

February 27, 2024 City Council Meeting

Ordinance No. 5142

Docket G 1-22. Fox Ridge Road Area Plan



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- **Ordinance No. 5142. Amendment to Comprehensive Plan.**
An amendment to the Comprehensive Plan adopting the Fox Ridge Road Area Plan and its Appendices as a supplemental document to the Comprehensive Plan.
- **Tonight's Meeting.** Public Meeting (not a Public Hearing).
The City Council will consider the proposal and the recommendation of the Planning Commission.

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Context

In December 2020, the City and County adopted the McMinnville Growth Management and Urbanization Plan (MGMUP).

The MGMUP included:

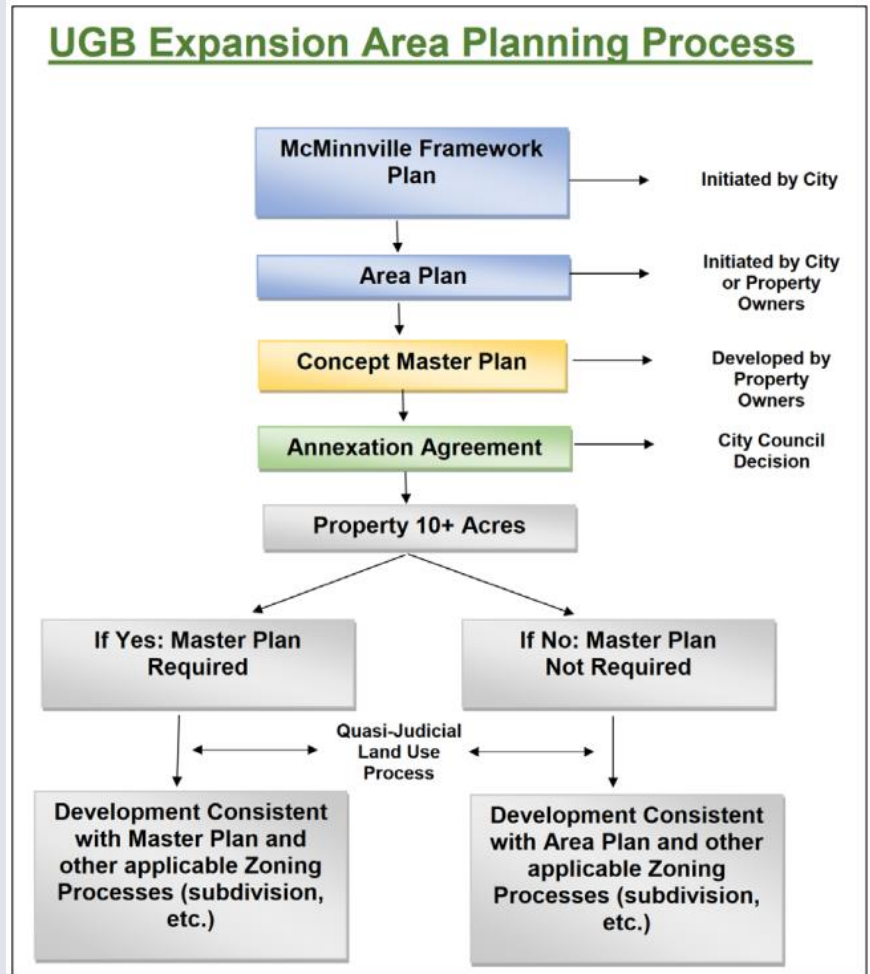
- Amendments to the Urban Growth Boundary (UGB).
- Amendments to the Comprehensive Plan and Zoning Ordinance.
- New policies and regulations for planning future urbanization of unincorporated areas of the UGB.
- The Framework Plan that outlines the Area Planning process.

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UGB Area Planning Process

Updated policies in Chapter IX (Urbanization) of the Comprehensive Plan, outlines successive levels of planning for UGB expansion areas.

*Refer to the following graphics.



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Comprehensive Plan

The City has already completed the following **Proposals** in the Urbanization Element of the Comprehensive Plan:

- Concurrent with the MGMUP, the Urban Holding (UH) designation was established and applied to the UGB expansion area for Fox Ridge Road.
- Title 16 of the Municipal Code was amended in 2021, aligning the annexation process with the applicable Area Planning and Master Planning process.

With the Fox Ridge Road Area Plan, the City is in the process of completing the first of the Area Plans for the UGB expansion areas.

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Framework Plan

- The Framework Plan provides an overview and high-level concept plan for future land needs within UGB expansion areas.
- Area Plans must be consistent with the Framework Plan and provide a higher level of detail.

Potential Assignment of Land Need:

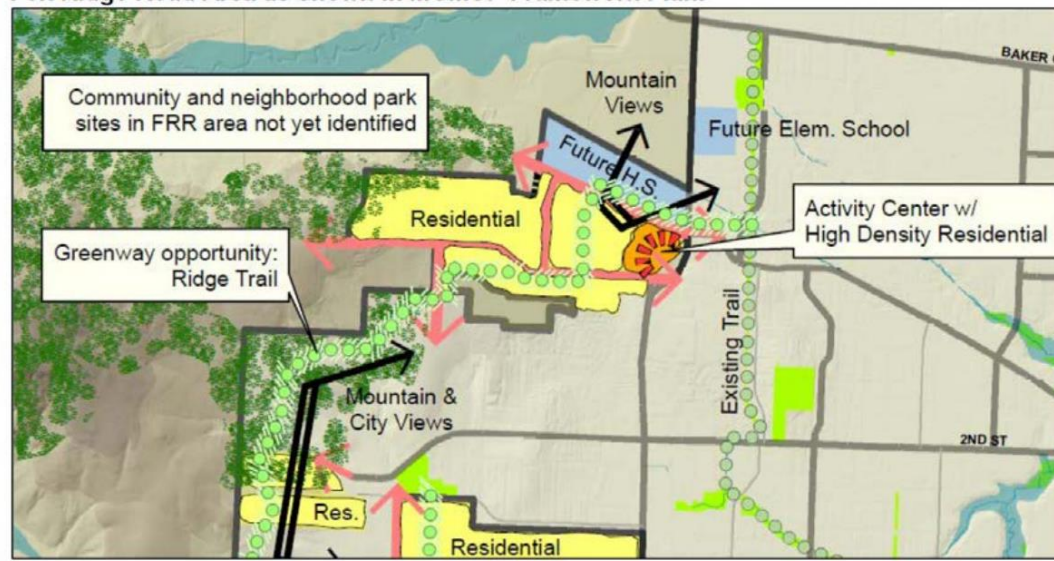
Land Need		Southwest	Fox Ridge Road	Riverside South	Redmond Hill Road	Booth Bend Road	Riverside North
Residential							
R-5	36 acres						
Parks							
Neighborhood Park	88.11 acres						
Community Park	58.84 acres						
Greenways/Natural Areas	106.81 acres						
Schools	43 acres						
Commercial	39.3 acres						
Industrial	Surplus						

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Framework Plan (cont.)

- The Fox Ridge Road Area is approximately 230 acres located in the western portion of the UGB west of Hill Road.
- Comprehensive Plan designation of Urban Holding (UH).
- Only the 42-acre site owned by the School District is in City limits.

Fox Ridge Road Area as shown in MGMUP Framework Plan:



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Framework Plan (cont.)

- The Fox Ridge Road Area Plan will primarily be housing.
- Includes a significant land use within the site that is owned by the McMinnville School District for development of a future high school.
- Provide a partial Neighborhood Activity Center (NAC) along the Hill Road frontage between the Wallace Road roundabout ~ 5 to 10 acres.
 - Neighborhood commercial and office ~ 1 to 2 acres
 - High density residential ~ 2 acres
 - Medium density residential ~ 2 to 5 acres
 - Remaining residential land suitable for lower density residential
- Incorporate one neighborhood park ~ 3 to 5 acres that is located no more than ½ mile from every residence
- Opportunity for a natural resource community park, natural greenspaces, greenways and trails.

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Fox Ridge Road Area Planning Process

The City initiated work on the Fox Ridge Road Area Plan in 2022 after entering into a contract for planning services with consultant team, HHPR.

- Established a work plan and public engagement program.
- Advertised for members to serve on the Project Advisory Committee (PAC) and members were appointed by the City Council.
- Established a Technical Advisory Committee (TAC).
- Broader public engagement process included:
 - Community survey (English/Spanish)
 - Stakeholder/topical interviews
 - Two (2) community design workshops
 - Six (6) Project Advisory Committee meetings
 - Social media outreach
 - Information provided at Community Fair booth
 - Joint Work Sessions City Council/School Board & City Council/Planning Commission

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Discussion

The Fox Ridge Road Area Plan (see Attachment 1 to Ordinance No. 5142) includes an Executive Summary followed by five major parts:

1. Introduction
2. Existing Conditions
3. Community Engagement and Plan Development
4. The Fox Ridge Road Area Plan
5. Implementation

The substantive provisions of the plan are provided in Part 4 and include the Plan Narrative, the Vision, Goals and Policies, and the Area Plan Map.

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Discussion (cont.)

The Fox Ridge Road Area Plan and plan map demonstrate that the plan meets or exceeds the minimum requirements for identified land needs and applicable levels of service consistent with the City's adopted planning documents:

- **The narrative** is a key element of the plan, providing information for future development and application of the plan.
- **The Visions, Goals, and Policies** are organized in the context of the City's adopted Great Neighborhood Principles, used as evaluation criteria for future land use and development decisions.

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Discussion (cont.)

- **The Area Plan Map** summarizes the land use elements of the plan and demonstrates consistency with the Framework Plan.
 - Includes a partial Neighborhood Activity Center (NAC) with planned land uses:
 - Commercial/Mixed-Use
 - High-Density and Medium-Density Residential
 - NAC Park/Plaza
 - Low-Density Residential extending outwards from NAC focus/support area
 - Identifies planned park, open space, greenway and trail elements.
 - Centrally-located Neighborhood Park within ½ mile of all properties and a buffer from the Masonic Cemetery.
 - Special Use Park identified at the existing rock quarry pond.
 - Natural Resource Park identified at the west end of the area, corresponding with identified natural features and scenic views.

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FINAL Preferred Land Use Concept

This concept maximizes capacity on the eastern and northern portions of the planning area, where the land is generally flatter, less constrained, and has closer access to NW Hill and Wallace Roads.

Parks and open spaces are distributed throughout the planning area with greenway connections, including those along the northern boundary, and parallel to Fox Ridge Road.

High Density: 4.4 ac
Framework Plan target: 2 acres

Medium Density: 10.6 ac
Framework Plan target: 2-5 acres

Low Density: 70.1 ac

Commercial: 4.9 ac
Framework Plan target: 1-2 acres

Neighborhood Park + Buffer: 8.7 ac
Framework Plan target: 3-5 acres
Parks Master Plan target: 5-13 acres

Natural Resource Park: 29.5 ac
Framework Plan target: unspecified

Special Use Park: 12.6 ac

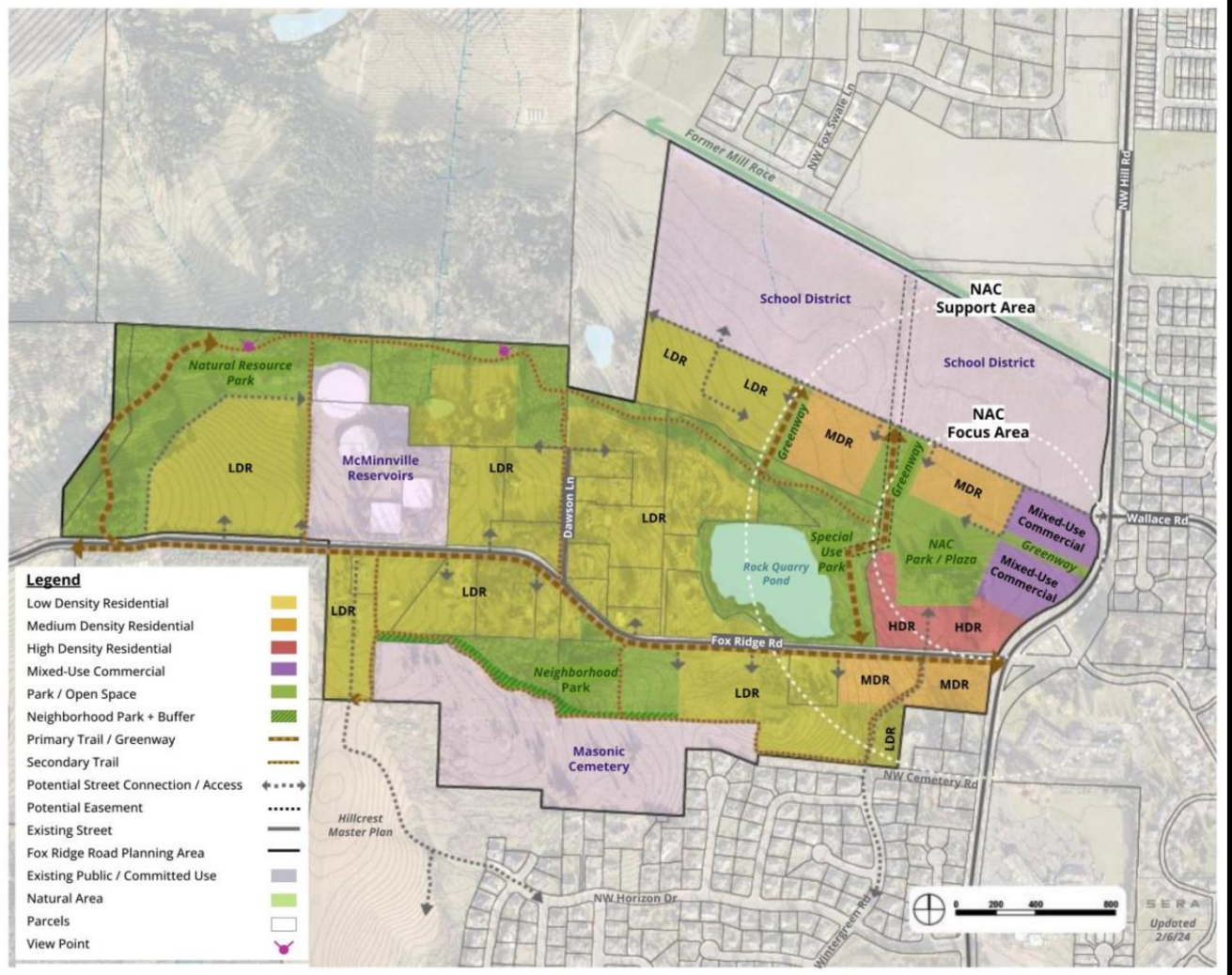
NAC Park / Plaza: 5.0 ac

Greenway Area (between bldgs): 3.0 ac

Existing Public / Committed Use: 72.5 ac

Neighborhood Activity Center (NAC):
Shown within dashed white circles.

Note: Acreages are reported as gross estimates and does not assume any rights-of-way deductions.



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Reminders:

- Adoption of the plan *doesn't* rezone the properties of the Fox Ridge Road Area.
- The plan guides property owners for what rezoning and development proposals would need to address upon requests for annexation to the City to be consistent with the Comprehensive Plan.
- Properties continue to be subject to the current county zoning and land use regulations applicable to properties unless/until property owners request and receive approval for annexation to City.
- Upon annexation, properties will need to comply with City land use regulations if they choose to further develop (i.e. obtain rezoning and comply with master planning process).

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- **11/29/2023 PAC recommended approval**, incorporating revisions to the draft based on input from joint City Council/ Planning Commission work session.
- **Initiated public hearing process with DLCD notice**
- **1/4/2024 Planning Commission held legislative public hearing and recommended approval to City Council:**
 - Incorporated editorial corrections to address scrivener's errors
 - Clarify that tree grove protection will be based on the City's official inventory through the separate "Goal 5" Planning Process (currently in draft form).

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Additional Meetings:

- **2/8/2024. Staff met with DEIAC**, shared information regarding the plan and key aspects of the guiding policies, including Great neighborhood Principles, Neighborhood Activity Center concept, and the planning framework for the UGB area.
- **2/12/2024. Staff met with residents of FRR area** to address questions regarding the plan.

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- **Thank you!**
- **Questions?**
- **Recommendation:**
 - As recommended by the Planning Commission, staff **recommends that the City Council adopt Ordinance No. 5142**, adopting the Fox Ridge Road Area Plan and its Appendices as a supplemental document to the Comprehensive Plan.
- **City Council Options:**
 - Adopt Ordinance No. 5142
 - Adopt Ordinance No. 5142 in an amended form with revisions
 - Call for a public hearing
 - Refuse to adopt the Ordinance.