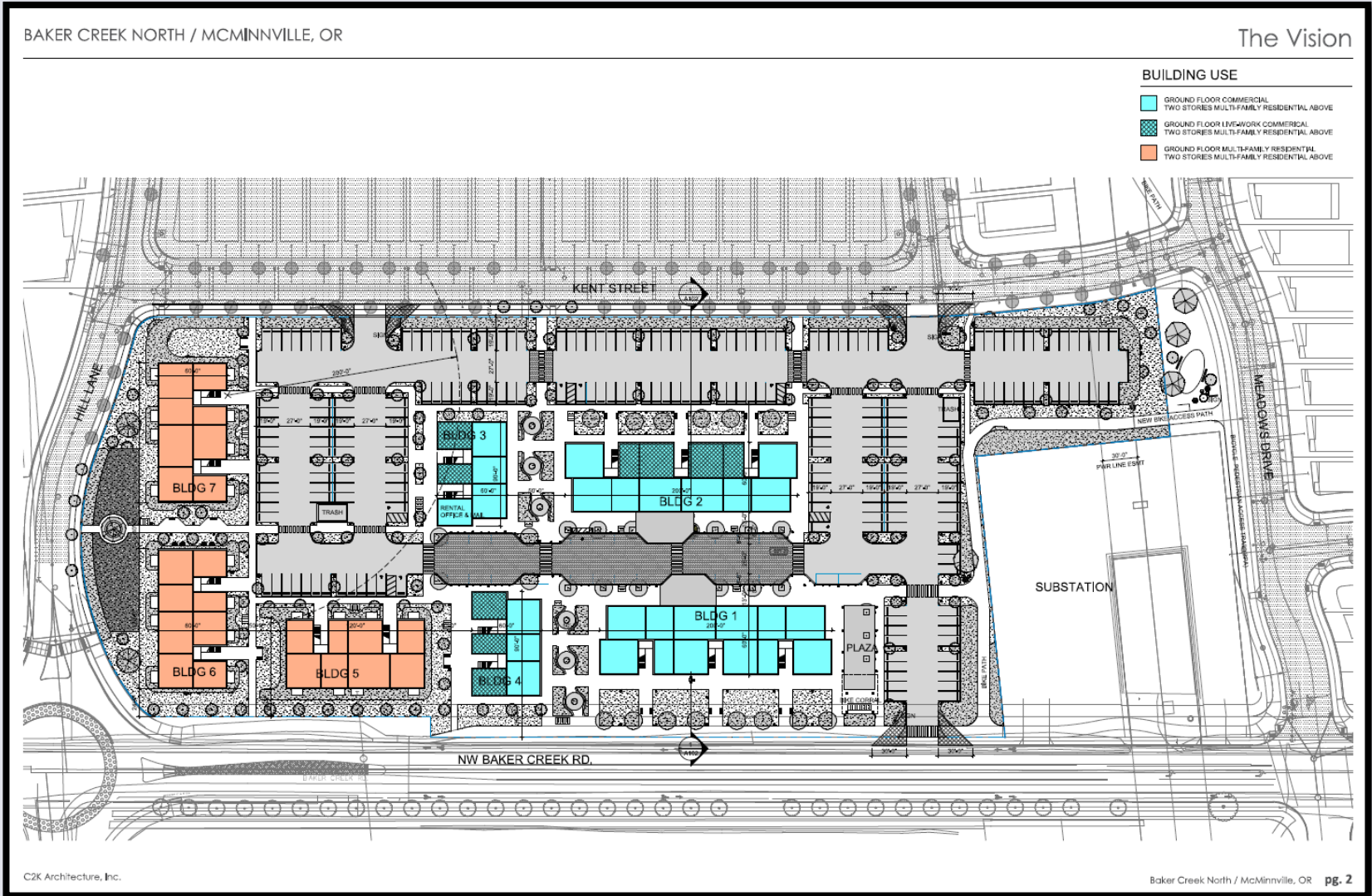


# Zoning Map – C3 PD (Ordinance No. 5086)





# Proposed Master Plan – Site Plan



# Ordinance No. 5140/PDA 3-23

## Planned Development Amendment – Criteria:

### – Zoning Ordinance:

- Section 17.74.070. Planned Development Amendment – Review Criteria

### – Comprehensive Plan:

- Applicable Goals and Policies

### – Planned Development Ordinance 5086 (for Master Plan)

# PDA 3-23

## PDA – Criteria: 17.74.070

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

# Summary of Requested Changes to Ordinance 5086

- Applicant is requesting the following revisions to conditions in Planned Development Overlay Ordinance 5086, which are more restrictive than C-3 standards
- (These requests do not deviate from the standards of the underlying C-3 zone):

Provision/Issue	C-3 Zone	Ordinance 5086 Condition	Requested Amendment
<b>Maximum Number of Stories</b>	No restrictions specified. (60' max building height)	Part of #5.c. Not to exceed 2 stories without a variance	To allow 3 stories
<b>Height-Based Step-backs</b>	No requirements specified,	Part of #5.c. Specifies step-backs for portions of buildings over 35' in height "to reduce the visual impact of the height of the building."	To allow some elements over 35' without step-backs, including buildings with pitched roofs and some features of other buildings which are setback from the road, up to a maximum of 45'.  <i>See Figure 5 and more detailed description below</i>
<b>Maximum Residential Units</b>	No maximum specified; and no maximum density	#2. 120 units	To allow 144 units, (plus 9 live/work units as part of commercial square footage)

# Residential Buildings:

~33' to eaves, ~45' to highest ridgelines/top of tallest gables



BUILDING 5 - SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 5 - NORTH ELEVATION

1/16" = 1'-0"



BUILDING 5 - EAST ELEVATION

1/16" = 1'-0"



BUILDING 5 - WEST ELEVATION

1/16" = 1'-0"

# Mixed-Use Buildings:

~35-40' to most parapets, ~45' to corner "towers" at west end of internal street



BUILDING 1 - SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 1 - NORTH ELEVATION

1/16" = 1'-0"

# PDA 3-23

- **Ordinance 5086: Alternative Design Components with Submittal of Development Plans**

5. Detailed development plans showing elevations, site layout, signing, landscaping, parking, and lighting must be submitted to and approved by the Planning Commission before actual development may take place. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. The detailed development plans shall identify the site design components listed below. The applicant may propose alternative design components when detailed development plans are submitted for review. The Planning Commission may review and approve these alternative design components if they are found to be consistent with the intent of the required site design components listed below.

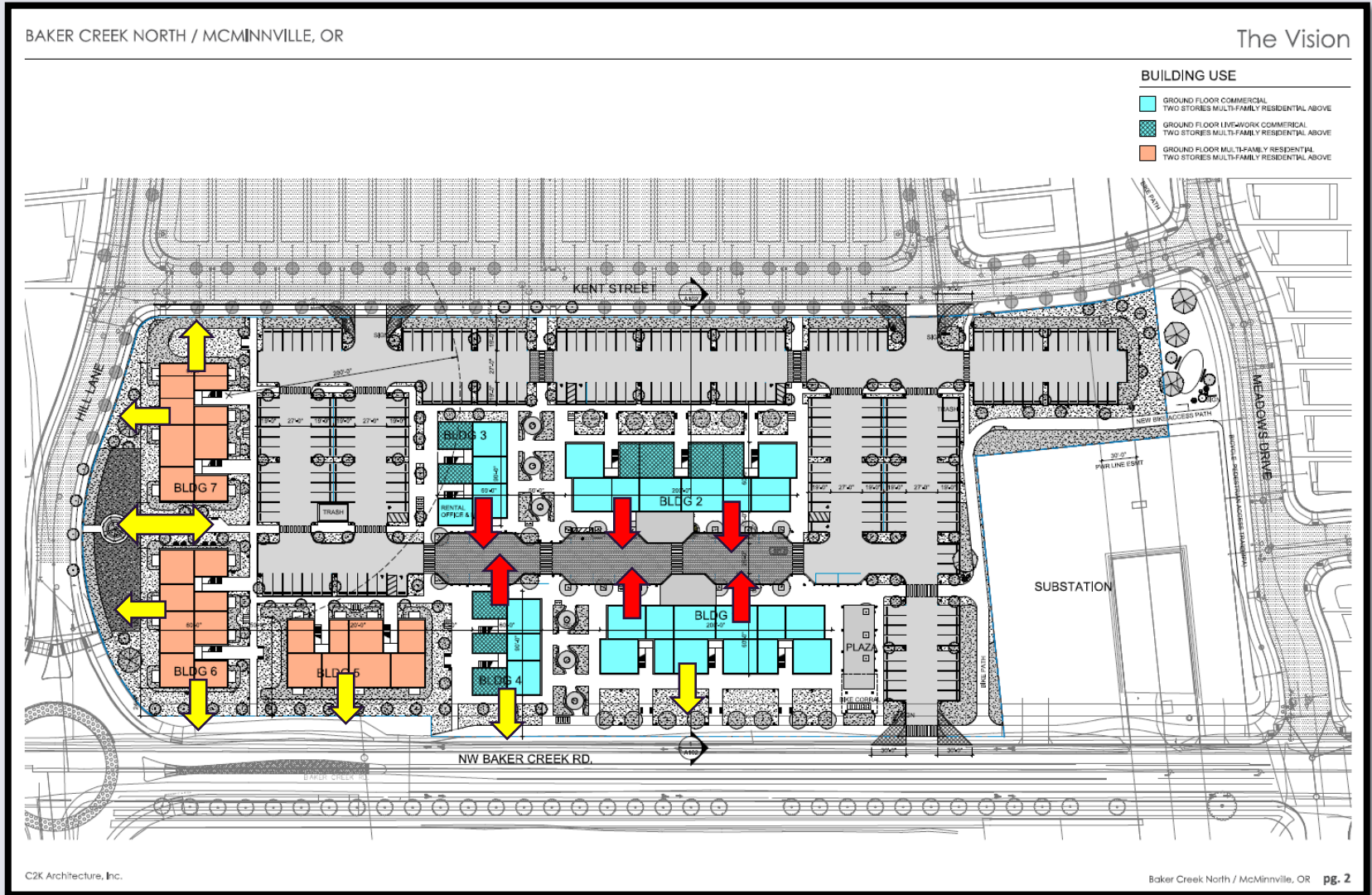
# Ord 5140/ PDA 3-23

## Ordinance 5086: Alternative Design Components with Submittal of Development Plans (5 a, b, c)

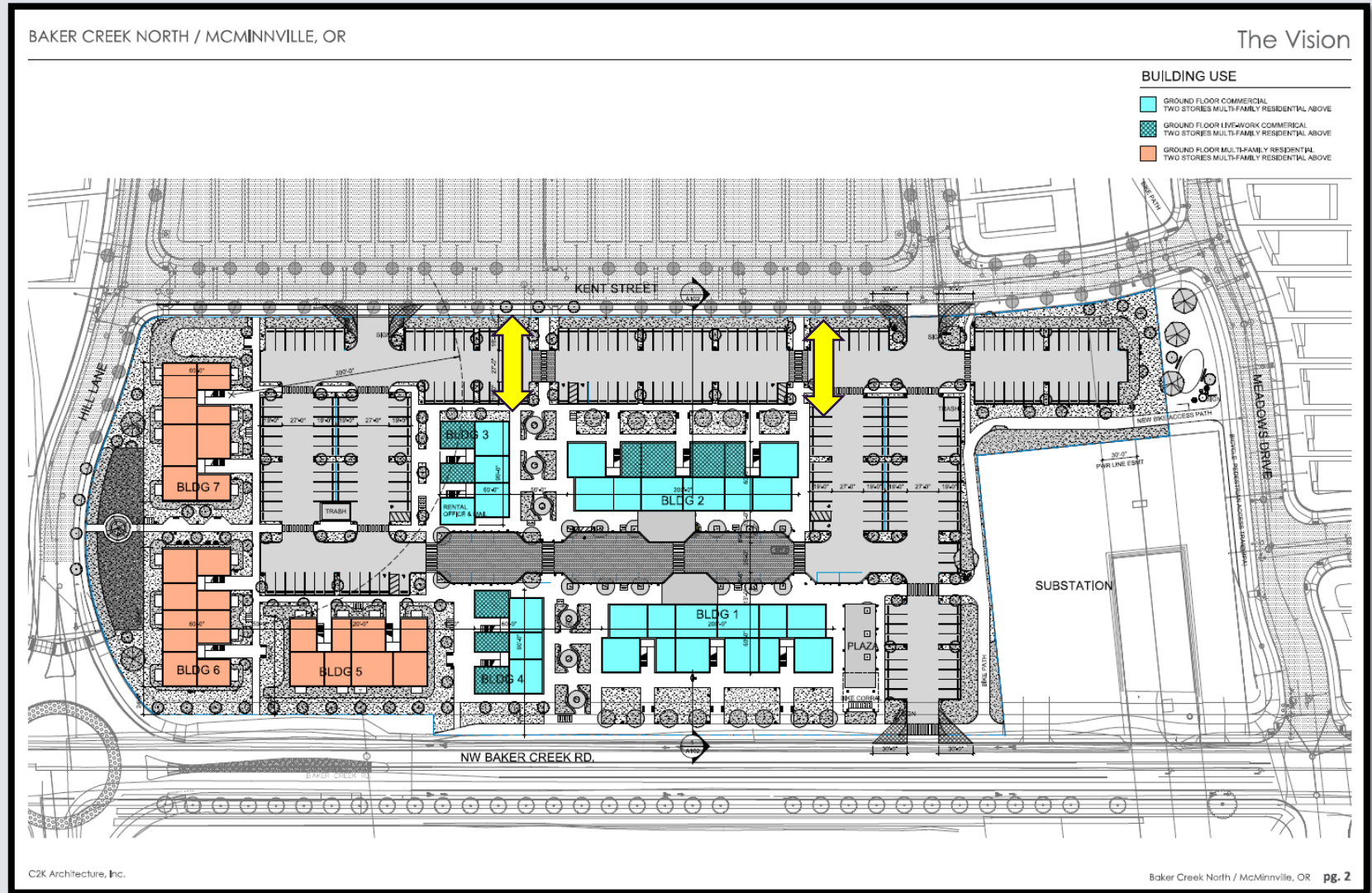
- a. That the future commercial development of the site is designed with shared access points and shared internal circulation. Parking and vehicle drives shall be located away from building entrances, and not between a building entrance and the street, except as may be allowed when a direct pedestrian connection is provided from the sidewalk to the building entrance.
- b. Parking shall be oriented behind the buildings or on the sides. Surface parking shall not exceed 110% of the minimum parking requirements for the subject land uses. Shared parking is encouraged. The applicant may request a reduction to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility; and a significant bicycle corral that is connected to the BPA bicycle/pedestrian trail. Parking lot landscaping will meet or exceed city standards.
- c. Buildings shall be oriented towards the surrounding right-of-ways and must have at least one primary entrance directly fronting a public right-of-way. Building facades shall be designed to be human scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the surrounding neighborhoods. Special attention should be paid to roof forms, rhythm of windows and doors, and general relationship of buildings to public spaces such as streets, plazas, the public parks and the adjacent neighborhood. No building shall exceed a height of ~~two~~ **three** stories without a variance. If any building is proposed to exceed ~~35~~ **40** feet, the building shall be designed with a step back in the building wall above ~~35~~ **40** feet to reduce the visual impact of the height of the building, except buildings with a pitched roof, and two buildings with architectural towers may have a maximum height of 45 feet without a step back in the building for those towers.



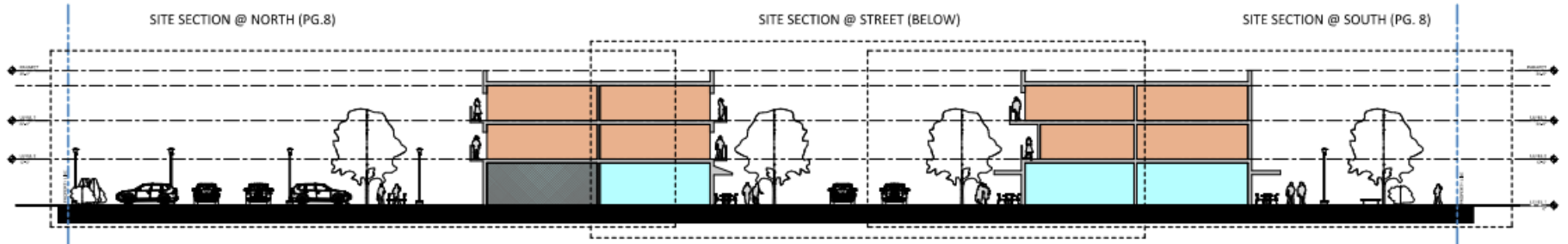
# Proposed Master Plan – Site Plan



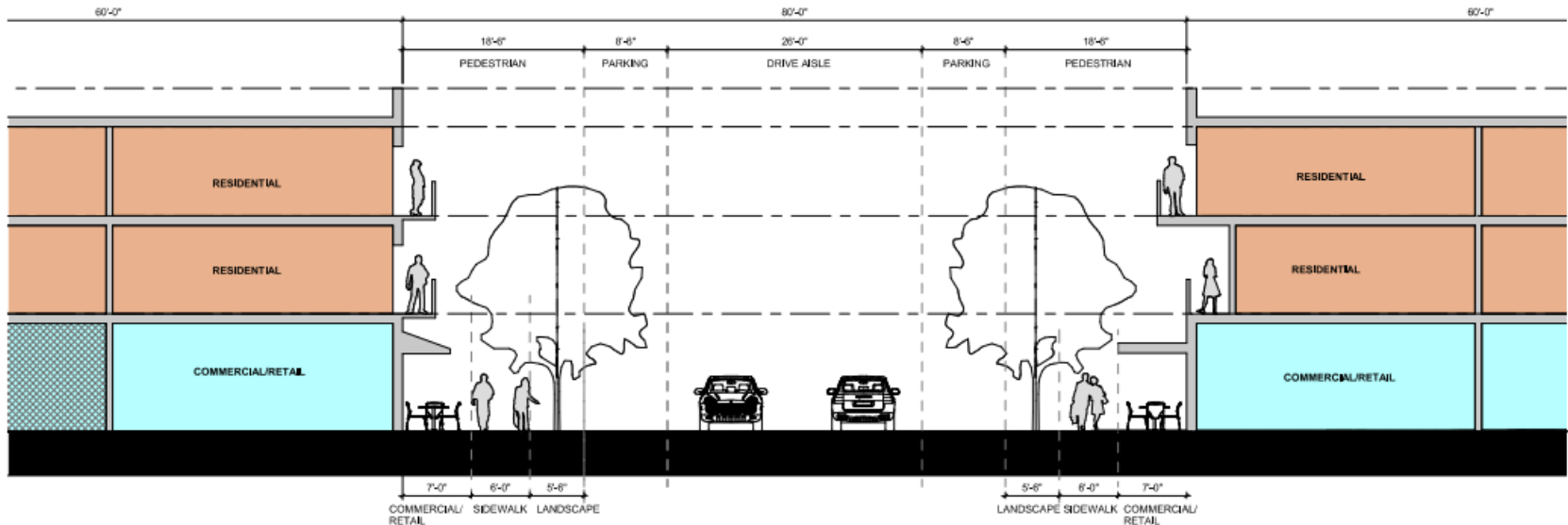
# Proposed Master Plan – Site Plan



# Proposed Master Plan – Cross Section



OVERALL SITE SECTION - NORTH TO SOUTH



SITE SECTION @ CENTER STREET

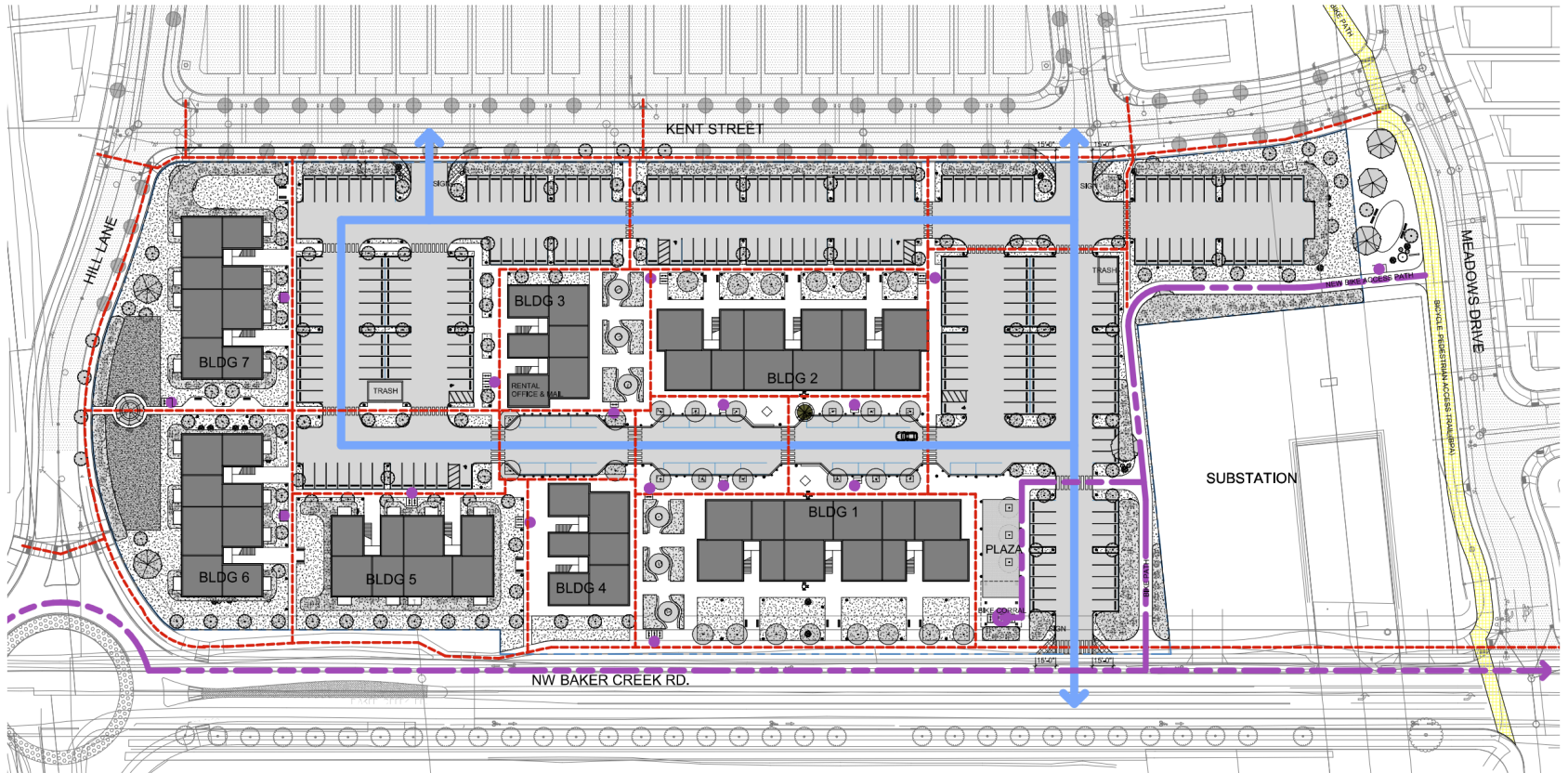
# Proposed Master Plan – Site Plan

BAKER CREEK NORTH / MCMINNVILLE, OR

The Vision

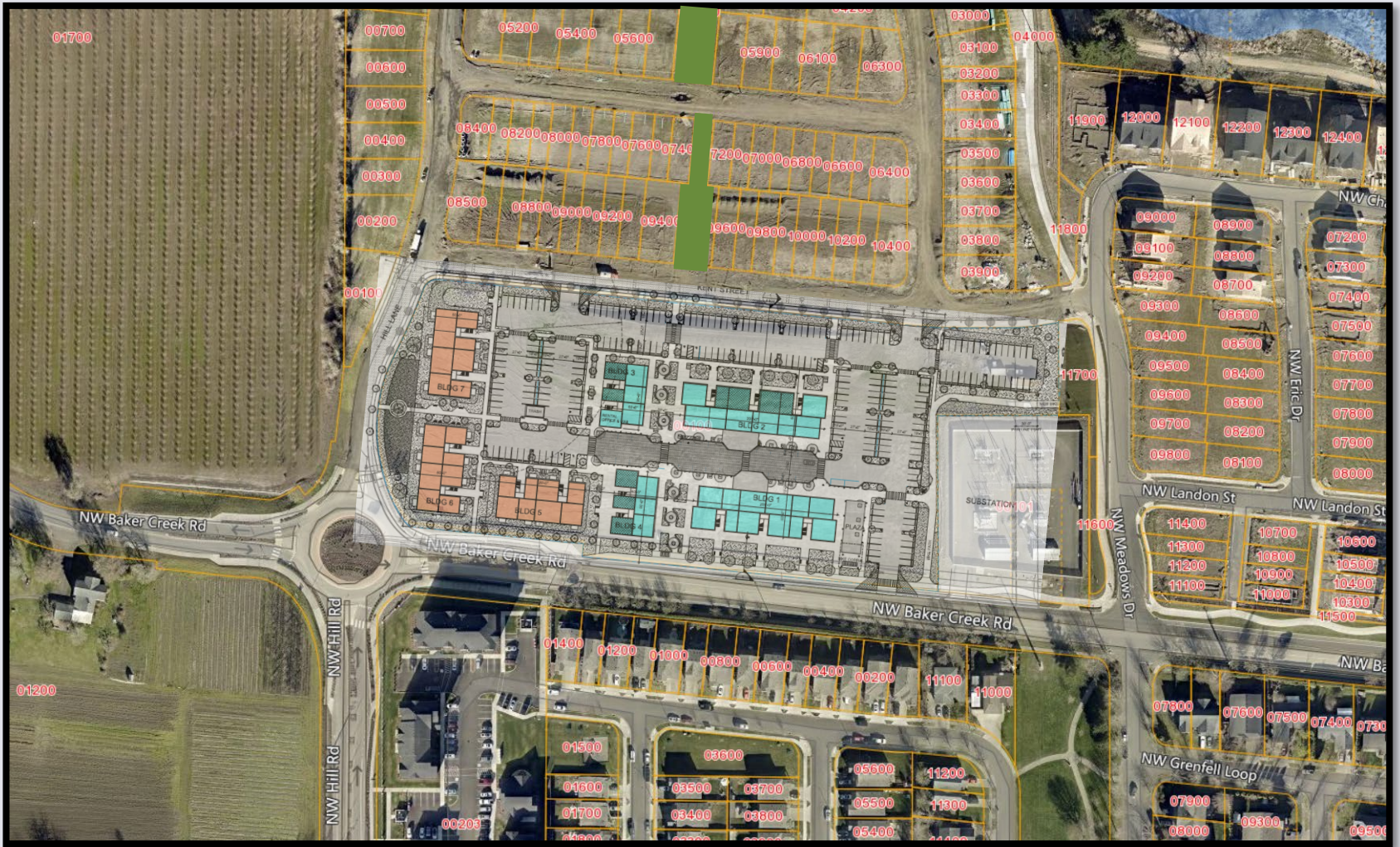
## CIRCULATION

- VEHICLE ROUTE
- - - BICYCLE ROUTE
- - - PEDESTRIAN ROUTE
- BICYCLE PARKING
- ▨ BICYCLE PEDESTRIAN ACCESS TRAIL (BPA)

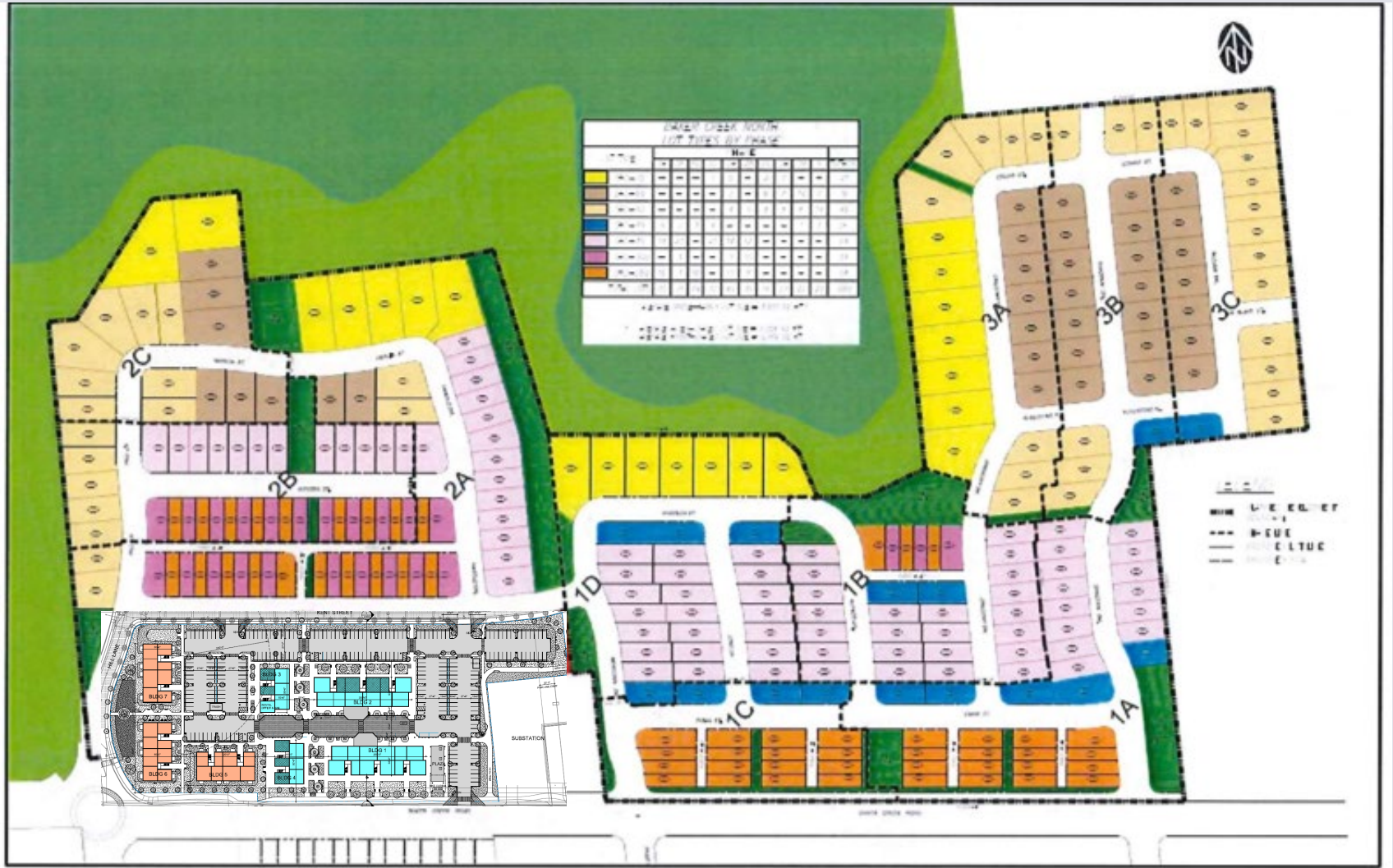


C2K Architecture, Inc.

Baker Creek North / McMinnville, OR pg. 5



# Relationship to Surrounding Use and Greenspaces



# Proposed Development



BUILDING ONE



BUILDING TWO



BUILDING FOUR



BUILDING FIVE





MAIN STREET ENTRANCE



CDR Architecture, Inc.

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BUILDING ONE



CDR Architecture, Inc.

Bobcat Creek North / McMinnville, OR pg. 17

BUILDING ONE MID-BLOCK



CDR Architecture, Inc.

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BUILDING SIX & SEVEN



CDR Architecture, Inc.

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BUILDING 5 - SOUTH ELEVATION

1/16" = 1'-0"



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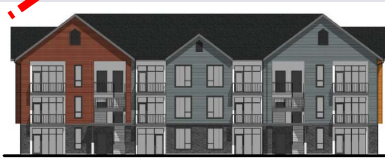
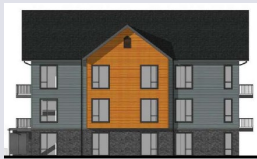
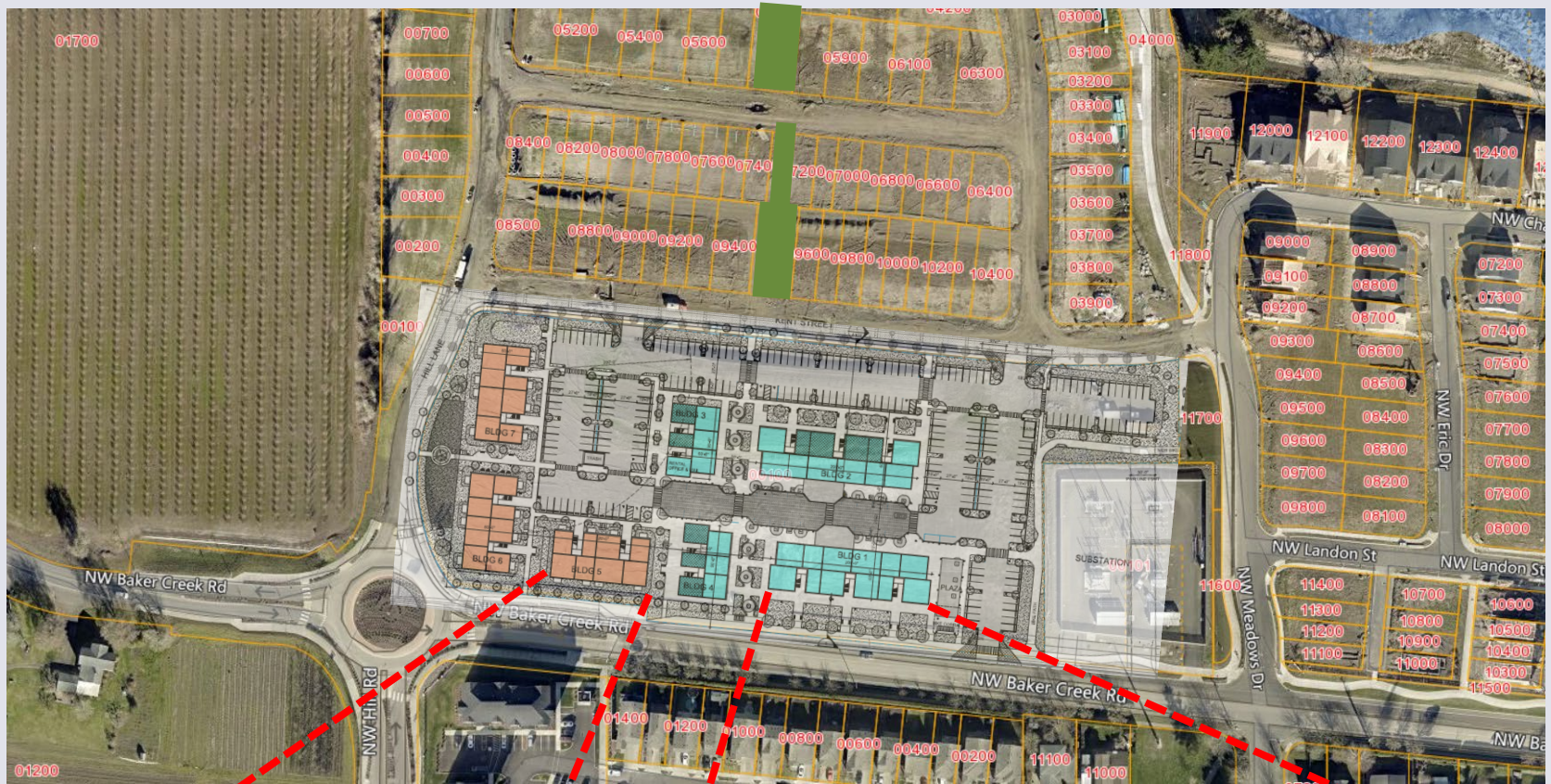
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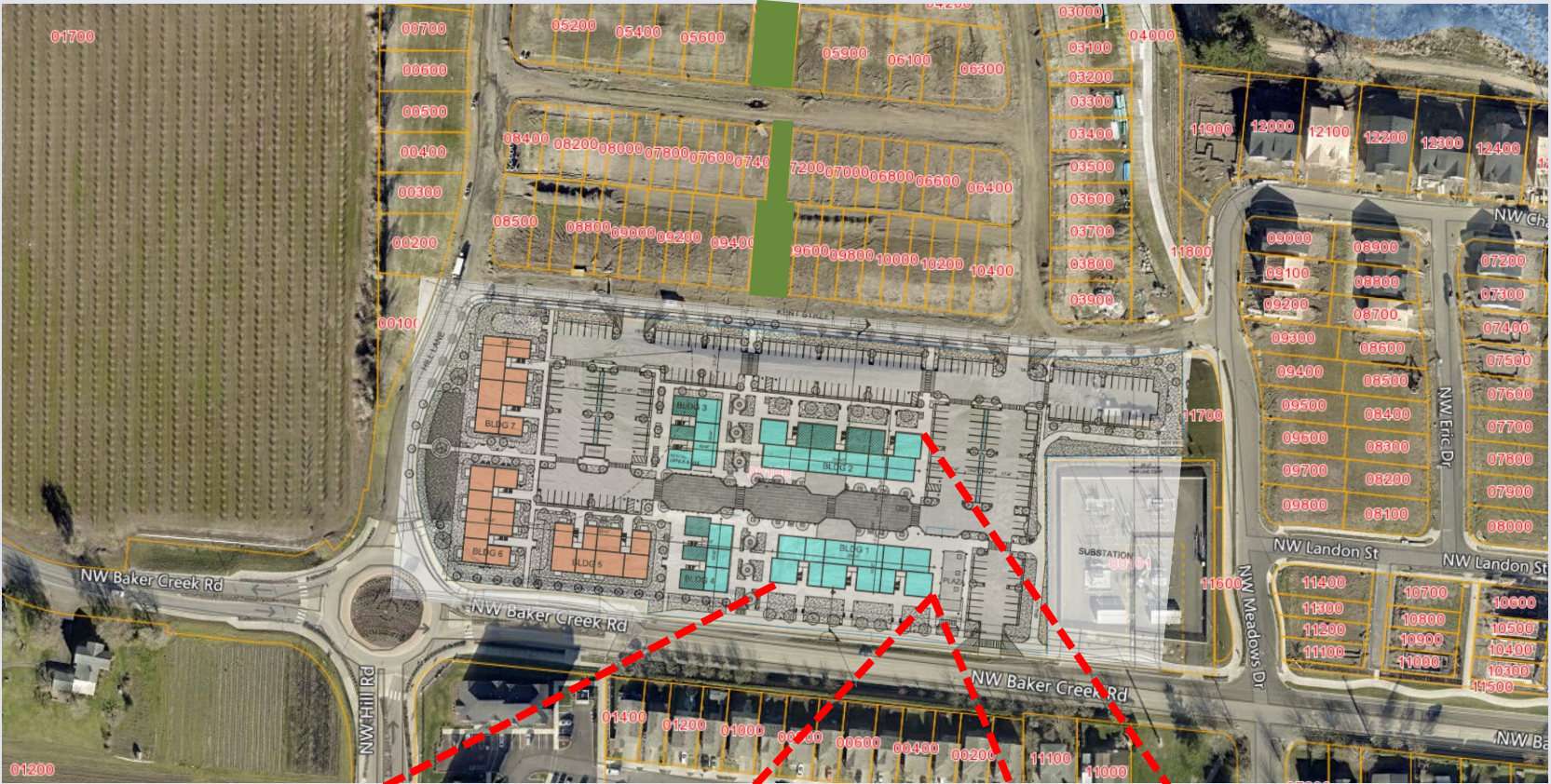


BUILDING 1 - NORTH ELEVATION

1/16" = 1'-0"







# Public Testimony

**Eric Groves – neighboring farmer concerned about development conflict with his hazelnut farm.**

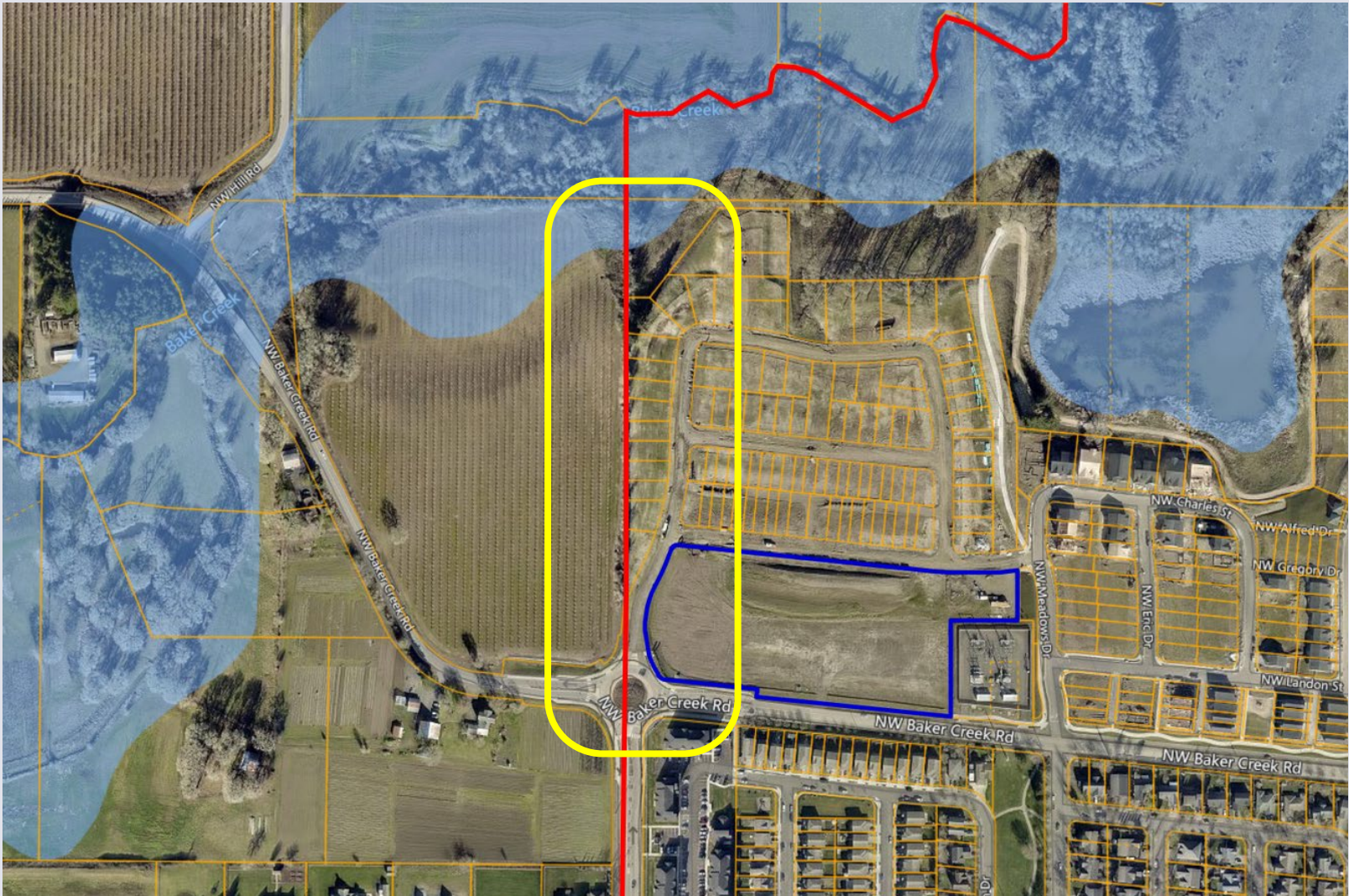
**Friends of Yamhill County – supportive**

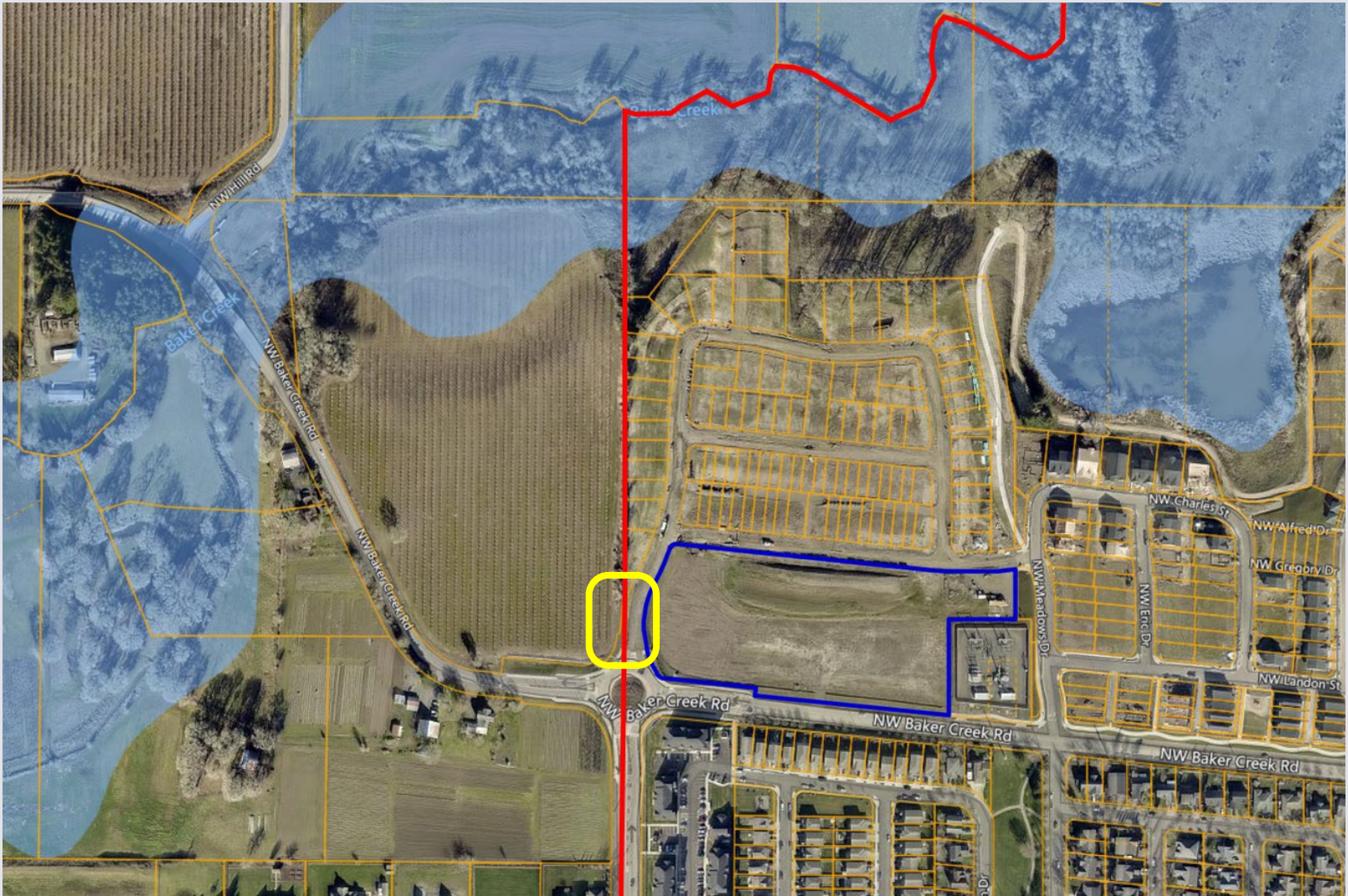
# Public Testimony – Eric Groves

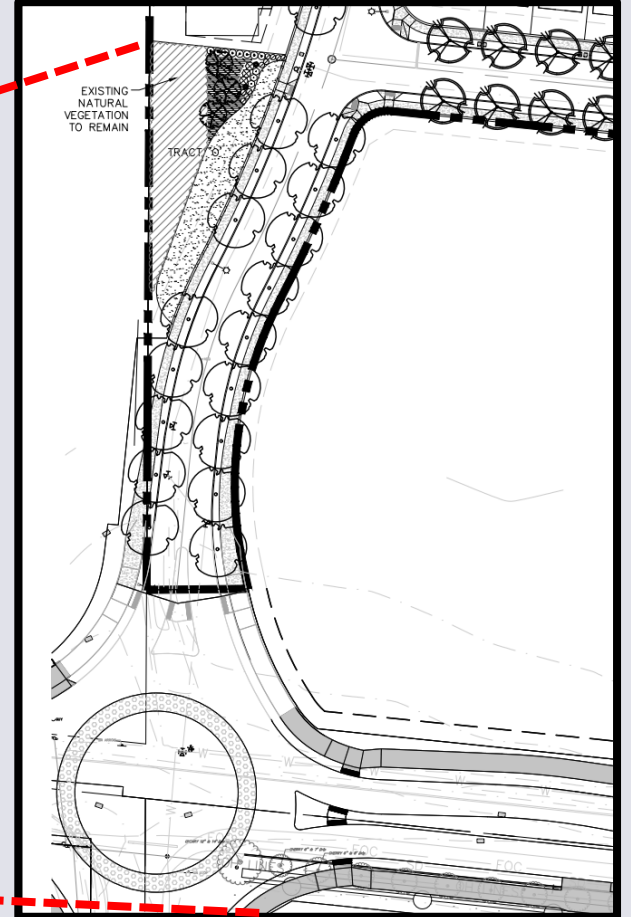
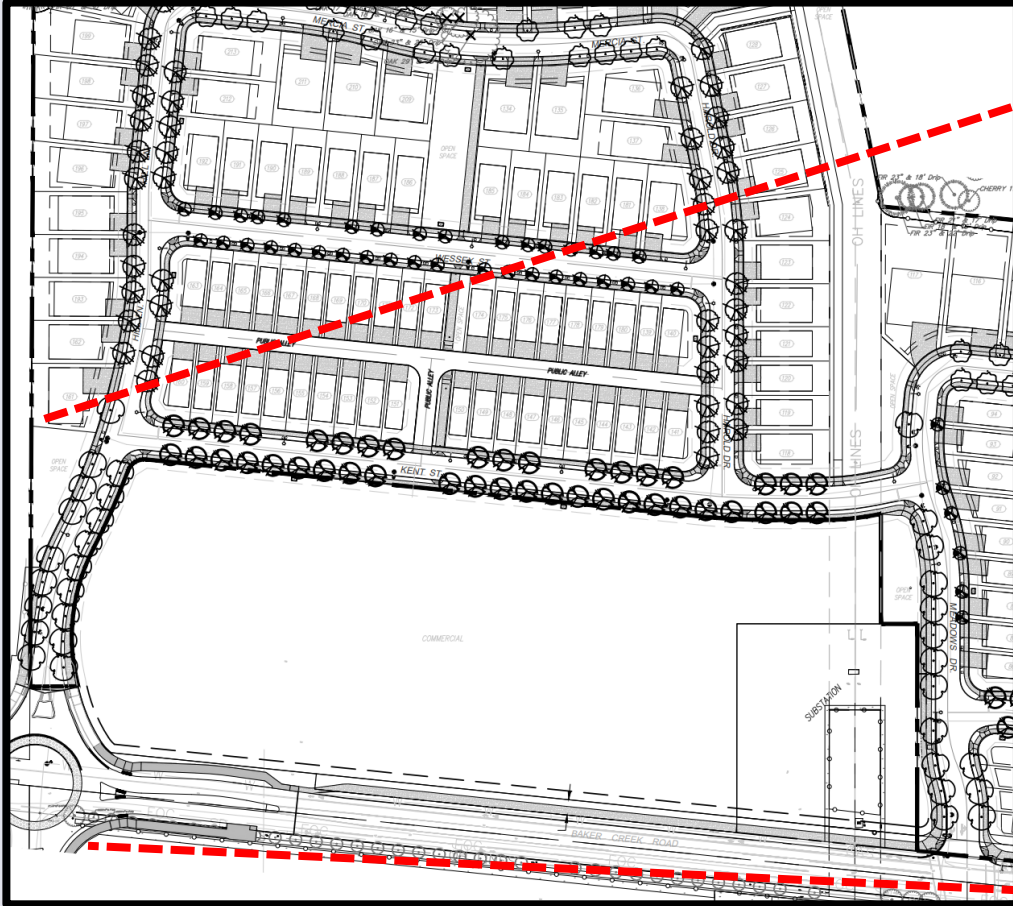


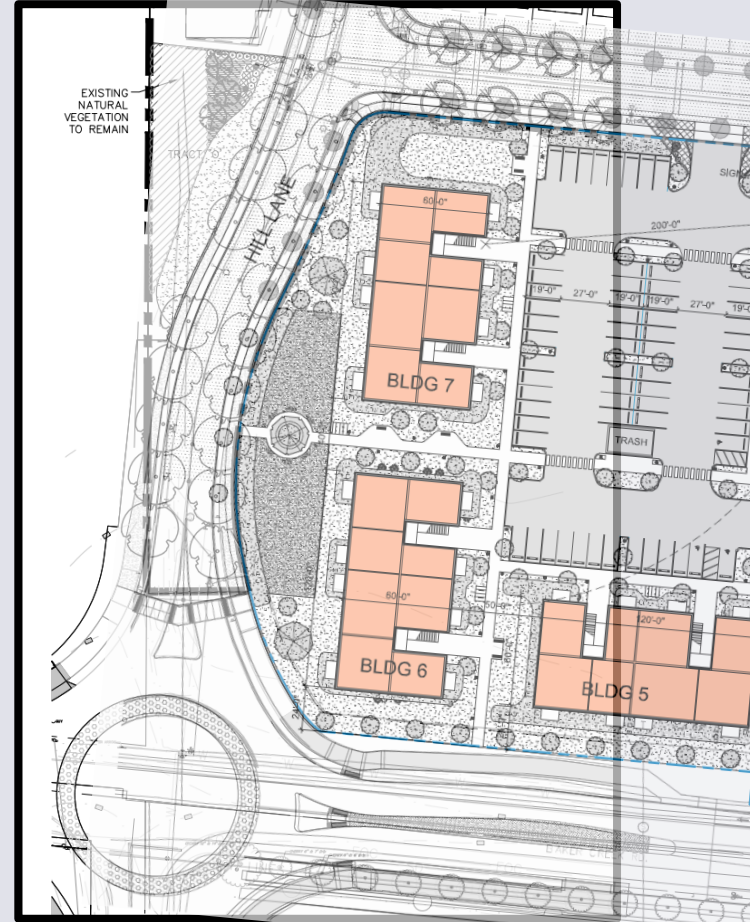
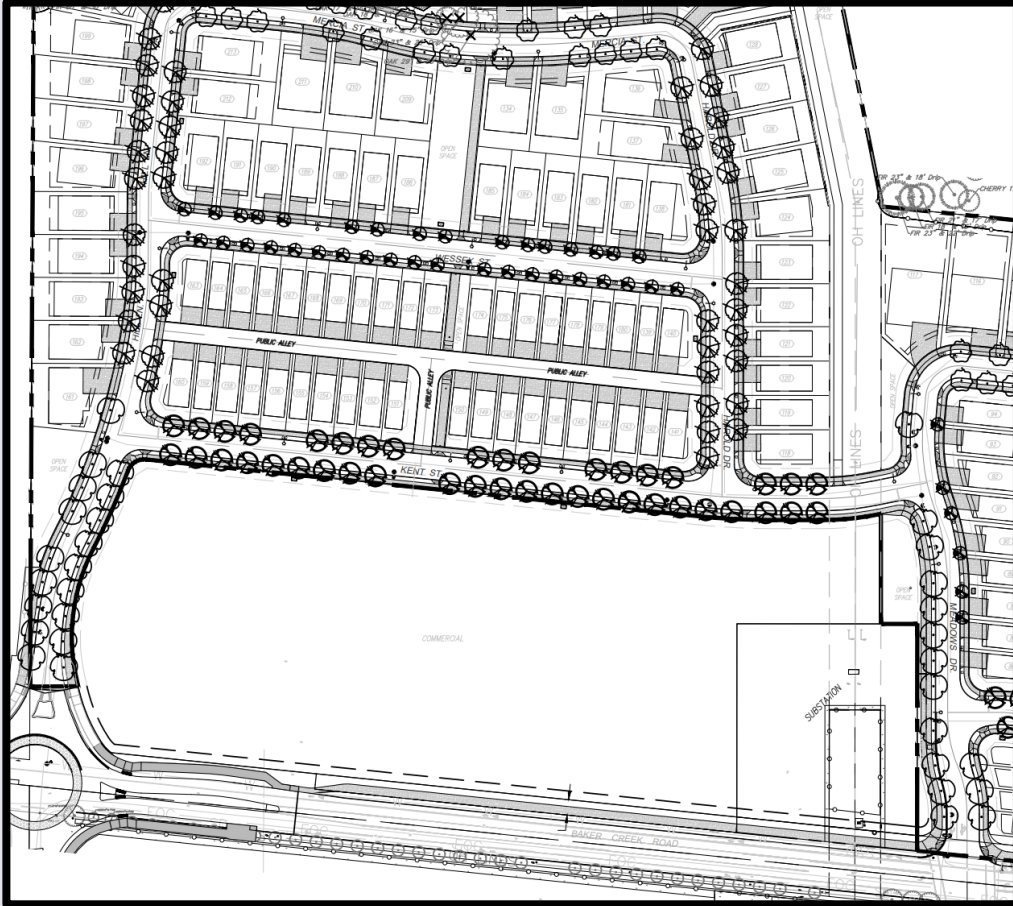


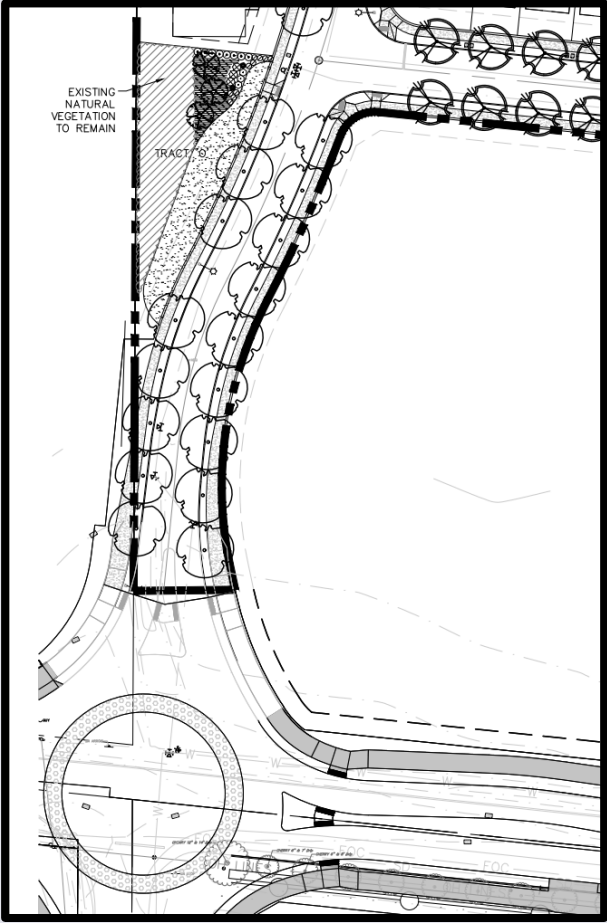
# Public Testimony – Eric Groves











# Ordinance No. 5140/PDA 3-23

## Criteria/Recommendation

**Planning Commission found criteria satisfied with conditions.**

- **Zoning Ordinance – 17.74.070**
- **Comprehensive Plan – Goals and Policies**
- **Ordinance 5086 (PD Overlay)**

**Recommend approval with conditions**

# Ordinance No. 5140/PDA 3-23

- **Thank you! Questions for staff?**
- **Deliberation**