



**City of
McMinnville**

FOX RIDGE ROAD AREA PLAN

DRAFT | DECEMBER 2023

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ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The Fox Ridge Road Area Plan is intended to recognize the unique attributes of the Fox Ridge Road Area and guide future development through a vision and plan for a cohesive neighborhood within the study area. The Area Plan is a guiding land use document adopted as a supplement to the Comprehensive Plan.

The plan is organized into the following chapters:

Part 1. Introduction. This chapter summarizes the framework, basis, and requirements for conducting the area plan. This includes a summary of the area planning process and background information on the area.

Plan Purpose and Requirements. Comprehensive Plan Policies 187.60.00 – 187.90.40 outline the planning process UGB expansion areas, with the three successive steps of a Framework Plan, Area Planning, and Master Planning. This planning process guides the transition from unincorporated rural lands through annexation and urban development. Further detail is provided in the McMinnville Growth Management and Urbanization Plan (MGMUP) and the Zoning Ordinance.

The land uses in the Area Plan must be consistent with the Framework Plan and the identified land need for the UGB expansion area. Area Plans more specifically identify land uses, their locations, and their relationship to public facilities, natural resources, and existing urban uses.

Part 2. Existing Conditions. This chapter includes data that informs the planning of the Fox Ridge Road area. It includes a summary of plans, policies, and regulations applicable to the area plan; a summary of existing physical features, attributes, and assets in, or affecting, the planning area; information regarding public facilities and services; and synthesis and analysis of this data to provide context regarding potential issues, and opportunities and constraints that informed development of the area plan. This information was supplemented with information obtained through the community engagement work described in Part 3.

Traffic analysis and market analysis are provided in Part 3. While these assess and analyze existing conditions, they also address future forecast conditions that inform the plan, and also provide guidance used to evaluate the plan and identify potential issues associated with the different alternatives.

Part 3. Community Engagement and Plan Development. This chapter summarizes the community engagement process and plan development. The project is guided by a Project Advisory Committee appointed by City Council. At key stages of the project, information was shared with the community and input was obtained to identify issues, develop goals and polices, develop and evaluate alternatives, and select and refine a preferred alternative. Work sessions were also conducted with the Planning Commission and City Council, including a joint work session with the School Board. The results of those broader outreach efforts were part of an iterative process with the Project Advisory Committee obtaining input and guidance at key decision-making points in the process.

Part 4. Fox Ridge Road Area Plan. This chapter presents the final plan that was developed through the community engagement and plan development process.

The Plan Narrative. The plan narrative provides context for the plan and provides additional information to help understand the Vision, Goals, and Policies and the Area Plan Map, their relationship, and the context of the Area Plan to other planning documents and efforts.

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The Vision, Goals, and Policies. The goals and policies were developed based on input received through the public process. These goals and policies refine and apply the Goals and Policies of the Comprehensive Plan and its supporting documents, to address the unique geographic area and characteristics of the Fox Ridge Road area. This Chapter includes goals and policies for the Fox Ridge Road area in the context of the Great Neighborhood Principles adopted as Polices 187.10-187.50 of the Comprehensive Plan.

This component of the plan addresses the vision for the area, relationships between land uses as part of a cohesive neighborhood, and Urban Design objectives to be achieved through the Area Plan and future Master Plans and development.

The Area Plan Map. The Area Plan Map addresses the Framework Plan in detail, more specifically identifying land uses, their locations, and their relationship to public facilities, natural resources, and existing urban uses. In addition to the map, the elements and attributes of the map and their relationships are also discussed in this chapter.

Part 5. Implementation. The plan will predominantly be implemented by following existing adopted procedures and standards. As individual property owners within the area choose to seek annexation to the City and development of their properties, they will follow the adopted procedures in Title 16 of the McMinnville Municipal Code and Chapter 17.10 of the Zoning Ordinance as applicable.

That process specifies the process for a property owner to apply for annexation, enter into an annexation agreement, prepare a master plan for the property, which is consistent with the area plan, obtain land use approvals for proposed development, and complete the annexation process.

Development will need to meet adopted City standards for development and land divisions, so it isn't necessary to create an entirely new set of development standards for the area, but unique issues applicable to the Fox Ridge Road area are identified in this plan that provide special guidelines and standards desired for the Fox Road area.

In addition, the implementation element identifies issues that may need to be addressed and coordinated through broader planning processes, such as the updates to the Transportation System Plan, and public facility plans.

Appendices. The appendices provide more detailed information regarding the information provided in the chapters of the plan. They are referenced at key points in this plan. They include more detailed existing conditions information, technical information, and summaries of the public engagement activities.

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FOX RIDGE ROAD AREA PLAN

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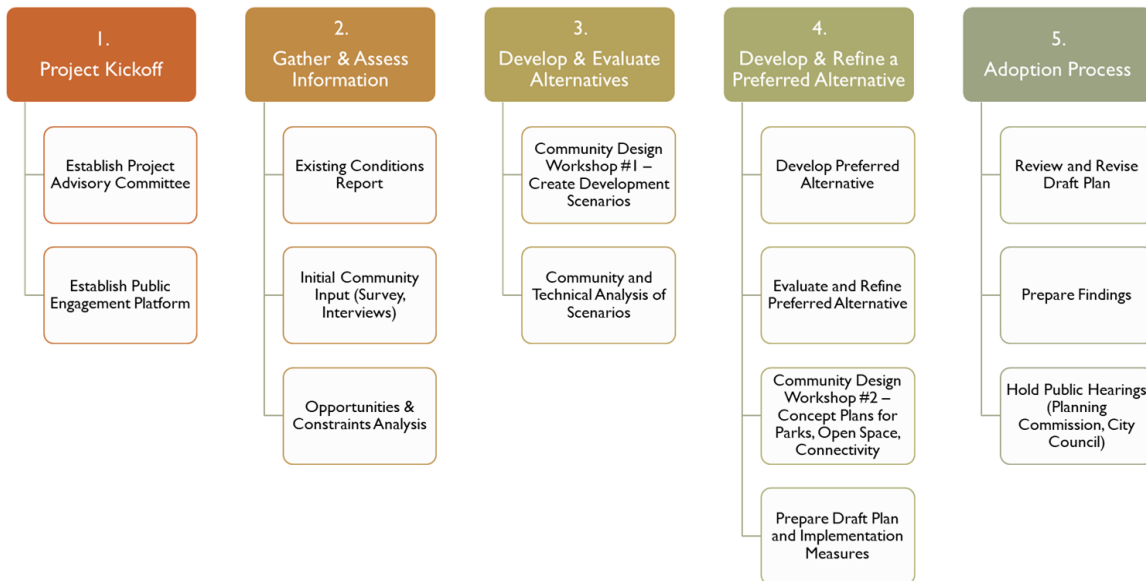
Part 1: Introduction

Purpose

The purpose of this Area Plan is to guide and support the annexation and future urbanization of the Fox Ridge Road Area. As specified in the McMinnville’s Comprehensive Plan and Framework Plan, the Fox Ridge Road Area Plan will provide a mix of residential, commercial, and civic or institutional uses while emphasizing parks, trails, and connectivity for a well-designed and connected neighborhood consistent with the Traditional Neighborhood model and Great Neighborhood Principles.

Planning Process

The Fox Ridge Road area planning process began in December 2022 with the establishment of the Project Advisory Committee (PAC) and the development of a plan for public engagement. The City advertised the opportunity to serve on the PAC, and the PAC was then appointed by the City Council. The process has since been guided by the Project Advisory Committee, with 14 members of the public, a City Council Liaison, and two Planning Commission Liaisons. The Project Advisory Committee includes a variety of interested parties which also includes representatives from the Fox Ridge Road area including residents, property owners, developers, and local neighboring residents. In addition to the Project Advisory Committee, key stakeholders were interviewed including the potential developer of the Neighborhood Activity Center, representatives from various public utilities, the Oregon Department of Fish and Wildlife, and the McMinnville School District.



The area planning process also included a variety of community engagement and outreach activities to gather feedback. These opportunities for community members to provide their input included public participation at Project Advisory Committee meetings, in-person community design workshops, and an online survey. The City of McMinnville promoted these engagement opportunities through social media and newspaper ads, on the City website, and a City outreach booth, and provided updates for further involvement at each of these meetings. The City has worked closely with key stakeholders, property owners, local service providers, and the community to continuously gather valuable feedback through the area planning process.

Background

In 2020, the City of McMinnville adopted the McMinnville Growth Management and Urbanization Plan (MGMUP) on December 8th as part of the Comprehensive Plan and amended its urban growth boundary (UGB). The MGMUP amended McMinnville's UGB by 924 gross buildable acres, with most of this acreage placed into an Urban Holding (UH) comprehensive plan designation. All land within a UH comprehensive plan designation must undergo an area planning process prior to annexation into the city limits, rezoning, or urban development. The City of McMinnville has committed to investing and processing one area plan each year. The first area plan initiated by the City is the Fox Ridge Road Area Plan. The Fox Ridge Road Area is known as the area around Fox Ridge Road, and includes the potential future high school site owned by the McMinnville School District (see Figure 2). Collectively, the Fox Ridge Road study area is comprised of approximately 230 acres.



Figure 1. Study Area Context

The Fox Ridge Road Area Plan is expected to be primarily zoned for housing. However, the Area Plan includes a significant land use within the site that is owned by the McMinnville School District, located within the northern portion of the study area. This school district site is currently identified for the development of a future high school. The area planning process accounts for the connectivity and coordination with the future development of the high school site. Per the MGMUP Framework Plan, the Fox Ridge Road Area Plan will also provide an opportunity for a small Neighborhood Activity Center (NAC) along the area's NW Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road. This partial NAC aims to provide neighborhood serving commercial and office development, high-density residential development, and medium-density residential housing. The remaining residential land of the Fox Ridge Road study area is suitable for low-density residential housing, specifically within the southern and western portions where the topography exhibits steeper slopes. In order to support this newly developed residential area and provide further services, the Fox Ridge Road Area Plan will incorporate one neighborhood park located within a ½ mile distance from all residences in the study area. The plan will also include a natural resource park to preserve existing natural features, along with a greenway system for bike and pedestrian connectivity throughout the study area and with connectivity of the Fox Ridge Road area to other areas.

Part 2: Existing Conditions

Regulatory Context and Planning Framework

The Fox Ridge Road Area Plan will be adopted as a supplement to the McMinnville Comprehensive Plan and adopted by the City Council as a guiding land use document. The Area Plan document, along with the final land use concept, embodies the development principles of the Comprehensive Plan, including the MGMUP, MGMUP Framework Plan, McMinnville Comprehensive Plan Goals and Policies, and other applicable City land use policies and standards. The MGMUP provides guidance for the planning and development of fully integrated, mixed-use, pedestrian-oriented neighborhoods. The final land use concept will help guide future development patterns and is expected to be consistent with the:

- 1) **McMinnville Growth Management and Urbanization Plan:** The guidelines of the Traditional Neighborhood model, as described in the McMinnville Growth Management and Urbanization Plan.
- 2) **MGMUP Framework Plan:** Neighborhood Activity Centers (NACs) to meet neighborhood commercial land needs as identified in the MGMUP Framework Plan, supports surrounding residential development, and provides opportunities for open space, parks, and trails.
- 3) **McMinnville Comprehensive Plan:** Including the City's adopted Great Neighborhood Principles, as described in Comprehensive Plan Policies 187.10 through 187.50.
- 4) **Parks, Recreation and Open Space Master Plan:** The City's Parks and Recreation vision and facility guidelines.

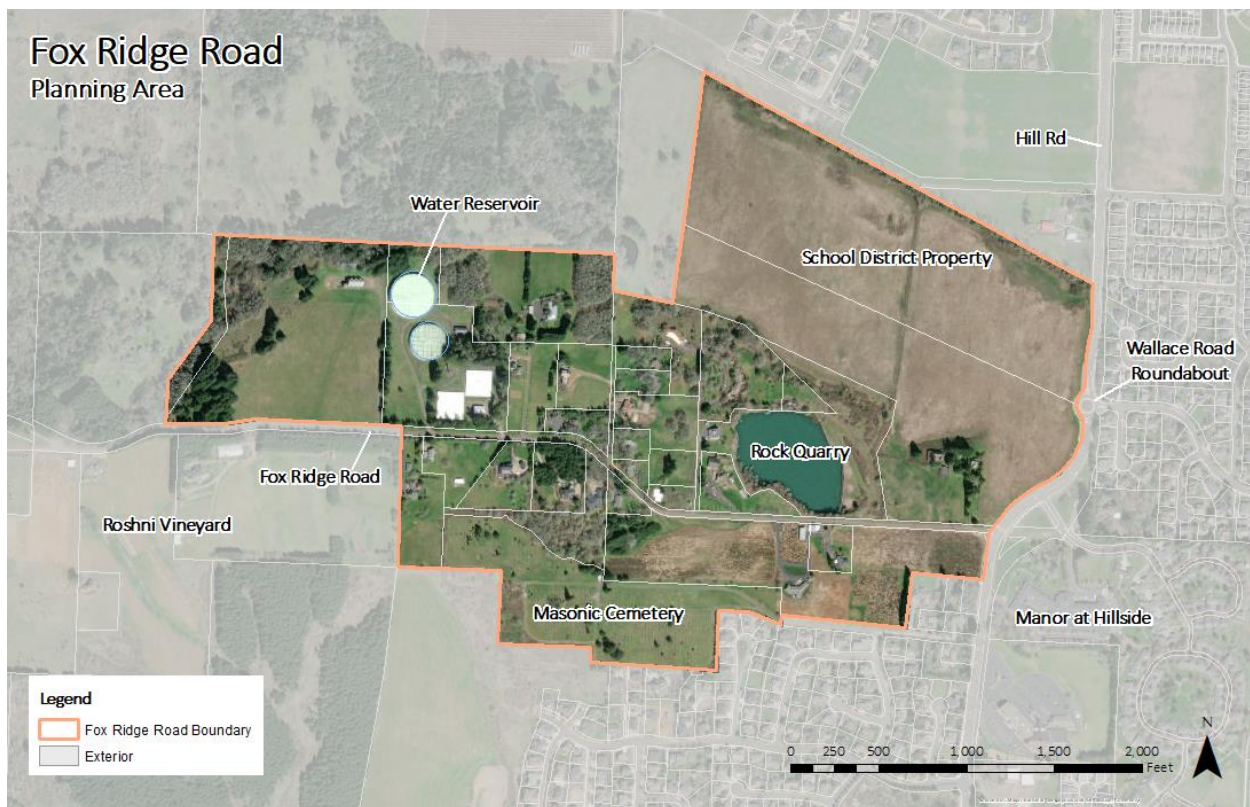


Figure 2. Fox Ridge Road Area Map

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McMinnville Growth Management and Urbanization Plan

Traditional Neighborhood Model Guidelines

As highlighted in the MGMUP, McMinnville’s plan for urbanization is modeled around the planning and development of a “traditional neighborhood,” designed to be fully integrated, mixed-use, and pedestrian oriented. This type of development includes narrower streets that emphasize pedestrian orientation and scale, highly connected street patterns with small blocks or grids, streets lined with trees and sidewalks on both sides, and diverse housing types and lot sizes that are intermixed throughout the neighborhood. Uses and housing types are mixed and in close proximity to one another, with public spaces such as neighborhood parks or plazas serving as focal points for community interaction. As an essential feature, the McMinnville model for a traditional neighborhood calls for a neighborhood activity center at the heart of the neighborhood to provide opportunities for social interactions, structure to surrounding land uses, and neighborhood identity. The concept of a traditional neighborhood aims to minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation.

To be consistent with the MGMUP, the Fox Ridge Road Area Plan follows the guidelines set forth for the development of a traditional neighborhood model. Key considerations for the study area include mixed-use planning that integrates diverse commercial and residential developments, pedestrian oriented and connected streets, and public green spaces as social gathering opportunities. A neighborhood activity center is expected to be a focal point of the study area. The McMinnville Zoning Ordinance defines a Neighborhood Activity Center as, “a physically and aesthetically unified area, that serves as the center of a larger surrounding neighborhood, where all elements and land uses are designed to function as an integrated whole (rather than as a series of unconnected, unrelated developments). Neighborhood Activity Centers consist of a Focus Area with commercial, institutional, office uses, and other mixed-use activities needed to support a specified geographic area. These centers also may include a Support Area with high- and medium-density residential uses that supports the non-residential uses in the center.”

McMinnville Framework Plan

Neighborhood Activity Centers (NACs)

The MGMUP emphasizes Neighborhood Activity Centers as the most critical element of the City’s growth management and land use plan. Surrounding the neighborhood activity center are residential uses with the highest-density housing developments that progressively decrease in density outward from the activity center. According to the MGMUP Framework Plan, the Neighborhood Activity Center should:

- provide local context with the ability to foster the development of a traditional neighborhood;
- have the ability to accommodate higher intensity development and be strategically located based on the proximity to vacant buildable land;
- be located at major street intersections with their service areas extending to a group of neighborhoods ranging from a one to three-mile radius.

Focus Area of the activity center should contain facilities necessary for day-to-day activity (such as personal services, grocery and convenience shopping, schools, places of worship, limited office space, public plazas or parks) and ideally be located within close proximity to one another in the focus area so that all essential services for the subarea are easily accessible in a single stop.

Support Areas that surround the activity center’s focus area should contain the neighborhood’s high- to medium-density housing options and enables the highest concentration of population to easily access the focus area within walking distance (reducing the number of automotive trips for daily needs or services and allows for a single transit stop to serve the shops, services, and adjacent higher-density housing in the area).

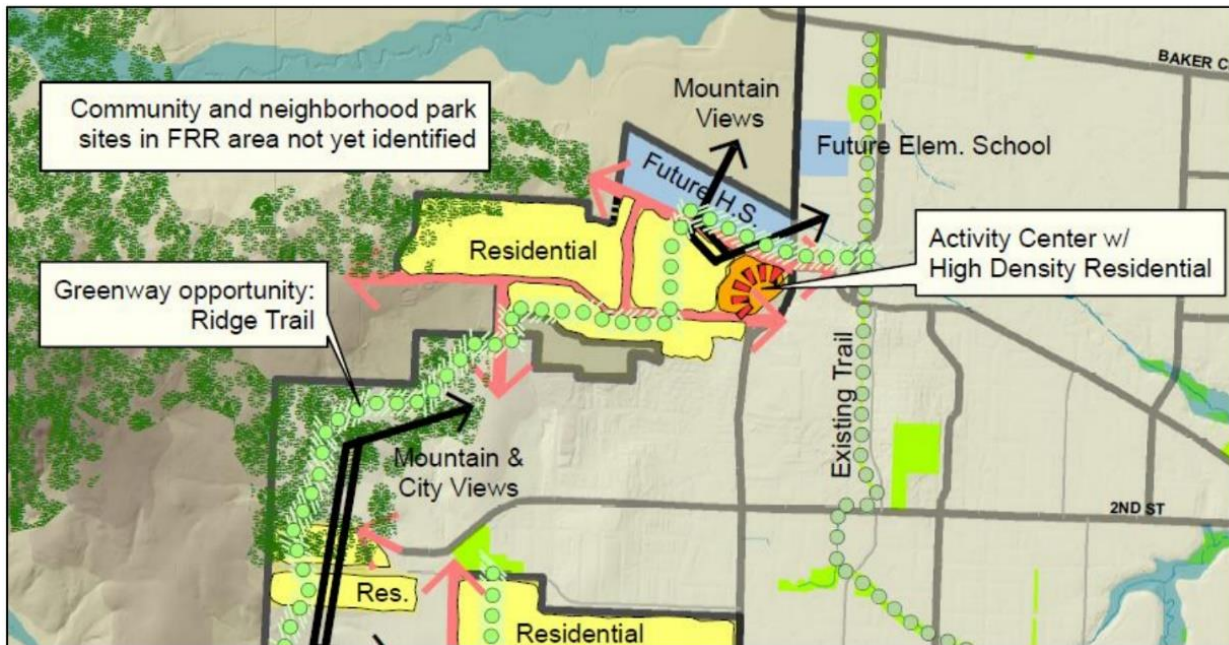


Figure 3. MGMUP Framework Plan Map

Shown in the MGMUP Framework Plan, the Fox Ridge Road Area Plan provides an opportunity for a partial Neighborhood Activity Center. The modified and reduced activity center will be approximately 5 – 10 acres, with approximately 1 – 2 acres of commercial and office development to serve the neighborhood, approximately 2 acres of high-density residential development (R-5), and approximately 2 – 5 acres of medium density residential housing. This mixed-use center is proposed to be located along the study area’s NW Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road (see Figure 3). The remaining residential land of the Fox Ridge Road study area is suitable for lower density residential housing, specifically within the southern and western portions where the topography exhibits steeper slopes. The Fox Ridge Road Area Plan will incorporate one neighborhood park of approximately 3 – 5 acres in size located within a ½ mile from all residences in the study area. The plan will also include a natural resource park to preserve existing natural features, along with a greenway system for bike and pedestrian connectivity throughout the study area. The location, uses, and accessibility of the neighborhood activity center ensures the Area Plan’s consistency with the City’s adopted Great Neighborhood Principles described in the MGMUP Comprehensive Plan.

MGMUP Comprehensive Plan

Great Neighborhood Principles

Adopted in 2019, the Great Neighborhood Principles are described by Comprehensive Plan Policy 187.10 as a means to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. These principles ensure the livability, accessibility, safety and beauty of all new development or redevelopment. In order for the Fox Ridge Road Area Plan to be consistent with these principles, Comprehensive Plan Policy 187.50 describes specific directions on how to achieve each principle as it refers to design, location and orientation of these necessary neighborhood resources. By following the model of a traditional neighborhood and planning around the centralization of a partial neighborhood activity center, the overall development of the area plan will likely achieve each individual principle.

(Please refer to Part 3: Community Engagement for the list of Great Neighborhood Principles.)

Parks, Recreation, and Open Space Master Plan

The City of McMinnville created and published its Parks, Recreation, and Open Space Master Plan in 1999 to meet the parks and recreational needs of the community, while ensuring natural resources crucial to the character of the City are protected and enhanced. The Park and Recreation Department holds a central role in shaping the changing character of the City, as recreational opportunities continue to build community and help encourage residents to achieve active, healthy lifestyles. As with the Parks Master Plan, the Fox Ridge Road Area Plan must plan for the City's population growth and increasing diversity. The Fox Ridge Road study area has its own existing unique natural features and opportunities for new parks and recreation services. The Fox Ridge Road Area Plan addresses the minimum Level of Service Standards of the Parks Master Plan as well as the minimum requirements in the MGMUP Framework Plan. The City is in the process of updating the Parks, Recreation, and Open Space Master Plan, and the work is proceeding in coordination among planning efforts, including the Fox Ridge Road Area Plan.

Local Context

The Fox Ridge Road study area is located west of NW Hill Road surrounding Fox Ridge Road and consists of approximately 230 acres, with about 30 existing parcels ranging in size from less than an acre to over 40 acres. The study area is characterized by its moderate to steeply sloping terrain, dense stands of mature trees, and the expansive views of the surrounding lands. The study area primarily consists of land zoned for agricultural and rural-residential use, with rural residential single detached homes that are situated to take advantage of the scenic views. There are several committed lands within the study area including the school district site, the water reservoir property owned by McMinnville Water and Light, and the Masonic Cemetery. Directly southwest of the study area is the Hillcrest Master Plan residential development, and about 0.5-mile north along Baker Creek Road is a new construction mixed-use development project with 144 residential units and 30,000 square feet of additional commercial space.



Figure 4. Existing Conditions and Context

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Land Use and Zoning

Due to the existing topography of the study area, the large parcels along Fox Ridge Road are most suited for larger low-density residential properties, while the eastern portions of the study area are flatter and more suitable for potential mixed-use and medium- to high-density residential development. A 42-acre site on the north side of the study area is owned by the McMinnville School District and is currently identified for the potential development of a future high school. Per the Framework Plan, the partial Neighborhood Activity Center should be strategically located near the intersection of Fox Ridge Road and Hill Road to provide services and amenities to the diverse residential developments proposed within the study area.

The Fox Ridge Road study area is currently designated with the Urban Holding (UH) Comprehensive Plan map designation, except for the School District Property. Until properties are annexed into the City, they retain their current County rural zoning designations and the applicable County zoning and land use regulation continue to apply to these properties. The surrounding land uses include low-density residential (R-1 and R-2) zoning directly south and east of the study area, and additional medium-density, multiple-dwelling residential (R-4) zoning southeast of Fox Ridge Road. To the west and north of the study area are county zoned exclusive farmland (EF-80). The school district site is within City limits and is currently zoned R-4 PD (Planned Development), which permits public schools conditionally. The Planned Development ordinance applicable to the properties specifies its use for a school.

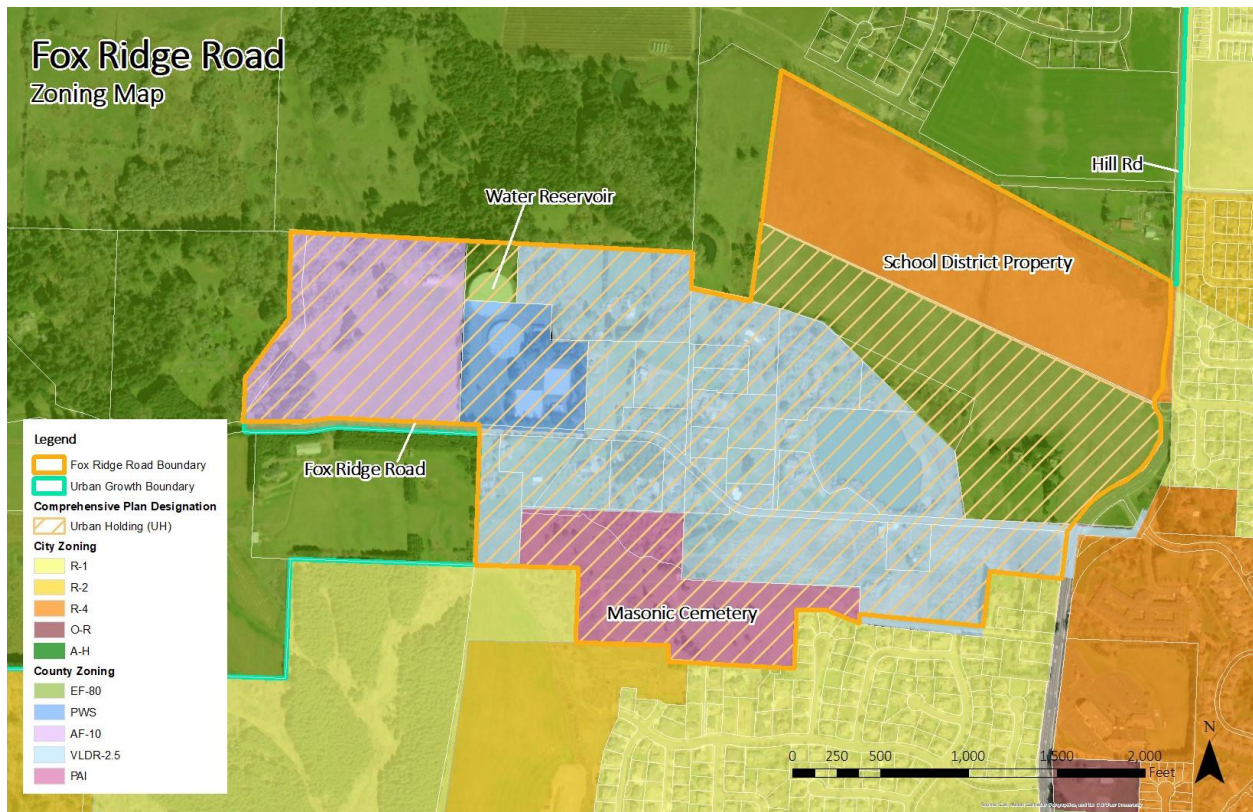


Figure 5. Zoning Map

Natural Features

Topography And Geotechnical Conditions

The City made initial findings describing the topography of the Fox Ridge Road study area within the MGMUP Phase 1 Expansion Land Study Areas of the Urbanization Report. Specifically, the majority of the study area consists of gradual to steeply sloping land, with some areas to the west exceeding a 15 percent slope. The lowest point of the study area is located in the southeast corner and sits at 287 feet above sea level (ASL), gradually increasing to the steepest slopes located in the west side of the study area and topping out at over 400 feet of elevation ASL.

Hazards and Natural Features

There are no floodplains identified within the study area. However, recent mapping conducted by the City of McMinnville to identify natural hazards and natural features in conjunction with Statewide Planning Goals 5 (Natural Resources) and Goal 7 (Natural Hazards) identified hazardous areas based on topographical conditions, significant tree groves, and scenic viewpoints along ridgelines to the north and south of Fox Ridge Road. The City is in the public hearing process for consideration of a proposed Natural Hazards Inventory and Management Program. This includes proposed overlay zones for Natural Hazard Mitigation (NH-M) Zones and Natural Hazard Protection (NH-P) Zones, which have been identified in the overlay map below. Areas identified with natural hazards have development constraints that will need to be considered along with the development standards of the underlying base zone. The conservation of natural greenspaces and greenways will serve to protect the dense stands of mature trees and provide habitat for protected avian species.

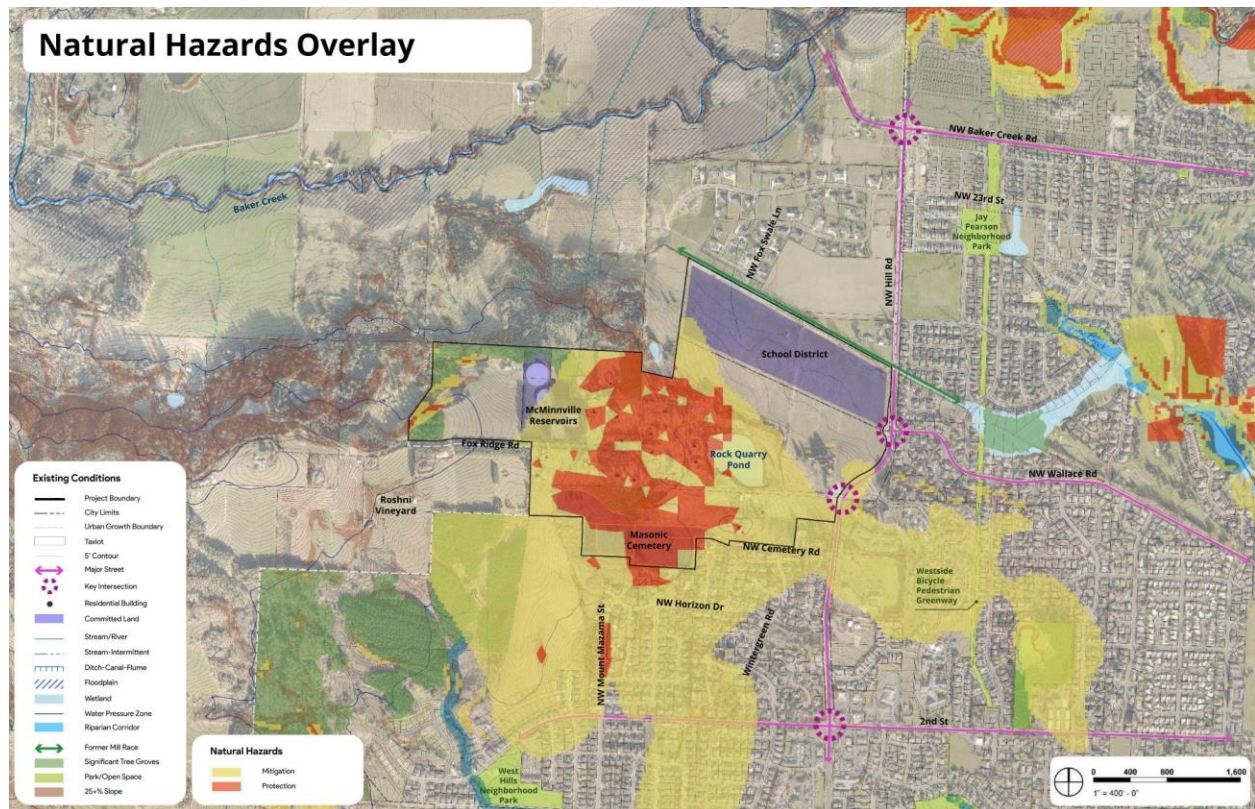


Figure 6. Natural Hazards Overlay.

Habitat Conservation and Wildlife

The Fox Ridge Road study area includes several existing natural and geographic features that provide an excellent opportunity to conserve and limit impacts from urbanization on the habitat and wildlife. Natural greenspaces or greenways will be considered to connect the Fox Ridge Road Area to the West Hills and Redmond Hill Road areas. This greenway/greenspace could also minimize impacts to the significant tree stands in the Fox Ridge Road and West Hills areas that currently provide habitat for protected avian species, such as the Western Bluebird, White-Breasted Nuthatch (Slender-Billed), and Oliver-Sided Flycatcher.

Other Natural/Limiting Features

Rock Quarry Pond

Large gravel quarry filled with water, centrally located within the study area near the base of Fox Ridge Road and adjacent to the location for the Neighborhood Activity Center. Currently serves as stormwater drainage and retention, providing supplemental irrigation to properties outside of the study area.

Masonic Cemetery

Occupies nearly 70 percent of the southern boundary of the study area. Must be protected in place and buffered from potential surrounding uses.

McMinnville Water and Light

Owns a large property near the center of the study area that houses four above-ground water reservoirs.

Infrastructure and Services

Transportation

Fox Ridge Road itself is a paved, county road with no sidewalks, curb, or gutter. The road extends westward from NW Hill Road providing the only current means of public vehicular access into the study area. Fox Ridge Road generally travels along the ridgeline that cuts east-west through the study area's midsection. Additional access to individual parcels within the study area is provided by long and narrow private driveways. The right-of-way dimension for Fox Ridge Road measures 40-feet in width and includes a constructed paved surface that averages 25-feet in width with gravel shoulders on either side. The road will require improvements as the area urbanizes to meet City design standards. To meet today's urban standard, an additional 10-feet of right-of-way width, removal and reconstruction of the existing subgrade, construction of a paved travel surface at a minimum 26-feet in width, as well as 5-foot wide sidewalks on both sides of the street, curbs and gutters would be required.

Pedestrian and Bicycle Connections

Bike and pedestrian connectivity are integral to the Fox Ridge Road Area Plan, with consideration of connecting to the existing trails and linear parks (BPA and Westside trail systems) that are located just east within the existing Urban Growth Boundary (UGB). The existing trail system may potentially be linked via Wallace Road to the study area. There are currently no bike or pedestrian facilities along Fox Ridge Road. Hill Road was improved to its current configuration, completed in 2018. There are existing bike lanes along both sides of Hill Road and sidewalks along both sides where abutting lands are within the UGB. Creating safe and accessible bike lanes and pedestrian routes within the study area will require further evaluation of traffic calming design along NW Hill Road and improvements along Fox Ridge Road.

Transit

The City will also be coordinating with Yamhill County Transit as part of the outreach for the Fox Ridge Road Area Plan in order to better understand the potential for future public transit services to connect Baker Creek Road, Hill Road, and 2nd Street. Yamhill County Transit updated their transit plan in 2018, with future short- to long-term service expansions discussed within the region. The transit plan indicates that,

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“McMinnville’s R-3 residential zoning district allows nearly 12 units per acre and the R-4 residential district allows for higher-density developments (over 20 units per acre), which could support transit service that is more frequent than today; however, current residential density in the city is relatively low, even in areas currently zoned for medium- or higher-density housing.” The plan identifies potential future service along Hill Road which could ultimately benefit the Fox Ridge Road study area. Higher densities and other plan elements would potentially increase the demand for these services sooner than later.

Utilities (Water, Sewer, Stormwater, And Other)

Water

The study area’s primary source of domestic water is currently individual and private wells. The McMinnville Water and Light “Water System Master Plan” states that this area is located above the current water service area and cannot be provided public water without constructing an upper level system. This would require the acquisition of land in order to build a new reservoir (southwest of this study area at an elevation of some 510 feet), construction of two reservoirs, a pump station, and transmission lines connecting the existing reservoirs with the planned reservoirs and pump station. Properties located within Water Service Zone 1 (shown in Figure 7) are currently served with public water.



Figure 7. Water Service Zone Map

Sewer

Due to the topography of the study area, sanitary sewer effluent would gravity flow in two directions: to the north into the Michelbook drainage basin; and, to the south into the Cozine drainage basin, requiring additional trunk line extensions beyond what would otherwise be required. According to the City of McMinnville Engineering Department, there are downstream capacity limitations to both the Michelbook and Cozine drainage basins. Capacity limitations will be evaluated as the Wastewater Master Plan is updated in the future.

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Stormwater

There are currently no existing storm pipes within the study area. However, existing storm pipes run throughout the neighborhoods both south and east of the Fox Ridge Road area that may be connected to any new storm pipes extended as part of the area plan. Within the Fox Ridge Road area is the North Cozine and Baker Creek Basin, as well as the West Cozine Creek Basin to the south. There is also a large gravel borrow pit that is now filled with water located in the eastern portion of the study area. Prior to any new development, the City will likely require the construction of water quality treatment and detention facilities prior to being discharged into the public stormwater line.

Electric

The study area is currently served by McMinnville Water and Light. There are existing feeders on North Hill Road that would have to be upgraded to accommodate the additional projected load from new developments. The Fox Ridge Road Area is already serviced, however, future coordination with municipal utilities will be coordinated at the time of development of individual properties.

Community Facilities

Resource	Facility	Address	Location
Schools	Newby Elementary School	1125 NW 2 nd St	1 mile – East
	Duniway Middle School	575 NW Michelbook Ln	1 mile – East
	Memorial Elementary School	501 NW 14 th St	1.5 miles – East
	McMinnville High School	615 NE 15 th St	2 miles – East
Higher Education	Linfield University	900 SE Baker St	2 miles – SE
	Chemeketa Community College	288 NE Norton Ln	3.5 miles – SE
Parks	Jay Pearson Neighborhood Park	2120 NW Yohn Ranch Dr	0.6 miles – NE
	Westside Bicycle and Pedestrian Greenway	Runs north/south NW Baker Creek Rd to SW 2 nd St	0.5 miles – East
	McMinnville Linear Park	Runs east/west S. Agee St to SW Westvale St	0.6 miles – SE
Hospitals	Oregon Whole Health	349 SE Baker St	1.6 miles – SE
	Physicians Medical Center	2435 NE Cumulus Ave	3.3 miles – SE
	Willamette Valley Medical Center	2700 SE Stratus Ave	3.3 miles – SE
Police Stations	McMinnville Police Department	121 SE Adams St	1.6 miles – SE
	Yamhill County Sheriff's Office	535 NE 5 th St #143	1.8 miles – SE
Fire Station	McMinnville Fire Department	175 E 1 st St	1.6 miles – SE
Playground	Scotty's Playhouse Indoor Playground	700 NW Hill Rd	0.1 mile – East
Senior Care	The Manor at Hillside Retirement Community	900 NW Hill Rd	0.1 mile – East
	The Village at Hillside Assisted Living Facility	440 Hillside Pkwy	0.3 mile – SE
	Traditions at Hillside Retirement Community	300 Hillside Pkwy	0.3 mile – SE
	Vineyard Heights Assisted Living Facility	345 SW Hill Rd	0.5 mile – South
	McMinnville Memory Care	320 SW Hill Rd S	0.5 mile – South
Cemetery	Masonic Cemetery	NW Cemetery Rd	0 miles

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The proximity of these community facilities further informs the area planning process, providing context to existing facilities, amenities, services, and opportunities for new connections. By understanding the distance of existing parks and playgrounds, the plan can prioritize pedestrian connectivity to these areas to link newly proposed parks and trails to the existing system of these facilities. Nearby resources, such as senior care facilities and schools, can be accounted for when considering new land uses and so on.

Key Findings

Land Use and Zoning

- The Fox Ridge Road Area Plan is expected to be adopted in reference to the MGMUP to ensure the study area complies with the goals and objectives established through the area planning process
- A significant land use within the area will be the 42-acre site owned by McMinnville School District that is slated for the potential development of a future high school.
- The plan will include a Neighborhood Activity Center that allows for small scale commercial and office development, NAC park/plaza, and high-density residential development within the center.
- The Neighborhood Activity Center should be strategically located to provide services and amenities to the diverse residential developments proposed within the study area.
- A neighborhood park is to be located within ½ mile of all residences within the neighborhood.

Natural Features

- Topographically, the majority of the study area consists of gradual to steeply sloping land that may affect the constructable residential densities and related utilities.
- A majority of the area's soils are of moderate to poor permeability which limits the types of stormwater facilities that can be utilized in support of future urban development.
- The area plan will need to plan for a useable open green space network that includes greenways and trails throughout the area to improve the walkability and accessibility of the study area.
- Two ridges running parallel to Fox Ridge Road, one on the north side and one to the south, further divide the properties along Fox Ridge Road from flatter areas at the northeast corner of the study area and land immediately to the south.
- Recent mapping conducted by the City of McMinnville to identify natural hazards and natural features in conjunction with Statewide Planning Goals 5 and 7 identified significant tree groves at the western edge of the study area, and scenic viewpoints along ridgelines to the north and south of Fox Ridge Road. It will be important to conserve natural greenspaces and greenways that may also serve to protect the dense stands of mature trees that provide habitat for protected avian species.
- Relatively flat properties at the northeast corner of the study area and at the base of Fox Ridge Road, near its intersection with NW Hill Road, are less impacted by slopes and closer to existing utilities.
- A large remainder of land within the Fox Ridge Road Area Plan is most suitable for lower density residential housing development due to steep slopes.
- Preliminary mapping of potential NH-P and NH-M overlay zones indicate that development may be limited by natural hazards on the middle portion of Fox Ridge Road, above the cemetery and tree farm properties at the base of the hill, and below the westernmost edge of the study area. In combination with other development constraints (parcelization, serviceability), new residential development along the higher portions of Fox Ridge Road may take place later than other portions of the area, or at a lower intensity. These areas could be evaluated in conjunction with identified natural features and habitat areas for possible designation of open space areas and/or transfer of development rights.

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Infrastructure and Services

- If a different street standard is applied to Fox Ridge Road, future development would require road frontage improvements to meet City standards, including improvements to the right-of-way, remove and reconstruction of the existing subgrade, construction of paved travel surfaces, as well as 5-foot minimum sidewalks along both sides of the street, curbs and gutters.
- Connectivity and coordination with the development of the high school site, adjacent to the proposed mixed-use concept plan development, will be critical to the area plan.
- Bike and pedestrian connectivity should occur between the Fox Ridge Road area and existing trails and linear parks throughout McMinnville.
- Coordination with Yamhill County Transit should occur to provide public transit services, especially in conjunction with the proposed partial Neighborhood Activity Center location.

Wallace Road Extension

- The three-legged roundabout at the intersection of NW Hill Road and Wallace Road provides an opportunity to extend Wallace Road westward for access to the location of the Neighborhood Activity Center and the McMinnville School District property.
- A Wallace Road extension would provide access for the future high school site and the Neighborhood Activity Center on TL 700. Due to these adjacent uses, the Wallace Road extension will likely be the most used street in the study area, by all modes of travel, making the design and alignment of the road particularly important.

Regulatory Context and Planning Framework

- The Area Plan will be adopted as a supplement to the McMinnville Comprehensive Plan, and act guide for future urbanization of the land located within the Fox Ridge Road Area Plan.
- The Area Plan will reflect the principles of the MGMUP, MGMUP Framework Plan, McMinnville Comprehensive Plan and other applicable City land use policies and standards including:
 - The guidelines of the Traditional Neighborhood model
 - Standards for a partial Neighborhood Activity Center
 - The adopted Great Neighborhood Principles (Comprehensive Plan Policies 187.50)
- The MGMUP Framework plan identifies potential planned uses such as a partial or half Neighborhood Activity Center (5 – 10 acres) with commercial and office development (1 – 2 acres), medium-density residential development (2 – 5 acres) and high-density residential development (2 acres) located at the perimeter of the Neighborhood Activity Center. This will also include a Neighborhood Park located within a ½-mile distance from all residences in the study area, and a natural resource park.

School District Property

- McMinnville School District owns a 41-acre site at the northern edge of the study area, intended for a future high school. The site is a parallelogram, extending only about 700 feet in depth from the anticipated future extension of Wallace Road.
- The future high school site occupies a significant portion of the flat land at the northeast corner of the study area that is most easily accessed and serviced by existing utilities. Depending on the size of the high school, utility needs may vary. The timeline for development is uncertain.
- The district has not adopted specific programming or plans for a high school at this time, pedestrian, bicycle, and vehicular connectivity to the school will need to anticipate the future layout of the site.
- The shape of the property may pose challenges for configuring a high school, depending on the eventual programming intended for the facility.

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Other Permanently Occupied Sites

- Two of the larger properties within the southern portion of the study area are occupied by uses that have been committed to specific uses that make them unlikely to redevelop at any time in the future:
 - The Masonic Cemetery occupies a 21-acre site, occupying nearly 70 percent of the southern boundary of the study area.
 - McMinnville Water and Light owns 13-acres near the center of the study area, along Fox Ridge Road, that houses four above-ground water reservoirs.
- These sites do not directly impact the development potential of neighboring properties but could interrupt the continuity of annexation and utility extensions, as property is urbanized from the existing City limits at the base of the hill. Annexations contiguous to City limits could occur relative to the City limits to the east or the south.

Rock Quarry Pond

- A large gravel quarry, now filled with water, is centrally located within the study area, near the base of Fox Ridge Road and adjacent to the approximate location suggested in the Framework Plan for the Neighborhood Activity Center. The gravel pit currently stores runoff from uphill lands and provides supplemental irrigation to properties outside of the study area.
- The pond created on the gravel pit site could provide a feature to a future park site or amenity for development in the vicinity.
- A park site or public park at the gravel pit site would occupy a possible connection point between the higher ground along Fox Ridge Road and potential future locations for a high school and Neighborhood Activity Center. However, the pond itself is not visible from either of these lower elevation sites.
- The pond currently plays a role in stormwater drainage and retention, and changes in configuration may have impacts in and around the site.

Opportunities and Constraints

The key findings listed above have helped inform the “Opportunities and Constraints Diagram” presented and utilized at Community Design Workshop #1 and has also been referenced in several Project Advisory Committee meetings to provide context (see Figure 8). This diagram summarizes the opportunities for various land uses, development patterns, building relationships, open spaces, and connections, as well as any key constraints that would need to be overcome in order to realize those opportunities.

Opportunities

- Potential gateways to the study area have been identified at the Hill Rd/Wallace Rd intersection and the Hill Rd/Fox Ridge Road intersection.
- New street connections identified connect the Fox Ridge Road study area to the Hillcrest Master Plan development, to the location of the Neighborhood Activity Center, through the School District site, and to both NW Hill Road and Wallace Road.
- Landmarks include the existing Rock Quarry Pond for preservation as a key community feature.
- Areas of significant tree groves have been identified for tree canopy preservation.
- Scenic viewpoints are shown that take advantage of the steep topography of the study area.

Constraints

- Committed lands include the School District site, Masonic Cemetery, and McMinnville Reservoirs.
- Steep slopes surpassing 25%+ will severely limit development due to topographical constraints.
- An existing easement from the Rock Quarry Pond runs through the proposed NAC site.

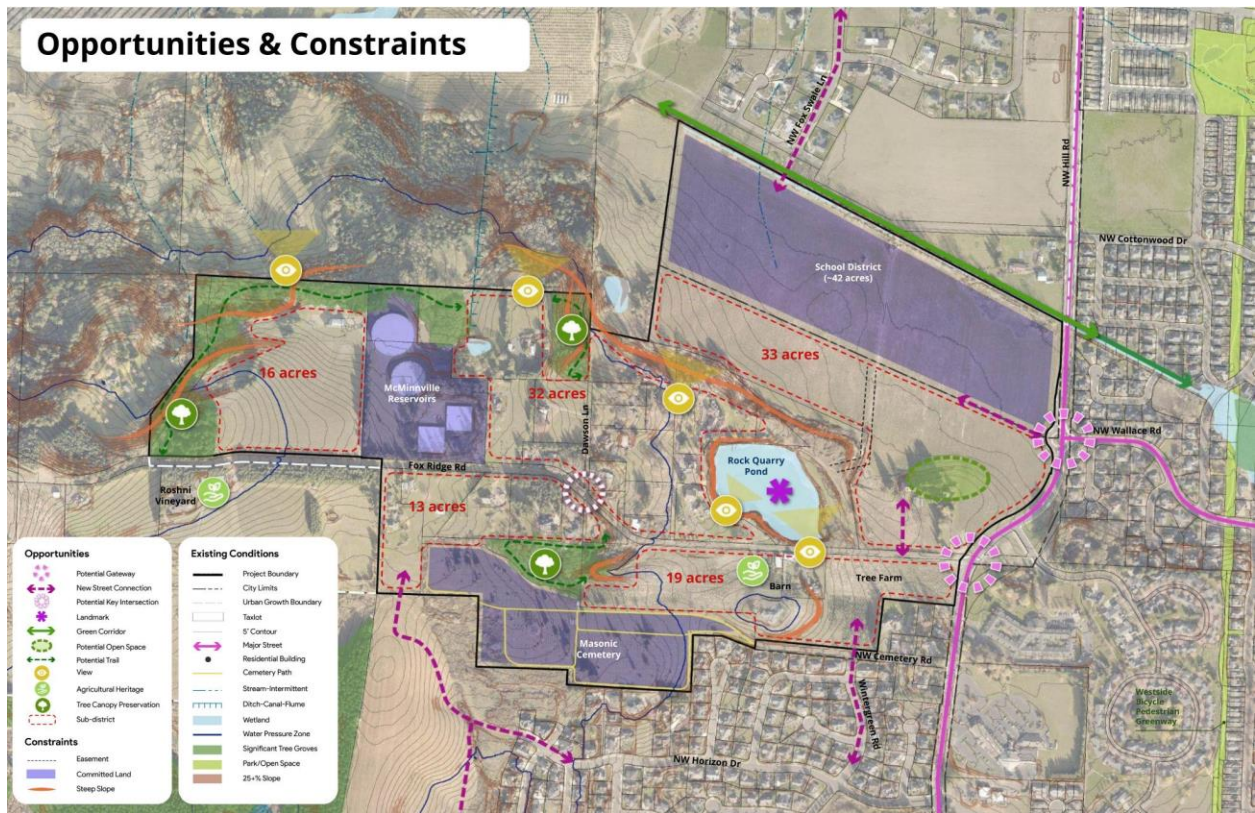


Figure 8. Opportunities and Constraints Diagram

Part 3: Community Engagement and Plan Development

Methods of Engagement and Community Input

In addition to conducting a document review and evaluation of existing conditions for the study area, the area planning process included several methods of community engagement for input and feedback to develop the goals and policies of the Fox Ridge Road Area Plan. Community engagement involved remote interviews with stakeholders, an online survey, design workshops, and public comments at Project Advisory Committee meetings and work sessions with Planning Commission and City Council. These opportunities for engagement were promoted through social media and newspaper ads, on the City website, and a City outreach booth, and updates for further involvement were provided at each of these meetings.

Stakeholder Interviews

Interviews with key stakeholders were conducted early in the area planning process to gather insight on the study area and receive initial comments on existing conditions, community features, and any current or future development plans. These interviews included private property owners, developers, and representatives from the McMinnville School District, McMinnville Water and Light, and the Oregon Department of Fish and Wildlife. These interviews provided future considerations to be accounted for within the area plan, stakeholders expectations for future development, expected services needed to support future development within the area plan boundary, connections to committed land uses, and the future planning of sensitive areas.

Online Survey

To receive a wide range of input from the Fox Ridge Road neighborhood and surrounding community, an online survey was available for one month between March 10 to April 10, 2023. The survey questions aimed to gauge the familiarity of respondents to the Fox Ridge Road area, and what the community's vision for the future of the Area Plan appeared to be. A total of 147 responses were submitted, many of which emphasized park, trails, and open space, preserving some aspect of the existing rural landscape, and helped identify key assets such as the Rock Quarry Pond, Masonic Cemetery, and scenic views of the area. There were diverse responses regarding housing density and affordability. Please see Appendix A for the summary of the survey results and responses.



Community Design Workshops

A total of two community design workshops were held to engage stakeholders, City staff, and citizens in interactive design sessions around the potential development scenarios for the Fox Ridge Road area. The intent of these workshops was to collaboratively develop a framework for future growth. The first workshop focused on gathering input to develop three distinct development scenarios for the area, with the consideration of land use, urban design, connectivity, access, infrastructure, and stakeholder concerns. The second workshop focused on parks, trails, and connectivity, and explored design concepts for the parks and trails, as well as the bike and pedestrian connections between these spaces. Please see Appendix B for summaries from both community design workshops.

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Project Advisory Committee Meetings

The Fox Ridge Road Project Advisory Committee (PAC) was formed at the beginning of the area planning process and has held six meetings over the course of one year starting on December 1, 2022. These meetings reviewed project goals, findings of analyses and reports that were developed, outcomes of the community design workshops and online survey, and the development scenarios that were created as a result of those workshops. Committee members provided their input on these items and helped refine the resulting land use concepts to create a preferred land use concept plan. The Project Advisory Committee also identified key goals for the community and provided valuable feedback on the goals and policies that were created based on public engagement, stakeholder concerns, and the regulatory context and planning framework required to be met by the area plan. The area planning process has been guided by the Project Advisory Committee, representing the interests of the community, and creating the final vision for the Fox Ridge Road Area Plan.



Plan Development and Alternatives

As a result of the community engagement efforts, three land use concept “alternatives” were developed that each highlighted different priorities and elements required within the plan. Ultimately, each alternative was evaluated against the regulatory framework for the Fox Ridge Road Area Plan to identify the plan highlights and deficiencies. The alternatives, along with their findings, were presented to the PAC for review and feedback to create one preferred land use concept that accurately captured regulatory and planning requirements, as well as the vision of the community. Input from the community that influenced the development of the preferred land use alternative also informed creation of goals and policies for the plan, which captured the following comments and concerns:

- The desire for **parks, trails, and open spaces** throughout the planning area.
- The preservation of **scenic views** with opportunities for viewpoints along proposed trails.
- Conserving community features such as the **rock quarry pond, masonic cemetery, and tree farms**.
- Ensuring **neighborhood-serving retail** in new commercial areas.
- Consideration of development impacts on **nature, wildlife, and mature tree stands**.
- Potential **traffic impacts** with new development and higher density.
- Concerns regarding **design and aesthetics** of new developments.
- Providing pedestrian and bicycle pathways for **walkability, access, and safety**.

The draft preferred land use concept was presented to the Planning Commission and City Council at a joint work session held on October 18, 2023, for discussion. Input received from the work session helped further refine the concept for the final Area Plan Map (see Figure 9).

Market Analysis

A market and development analysis was conducted that focused on identifying the most feasible development types for commercial and higher density residential land in the Neighborhood Activity Center. The report provides market overviews, generates reliable assumptions with respect to achievable pricing and absorption, and outlines feasible uses, scale, and development forms within the Neighborhood Activity Center. The residential analysis provided focuses on high-density uses and evaluates the rental and ownership housing separately. The analysis indicates that there is adequate market support for rental apartments, rental townhomes, ownership townhomes, and commercial space in the Fox Ridge Road Neighborhood Activity Center. The analysis also provides further detail on the development types that would be feasible in this area, the potential for mixed-use projects, as well as the location for commercial and high-density residential uses. The full market analysis is included in Appendix D.

High-Density Residential

Demand for rental housing increased notably during the last decade. With a reduced supply of single-dwelling rentals, markets saw strong gain in apartment demand over this period of time. According to the market analysis, McMinnville has not seen the same increase in apartment construction as most other parts of the region. With limited new supply, apartment properties in McMinnville have seen a decline in vacancy rates over the past 10 years, and the current low vacancy rates indicate considerable pent-up demand. One of the factors that has likely sustained strong occupancy in McMinnville is relatively affordable rent levels, which may also have deterred new development. Based on the analysis, rental apartments are recommended closest to the commercial section, which is consistent with the MGMUP. Rental housing tends to benefit more from that proximity, and the location will provide access to further amenities such as nearby park/green space and access to neighborhood-serving commercial retail.

Commercial Space

Based on the analysis, commercial activity in the NAC will depend on good exposure to auto traffic and will therefore need a location on the major Hill Road intersections, either at Wallace Road or Fox Ridge Road. Assuming the future development of the School District site the Wallace Road intersection provides the strongest exposure, positioning the commercial components to capture demand from residents east of NW Hill Road in addition to Fox Ridge Road Area residents.

Transportation and Traffic Impact Analysis

An existing and future analysis of traffic conditions was conducted with 20-year forecasting for future growth assumptions. Intersection traffic operations were analyzed for the weekday AM and PM peak hours under the existing conditions and future 2041 conditions to evaluate if the study area intersections meet the desired performance levels of the City. The analysis includes a future 20-year no-build and build analysis and identifies the transportation infrastructure needs for the Fox Ridge Road study area based on the Preferred Land Use Concept. The full traffic study is included in Appendix E.

Based on these land use assumptions, two intersections are estimated to fail to meet the City's vehicle operating standard in 2041. The suggested mitigation measures include:

- **NW Hill Road at Fox Ridge Road:** Install a single-lane roundabout or traffic signal.
- **NW Hill Road at 2nd Street:** Install a single-lane roundabout or traffic signal.

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Bicycle, Pedestrian, and Transit Needs

Conditions for bicyclists, pedestrians, and transit needs were considered within the traffic analysis for the study area. NW Hill Road between Baker Creek Road and 2nd Street had recently been reconstructed with on-street bike lanes, gutter, curb, sidewalks, and a center turn lane/raised median since the McMinnville Transportation Systems Plan (TSP) was adopted in 2010. There are still gaps in the sidewalk along the west side of the road that is anticipated to be filled in as annexation and development occurs. The segment of NW Hill Road between 2nd Street and Alexandria Street does not have any sidewalks, curb, gutter, or on-street bike lanes. Although, there are existing wide paved shoulders for bikes within this segment. There are no local transit routes that stop or travel along NW Hill Road. The City is working with Yamhill County Transit to eventually extend services to residential and commercial locations along NW Hill Road as the Fox Ridge Road Area develops. As the Neighborhood Activity Center develops and additional medium-density and high-density residential units are developed, demand for public transportation will increase.

Priority TSP Projects

The City is also working on updating their TSP which will maintain standards for pedestrian and bike facilities and identify where improvements shall be made throughout the City and including within the Fox Ridge Road Area. In their current McMinnville TSP (2010), the priority vehicle, pedestrian, and bike projects that are applicable to the Fox Ridge Road study area include the following:

- Compete Streets Update – NW Hill Road South (between 2nd Street and Alexandria Street) includes addition of pedestrian sidewalks and on-street bicycle lanes.
- Installation of a roundabout or traffic signal at NW Hill Road and 2nd Street. Based on the recent traffic analysis performed, a single-lane roundabout was evaluated at this location but was found to require dedicated southbound and westbound right turn lanes to operate adequately, which would also require more right-of-way than a traffic signal with dedicated left turn lanes. Although a single-lane roundabout was evaluated to function at this intersection, a signalized improvement could be equally as effective in managing traffic.

Implications for the Area Plan

The Fox Ridge Road Area Plan anticipates the future urbanization and development of the study area where existing low-density residential neighborhoods are gradually redeveloped with infill projects that comply with the MGMUP Framework Plan. This includes higher density housing developments, neighborhood serving commercial retail, parks, trails, pedestrian connections, and street improvements. As the plan is realized, new developments will require additional services and improved infrastructure to support growth within the study area. The Fox Ridge Road Area Plan provides specific direction on the land use and design for future development within the study area as properties are annexed and developed.

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Part 4: Fox Ridge Road Area Plan

This chapter presents the final plan and land use concepts that will guide future development and planning decisions within the Fox Ridge Road Area. This Area Plan has been created by the community through design workshops, online survey responses, Project Advisory Committee meetings, and public work sessions. This process of community engagement helped develop the initial land use concept alternatives and form the goals and policies for the Area Plan. The initial draft land use concepts were ultimately refined by the City's Project Management Team, Planning Commission and City Council through the area planning process. The Fox Ridge Road Area Plan's final preferred land use concept achieves the community's vision and goals while fulfilling the City's model for traditional neighborhoods and the Great Neighborhood Principles.

The Plan Narrative

Land Use and Design

The Fox Ridge Road Area Plan's developed land uses are mapped in the Area Plan Map (see Figure 9) and includes all elements designated within the Framework Plan. The Neighborhood Activity Center is located along NW Hill Road at the Wallace Road intersection with commercial mixed-use and a park plaza at the core of the activity center. High-density and medium-density residential land uses are located directly adjacent to the neighborhood-serving commercial uses and surrounds the park plaza, and low-density residential land uses are located outside of the activity center where topography exhibits steeper slopes. A neighborhood park has been identified south of Fox Ridge Road and is located within a ½-mile distance from all residences within the Area Plan. Key community features have been identified including the Rock Quarry Pond, School District site, and the McMinnville Reservoir property. The remaining land to the west and the ridgeline areas along the northern boundary of the study area are allocated as a Natural Resource Park, which will also serve to protect existing natural resources and take advantage of the area's scenic viewpoints. Greenways and secondary trails connect the entire study area to adjacent neighborhoods, and potential street connections have been identified throughout the Area Plan.

The Fox Ridge Road Area Plan considers local design considerations that build on the Great Neighborhood Principles and their related plan policies. These include:

- Protection of the Rock Quarry Pond and Masonic Cemetery as community features.
- Coordination with the School District site and the Neighborhood Activity Center.
- Creating walkable and neighborhood-serving mixed-use commercial development.
- Connecting the proposed park systems for accessibility to all residents in the area.
- Emphasizing pedestrian and bicycle safety and access through frontage road improvements, greenways, and trail systems.

Key features of the Area Plan include:

- **Mixed-Use Commercial.** Within the focus area of the Neighborhood Activity Center, mixed-use commercial land use has been designated to provide flexibility in future development. This area may be developed with ground floor commercial uses and residential units or office space above ground. The location of the mixed-use commercial land use is intended for neighborhood serving retail development to provide goods and services to the residents of the Fox Ridge Road Area.
- **Higher Density Residential.** Designation of medium-density and high-density residential units maximizes opportunities for new housing development and allows for a variety of diverse housing options. The location of these higher density residential land uses is directly adjacent to the designated mixed-use commercial area, creating walkable and accessible neighborhoods.

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- **Neighborhood Park.** The neighborhood park provides opportunities for active and passive recreation that is accessible to all residents in the study area. The neighborhood park is centrally located within ½-mile distance from all residences and exceeds the minimum target acreage.
- **Natural Resource Park.** A natural resource park has been identified at the west end of the study area, and along the northern boundary following the existing ridgeline. The designation of these lands as a natural resource park preserves the existing natural features while providing opportunities for both active and passive recreation. The natural resource park includes large open green spaces as well as proposed trails along the northern ridgeline that take advantage of the scenic viewpoints of the study area.
- **Greenway and Trail System.** Identified greenways connects NW Hill Road through the study area via Fox Ridge Road and provides direct connections north to the Neighborhood Activity Center into the School District site. The greenway system also provides connections to the natural resource park, with secondary trails that ties the study area together. This creates a “looped” and well-connected pedestrian network of primary trail/greenways and secondary trails.
- **Natural Feature Preservation.** The study area contains several stands of mature trees that provides habitat for protected avian species, the Rock Quarry Pond that stores runoff water used for off-site irrigation, and many opportunities for scenic vistas along the northern ridgeline. These areas of existing natural features are preserved as designated park land, greenways, or trails.
- **Street Connections.** Potential street connections connect the study area to the surrounding neighborhoods and their existing street systems.

Neighborhood Activity Center

The MGMUP Framework Plan calls for a partial Neighborhood Activity Center along the area’s Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road. The proposed NAC is located within the northeast corner of the study area, west of NW Hill Road. The plan highlights a distinct Focus Area of the NAC, where mixed-use commercial and a park/plaza has been located. Surrounding this area is the Support Area, where high-density residential exists and decreases in density moving away from the focus area.

Focus Area

Mixed-Use Commercial

The location of the NAC focus area is well-positioned for mixed-use commercial development, specifically for neighborhood-serving retail. The location of the mixed-use commercial land use benefits from its proximity to the proposed future High School Site, adjacency to NW Hill Road which provides exposure and access, and distance from existing and proposed residential areas. The mixed-use commercial is anticipated to provide for ground floor retail services with upper floor residential housing or professional office use. The land use designation as a mixed-use allows for flexibility in future development, depending on market conditions and feasibility. This may be high-density housing with ground floor commercial, or smaller-scale commercial with second-story offices. Commercial uses will provide essential services for the neighborhood in one convenient location that is accessible in a single stop.

Park/Plaza

Centered within the NAC focus area, the park/plaza location provides a central location for community gathering and recreation. The park/plaza may include open green space with pedestrian sidewalks, a gazebo or gathering space, park benches for seating, water fountains, and other facilities that encourages ease of

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use. With its central location and open space, temporary uses may be encouraged within the park/plaza such as organized events, farmers markets, art fairs, cultural performances, or other recreational clubs or activities. The park/plaza is a critical element to organize the neighborhood around both passive and active recreational opportunities, connecting the NAC with the surrounding support area.

Support Area

Residential Land Uses

High-Density Residential (HDR)

1/8-mile radius from focus area.

Surrounding the activity center are support areas that include the highest-density housing within the neighborhood. The Framework Plan calls out a target of 2 acres minimum for high-density residential area. As desired by the community, the HDR allocated within the Area Plan exceeds the Framework Plan target with a total of 4.4 acres designated for future high-density residential development. All HDR areas are located just outside of the focus area, surrounding the southern boundary of the NAC park/plaza north of Fox Ridge Road. This location provides direct access from HDR areas to neighborhood-serving commercial areas, the NAC park/plaza, and the high school site. Configuring all HDR north of Fox Ridge Road eliminates the need for street crossing to access the focus area and creates cohesive design opportunities for future development. Areas designated as High-Density Residential will be classified under the R-5 High-Density, Multiple-Dwelling Zone.

Medium-Density Residential (MDR)

1/4-mile radius from focus area.

Progressively decreasing in density outwards, the medium-density residential areas are also located within the support area. The Framework Plan identifies a target of 2 to 5 acres for medium-density residential area. The Area Plan maximizes density with 10.6 acres of designated land uses for future medium-density residential development. These MDR areas are located north of the focus area (adjacent to the School District site) and south of Fox Ridge Road across from the designated HDR. Areas designated as Medium-Density Residential will be classified under the R-3 Medium-Density or R-4 Medium, High-Density Zones.

Low-Density Residential (LDR)

As identified in the MGMUP, the Fox Ridge Road study area is one of the few areas planned for R-1 density. Low-density residential land uses outside of the NAC are designated in the following areas: where street facilities are limited to collectors and local streets, such as Fox Ridge Road which is classified as a local street within the TSP; where there are development limitations due to topography, soil characteristics, or drainage; and within areas that have a limited capacity for development in terms of facilities and services such as sewer, water, drainage, schools, police, and fire. As described in the existing conditions section of this plan, much of the Fox Ridge Road study area exhibits topographic constraints, natural hazard areas, and existing limitations to capacity such as sewer and water services. These constrained areas have been identified for low-density residential development. Areas designated as Low-Density Residential will be classified under either the R-1 or R-2 Low-Density Zones.

Connectivity

The focus area and support areas are connected by proposed street connections and pedestrian greenways. The greenways are a system of primary trails that connect the NAC to the rest of the study area, creating safe and accessible means of pedestrian and bicycle travel without having to rely on automobiles. Secondary trails create additional connections between greenways and other key features such as the various parks designated throughout the study area and all of the low-density residential designated west of the activity center. These connections emphasize walkability, scale, and safety within the activity center and ensure that residents throughout the Fox Ridge Road Area have direct access to the activity center.

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Types of Land Uses

The market analysis prepared for the Fox Ridge Road study area provides suggestions for land uses that may be feasible for future development. The following are potential uses based on the market analysis and discussion with the community that fulfill the vision for the Fox Ridge Road Area Plan:

Mixed-Use Commercial

- Neighborhood grocery store or market
- Pharmacy or drug store
- Bakery or coffee shop
- Neighborhood services or retail
- Neighborhood restaurant or pub
- Professional office space
- Upper story housing (commercial on ground floor)

Residential

- High-density housing (R-5 zone)
- Medium-density housing (R-3 and R-4 zones)
- Low-density housing (R-1 and R-2 zones)

Public/Institutional

- Neighborhood park or plaza
- Public market
- Daycare facility
- Schools

Land uses that should be avoided include uses that are considered noxious when located next to a residential neighborhood, large retailers or discount stores, auto-oriented businesses, warehousing, storage, or heavy manufacturing. These types of uses do not compliment a traditional neighborhood, which moves away from automobile dependency and relies on neighborhood-oriented retail services that encourages walkability and human scale design.



Aerial perspective of the Neighborhood Activity Center site looking west of NW Hill Road.

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Parks and Public Facilities

Neighborhood Park

To provide recreational opportunities that support the residential land uses, a neighborhood park has been designated within the Fox Ridge Road Area that exceeds both the Framework Plan target of 3 to 5 acres and the Parks Master Plan facility requirements of 5 to 12 acres. The designated neighborhood park is 8.7 acres total, which also includes a buffer between the Masonic Cemetery along the southern boundary of park. The buffer acts as a barrier for the Masonic Cemetery from active recreational uses that may occur within the park such as active sports, large gatherings, or other programmed events. The neighborhood park is centrally located within a ½ mile distance from all residences in the study area and contains pedestrian trail connections that link the park to surrounding uses and areas. A primary greenway provides a direct connection from the NAC to the neighborhood park via Fox Ridge Road, and secondary trails further connect the park to adjacent low-density residential areas and other neighborhoods such as the Hillcrest Master Plan south of the study area. The location of the neighborhood park serves to protect existing natural resources such as the dense stands of mature significant trees within the designated park area.

Natural Resource Park

The Fox Ridge Road Area is defined by its scenic views and challenging topography. Due to the existing natural and geographic features of the study area, a natural resource park is included that takes advantage of the topography and existing natural resources within the westernmost areas and along the northern boundary. The natural resource park preserves the natural landscape of these more challenging areas while providing opportunities for scenic vistas along the northern ridge. The total area for the park is comprised of roughly 29.5 acres, which is connected to the study area via greenways and secondary trails. The greenway system along Fox Ridge Road encourages pedestrian travel west through the natural resource park heading north before transitioning to the secondary trail system that provides additional access along the northern ridge with demonstrated viewpoints. The natural resource park also further serves to protect the area's significant tree groves, which provide habitat to several protected avian species.

Special Use Park / Rock Quarry Pond

Throughout the community engagement process, the rock quarry pond was consistently identified as a key feature of the study area. Conveniently located directly east of the NAC abutting the HDR land use, the plan designates the rock quarry pond as a Special Use Park to be developed as a recreational site or natural resource with opportunities for pedestrian access. This future improvement may include pedestrian pathways around the pond with bench seating that takes advantage of the views. The rock quarry is not only a significant community feature, but actively provides irrigation off-site as it is continuously filled from uphill water runoff. Future stormwater master planning and subsequent development surrounding the rock quarry pond should consider the continuous fill level of the pond. Development of the Special Use Park will need to design stormwater management to ensure the rock quarry pond remains as a pond.

Primary Trail / Greenway

The greenway system serves to protect the natural resources of the study area and preserve wildlife habitats. Greenways supports outdoor recreation and may offer trail-oriented features such as benches for seating, restrooms, bike racks or trash enclosures. These primary trails also provide direction connections through the study area by providing multi-use pathways for pedestrians and alternative modes of transportation. A major section of the greenway system is along Fox Ridge Road, which will buffer the primary multi-use trail from the street for safe and accessible routes of transportation. These greenways also create buffers between uses, such as between the LDR and MDR that is located within the NAC. Designated greenways create connectivity between all proposed parks and direct connections from the School District site, through the NAC, along Fox Ridge Road, and loops back around with secondary trails.

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Secondary Trail

Secondary trails act as connectors to provide a public access route for commuting and trail oriented recreational activities such as walking or biking. These trails typically include sidewalks and can be designed as multi-use trails and paths with designated bikeways. Within the Fox Ridge Road Area, some sections of trails may be developed more naturalistic around sensitive natural resource areas that require preservation. Secondary trails will help reduce auto-dependency by connecting community facilities and services to residential neighborhoods. They also serve to provide shorter relief points from the looped trail system for complete access to all sections throughout the study area.

Infrastructure and Other Utilities

Street Connections

Potential street connections and access points are identified throughout the Area Plan Map. These points of connection are based on the City's minimum block length standard and suggests connections where future developments may consider local street access. Future development will dictate the location of developable street connections, which will require compliance with the City's development standards.

Existing Public / Committed Use

McMinnville Reservoirs

McMinnville Water and Light owns the 13-acre property that houses four above-ground water reservoirs.

Masonic Cemetery

Identified as a key community feature, the Masonic Cemetery occupies nearly 70 percent of the southern boundary with a 21-acre site. The neighborhood park abuts the northern boundary of the cemetery; however, a natural buffer has been allocated along this boundary between the two land uses.

The Vision, Goals, and Policies

The Fox Ridge Road area is a beautiful naturalistic landscape with rolling hills that reflects the character and connection of a small-town community. With its breathtaking vistas, historical features, and opportunities for future neighborhood development, this once sprawling area highlights the goals of McMinnville's Great Neighborhood Principles in its envisioned land use, development, design, preservation, and connectivity. The following are goals for the Fox Ridge Road area that reflect the desires and values of the community with specific policies provided under each goal to guide development and future planning decisions:

GOAL 1: COHESIVE LAND USE PLAN – Ensure future development reinforces the Framework Plan and Great Neighborhood Principles with a connected Neighborhood Activity Center.

The plan area contains existing low-density residential development. This plan aims to provide a mix of land uses that support each other, including a variety of housing development types to support single-dwelling and multi-dwelling development, and neighborhood serving commercial and office developments.

Policies:

- 1. New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.*
- 2. Encourage a diversity of future housing forms, types, and designs that respect the existing character of the Fox Ridge Road plan area including both single-dwelling and multi-dwelling development.*
- 3. New developments should promote inclusion and interaction within the right-of-way.*

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4. *Encourage neighborhood serving, oriented, and scaled commercial uses that is easily accessible to residents within the Neighborhood Activity Center.*
5. *Limit the location of any commercially zoned land to the Neighborhood Activity Center.*

GOAL 2: OPEN GREEN SPACES – Create well programmed and connected parks, trails, and open spaces that aim to help preserve and protect existing natural resources and scenic views.

The plan area contains several natural and community resources including the Rock Quarry Pond, Masonic Cemetery, significant tree groves, and a large natural area along the northern ridge. This also includes scenic views of natural scenery and landscapes, and scenic resources such as dark night skies that may be impacted by light pollution and design. This plan aims to preserve, protect, and enhance these identified resources while promoting both passive and active recreational opportunities that are connected throughout the area.

Policies:

1. *The built environment will be designed to provide and protect scenic views from the area.*
2. *The Rock Quarry Pond should be protected and enhanced as a Special Use Park with public access.*
3. *The Masonic Cemetery should be protected and respected by future developments.*
4. *Significant natural and community features should be inventoried and protected to the extent fullest.*
5. *Locate and acquire areas within the plan area that have been identified as open space for the development of parks, trail corridors, and open green spaces.*

GOAL 3: AESTHETICS AND DESIGN – Encourage well designed and aesthetically pleasing developments that help meet land use goals while preserving the character of the area.

The plan area contains existing rural residential developments at very low densities with small-town design characteristics. This plan aims to preserve the small-town character of the area by allowing development for future growth which reflects, preserves, and supports the existing character of McMinnville. Alternative proposals to design will be evaluated based on compatibility with the plan area.

Policies:

1. *The existing small-town character of the Fox Ridge Road plan area should be considered when designing residential, commercial, or institutional developments within the plan area.*
2. *Require future landscaping within the area to include native landscape plantings with seasonal variation and tree plantings that include deciduous trees to provide shade for the public streets.*
3. *Adopt design guidelines for the Neighborhood Activity Center that complement the small-town character of the Fox Ridge Road plan area and the City of McMinnville.*

GOAL 4: TRANSPORTATION – Enhance local connectivity and pedestrian accessibility throughout the area.

This plan aims to create a connected transportation and pedestrian network that serves the Fox Ridge Road plan area and its surrounding neighborhoods, ensuring safe access for residents of all ages and abilities.

Policies:

1. *The Fox Ridge Road Area will have safe shared pedestrian and bicycle routes for residents.*

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2. *Planned multi-use paths should be at least 10 to 12 feet wide for utility purposes.*
3. *New street connections should connect to the existing local street grid consistent with the Local Street Connectivity map and comply with the Transportation System Plan standards.*

GOAL 5: NATURAL FEATURES AND HAZARD AREAS – Protect wildlife species, significant tree stands, and hazard areas that have been identified for mitigation or protection.

The plan area contains identified hazard areas for both mitigation and protection, as well as natural features. This plan is designed with consideration to both natural features and hazard areas. The Area Plan will be coordinated with future Natural Features and Hazards planning as part of implementation.

Policies:

1. *The plan should be coordinated with Natural Hazards and Natural Features Planning.*
2. *The plans should seek to protect areas of wildlife habitat.*
3. *The plan should be coordinated with planning for natural hazards to protect life and property from natural hazards.*
4. *Plan for the “ridgeline” natural areas to trails for connectivity or passive and active recreational opportunities.*
5. *Public improvements and private development should strive to protect existing significant tree stands and individual mature significant trees.*

Great Neighborhood Principles

In April 2019, the City of McMinnville adopted the Great Neighborhood Principles into the City’s Comprehensive Plan. Their purpose is to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. These 13 principles are listed below. Under each principle are specific policies that detail how these principles are expected to be expressed in a site and context-specific way within the Fox Ridge Road Area Plan:

1. *Natural Feature Preservation*
 - Protect the Rock Quarry Pond and Masonic Cemetery.
 - Protect existing significant tree stands and mature significant trees.
 - Protect riparian corridors and wildlife species of concern.
2. *Scenic Views*
 - Provide viewpoints and protect scenic vistas along the northern ridge of the plan area.
 - Gathering spaces will be designed to incorporate natural areas and scenic views.
 - Orient streets and open spaces towards scenic views.
3. *Parks and Open Spaces*
 - Protect existing natural resources in open spaces.
 - Create new gathering spaces within the proposed neighborhood.
 - Provide a nature-based community park.
 - Provide an open space park plaza within the Neighborhood Activity Center.
 - Provide a neighborhood park within ½ mile of all residences within the neighborhood.

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4. *Pedestrian Friendly*
 - Provide a trail system and pedestrian corridors that provide connectivity throughout the plan area and safe access to the Neighborhood Activity Center.
 - Incorporate shade trees along pedestrian corridors.
5. *Bike Friendly*
 - Provide safe routes for residents and cyclists.
 - Utilize connected primary greenway system.
6. *Connected Streets*
 - Connect local street systems within Neighborhood Activity Center and School District site.
 - Connect to existing local street grid in the Fox Ridge Road plan area.
 - Improve Fox Ridge Road and local streets to better serve the plan area.
7. *Accessibility*
 - Design new developments with pedestrian corridors for ease of use by all ages and abilities.
 - Create connected and accessible secondary trail loops throughout the plan area.
8. *Human Scale Design*
 - Design based on small-town character—porches, balconies, prioritize outdoor and open spaces.
 - Promote inclusion and interaction within the right-of-way.
 - Design commercial uses to typical human scale.
 - Encourage shorter block lengths within new developments.
 - The public and private areas between land uses in the focus area should be intentionally designed to provide pleasant places for pedestrian and human interaction ensuring vehicular use and parking lots do not dominate street edges and park and common area interfaces.
9. *Mix of Activities*
 - Design the Neighborhood Activity Center to provide mixed-use developments where feasible.
 - Encourage neighborhood serving commercial and institutional uses easily accessible to residents.
10. *Urban-Rural Interface*
 - Preserve small-town character in development and design.
 - Consider existing agriculture and respect this heritage through careful transitions.
11. *Housing for Diverse Incomes and Generations*
 - Allow for a mix of housing types that serve a variety of household incomes.
12. *Housing Variety*
 - Encourage a diversity of housing forms and types for future housing developments that reflects the existing character of the plan area.
13. *Unique and Integrated Design Elements*
 - Unique public art, public furnishing, and design elements should be incorporated into public places, parks, and commercial areas.

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Neighborhood Activity Center – Land Uses

Types of Residential Housing



Mixed-Use Commercial



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Potential Features for Neighborhood Parks



Greenways and Shared Use Paths



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Trails and Natural Areas



Connecting Open Spaces



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Relating Land Uses



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The Area Plan Map

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: 68.1 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: Acreage is reported as gross and does not assume any rights-of-way deductions.

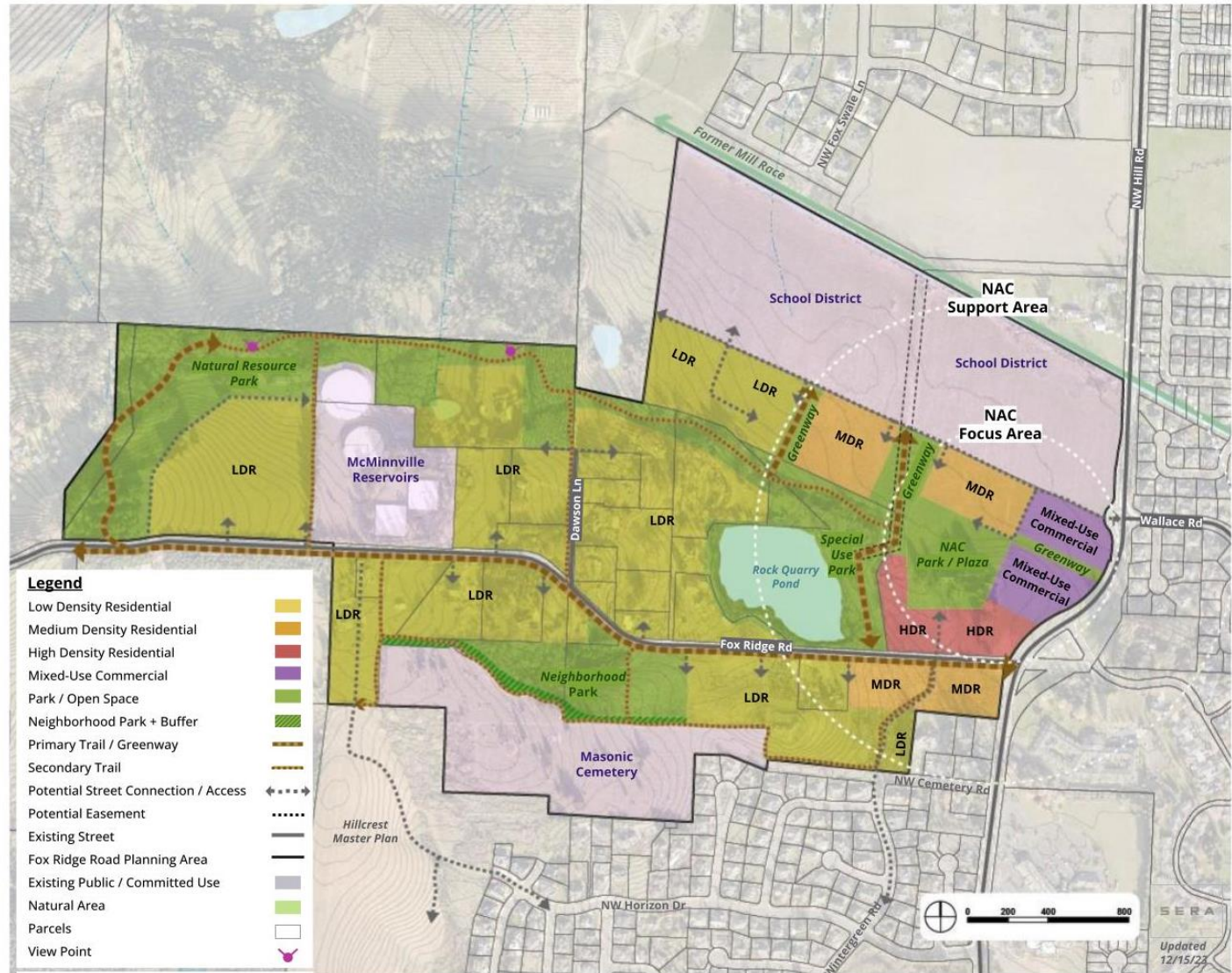


Figure 9. Preferred Land Use Concept.

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Part 5: Implementation

Overview

As required by the area planning chapter of McMinnville’s Municipal Code, the Fox Ridge Road Area Plan reflects the long-range planning efforts intended to determine land use regulations, transportation and infrastructure plans, and community goals within the study area. This section responds to policies and regulations from McMinnville’s Comprehensive Plan, Development Code, Framework Plan, along with area and site-specific conditions. The following sections summarize the amendments that will be the primary implementation measures for the Fox Ridge Road Area Plan.

Land Use

The land use concept plan component of the plan will guide future Master Plans for properties as property owners pursue annexation and development. The Fox Ridge Road Area Plan includes a partial Neighborhood Activity Center, with a focus area and support area. Comprehensive Plan policies in Section 187.95 of the Comprehensive Plan apply to Neighborhood Activity Centers and will need to be addressed.

Water

There are three different water pressure zones with the Fox Ridge Road area, corresponding to different elevation contour bands.

- **Zone 1.** Zone 1 is currently serviceable.
- **Zone 2.** In the near-term, new pump station facilities will be needed to serve properties in Zone 2 in the Fox Ridge Road area and adjacent properties to the south which are already in City limits, which will need resolution of funding and allocation of those costs. In the longer-term, Zone 2 is proposed to be served with a new reservoir to be located west of the study area.
- **Zone 3.** A portion of the Fox Ridge Road Area located west of the reservoir site is above Zone 2 and would require Zone 3 facilities to serve. This will need to be addressed with the Water Distribution Plan update. Due to the limited acreage and lack of other UGB properties in Zone 3, an interim solution may be necessary to service that property, subject to cost feasibility analysis.

Sanitary Sewer

- There are some downstream capacity considerations in the Michelbook basin to the east and the Cozine basin to the south. The Wastewater Conveyance Plan update will need to consider capacity improvements in these basins.
- In conjunction with a requested annexation and development proposal, a property owner may need to request a model run of the City’s sanitary sewer model and may need to upsize certain downstream pipe segments prior to or concurrent with development.
- Sanitary sewer facilities are most efficiently provided with gravity flow rather than pump stations. With the existing topography and top-of-ridge location of Fox Ridge Road, slopes in the areas, and parcelization, there should be consideration of where sanitary sewer can be extended from higher elevation areas to and through lower elevation areas to enable gravity sewer. This should generally be provided in public street right-of-way; however, where topography limits street connections, consideration should also be given to provisions of facilities along public, open space, and/or trail corridors to provide for gravity sanitary sewer alignment between and connecting to public street rights-of-way.

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Stormwater

- In conjunction with a requested annexation and development proposal, a property owner will be subject to applicable state drainage law consistent with City policy. Due to soil conditions, new developments may be required to provide detention to offset new impervious area so the development doesn't increase downstream runoff flows.
- Forthcoming stormwater planning work may consider opportunities for fewer, larger detention facilities.

Transportation

- The size and location of the study area does not necessitate new collector or arterial streets through the area. Traffic within the study area will be predominantly local residential traffic.
- Within the study area, there are opportunities for good local street connectivity within the larger properties. Areas that are already parcelized and developed may limit opportunities for internal street connectivity. There may be limitations on connectivity between some of the higher elevation areas and lower elevation areas due to topography. However, there may be opportunities for trail connectivity in those areas where street connections may be infeasible.
- Due to the location at the edge of the UGB and the presence of the cemetery, there are limited opportunities for street connectivity between the Fox Ridge Road Area and adjacent lands. However, there are opportunities for local street connectivity to City streets to the south, near the east side at Wintergreen Drive and near the west side at the future extension of the street in the Hillcrest Planned Development.
- The study area intersections are currently operating within the City's performance standards for peak hour traffic.
- For future year 2041 conditions, the traffic analysis considered not only assumptions for "build-out" of the Fox Ridge Road study area, but also assumed build-out of other lands added to the UGB (including the southwest area) and other undeveloped sites in the vicinity including the Baker Creek North Mixed Use site and the two sites on Hill Road owned by the School District assumed for future school development.
- The forthcoming Transportation System Plan (TSP) update will include analysis of the network needs including all new UGB areas. Based on the Fox Ridge Road Area Plan traffic analysis, study area intersections will meet the City's performance standard in the future year or are already identified for intersection improvements in the TSP. The one exception is Fox Ridge Road and Hill Road. The TSP update will need to evaluate if and when intersection improvements will be needed at this location. Options may range from separating left and right turn lanes off Fox Ridge Road onto Hill Road or other intersection improvement alternatives.
- The Fox Ridge Road Area Plan includes a preference for future improvements to Fox Ridge Road to be designed to a street standard that would have a separated multi-use path for bicycles and pedestrians, rather than a typical street section.

Natural Resources and Hazards

- In order to preserve and protect natural and community resources within the study area, such as the Rock Quarry Pond or significant tree groves, Natural Resource planning will need to be performed that inventories these resources and creates policies for protection.
- The City is currently engaged in Natural Hazards planning to identify potential areas that will require mitigation and protection from natural hazards, such as landslide areas that have been identified within the Fox Ridge Road study area. Adoption of the Natural Hazards Overlay Zone will be necessary to determine future development within these hazard areas.

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Comprehensive Plan Amendments

The Fox Ridge Road Area Plan establishes land use, development, and transportation policies that will help the community realize their vision for future growth and urbanization of the area. The Area Plan will be adopted as a supplement to the McMinnville's Comprehensive Plan to guide future land use and development decisions, along with transportation and utility improvements. These changes to the Comprehensive Plan reflect the extensive community engagement process and land use decisions reached.

The proposed amendment to the Comprehensive Plan to include the Fox Ridge Road Area Plan will achieve the following goals:

- Preserve the natural resources within the planning area by enforcing appropriate development controls on lands with identified building constraints such as excessive slope or natural hazards.
- Preserve cultural and historical resources that provide positive impacts on the community and protect local sites that are significant to the City.
- Provide additional commercial land within the City of McMinnville to foster economic growth and ensure neighborhood-serving retail and services are accessible to the residents of Fox Ridge Road.
- Promote the development of quality, diverse, and affordable housing for all residents.
- Encourage the development of safe and efficient transportation including street improvements, complete streets, and pedestrian routes that connect the planning area.
- Provide necessary public and private facilities and utilities that help advance urban development.
- Ensure neighborhood parks, greenways, natural resource parks, trails and special use parks are connected and have minimal impact on environmentally sensitive lands.
- Encourage mixed-use developments within the Neighborhood Activity Center to create vibrant neighborhoods consistent with the Great Neighborhood Principles.

Comprehensive Plan Map

As a supplement to the Comprehensive Plan, the Fox Ridge Road Area Plan will require a map amendment that reflects the Area Plan Map (see Figure 9). Based on the vision of the community, the new Area Plan designates land uses within the Fox Ridge Road study area, currently indicated as Urban Holding (UH) on the City's Comprehensive Plan map. In order for the Fox Ridge Road Area to development consistently with the Area Plan Map, the City must update the Comprehensive Plan Land Use Map to reflect these newly designated land uses within the study area. This will change the Fox Ridge Road study area from UH to Residential, Commercial or Mixed Use Urban land uses.

Transportation System Plan

The Area Plan Map proposes potential street connections based on the City's development standards and the traffic analysis performed within the study area that anticipates future growth through 2041. In order to support these future connections, the City of McMinnville will need to update their current 2010 Transportation System Plan (TSP) to capture these improvements. These changes include improvements at key intersections to support future development within the Fox Ridge Road Area, and sidewalk or frontage improvements that enhance the safety and accessibility of pedestrian travel. Standards from the current TSP should be revised to ensure ease of multi-modal transportation. Pedestrian greenways should be required to have wider lanes for added safety, with added standards for shared use trails.

Utilities

Facilities for utilities that will encourage or support new development within the Fox Ridge Road Area will need to be considered and integrated as part of their relevant City master plans. An infrastructure funding plan should be considered to realize the vision of urbanization within the Study Area.

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Policies

The policies developed within the Fox Ridge Road Area Plan act as a supplement to the existing Comprehensive Plan policies and support the implementation of the Area Plan. These policies are intended to aid in the implementation of the community vision and goals. Additional policies outline how the Comprehensive Plan's Great Neighborhood Principles are expected to be expressed in the future growth and development of the Fox Ridge Road Area.

Zoning Ordinance Application

The future development of the Fox Ridge Road Area will require zone changes within the study area subject to the designated land uses shown in the Area Plan Map. Land uses and development in the study area is regulated by the City's Zoning Ordinance which governs the permitted uses, density, dimensional requirements, site design, and permitting requirements for individual zoning districts. As properties annex into the City, they will be required to rezone into urban zones that fall under their designated Comprehensive Plan land use and fulfill the goals and policies of the Fox Ridge Road Area Plan.

Master Planning Process

Properties greater than 10 acres in size must undergo a Master Planning process prior to annexation or development within the City. The Master Plan must comply with the submittal requirements and review criteria outlined within the City's Zoning Ordinance. These developments must:

- Be consistent with the Framework Plan, Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, and open space;
- Be suitable for the area, considering existing and planned neighborhoods, retail and employment areas, and natural resource and hazards;
- Be integrated with existing developed or planned areas;
- Meet the City's adopted Great Neighborhood Principles.

Development of Properties Less Than 10 Acres

Land less than 10 acres in size may be annexed into the city and rezoned without the adoption of a master plan, however, are subject to the comprehensive plan map amendment and zone change review processes. These developments must:

- Be consistent with the uses identified in the area plan;
- Meet the City's adopted Great Neighborhood Principles;
- Include a local street plan that complies with the Area Plan, the McMinnville TSP, and other local street block length and connectivity requirements;
- Be consistent with all other required policies and standards of the McMinnville Comprehensive Plan and Zoning Ordinance.

Neighborhood Activity Center (NAC) Overlay District

The NAC Overlay may be applied to the partial Neighborhood Activity Center, which would require less than the average acreages for each land use portion listed in the overlay zone because it is only a partial NAC. The NAC Overlay permits mixed-use developments such as ground floor commercial with above ground residential or office space. The Neighborhood Activity Center Planned Overlay enables lands designated as activity centers to develop as integrated, high-quality, mixed-use, pedestrian-oriented neighborhoods. Utilizing this district overlay will help minimize traffic congestion, suburban sprawl, infrastructure costs, and environment degradation. Specifically, the policies and procedures section of the chapter provides guidelines for Mixed Land Use that promotes easy access among store and services for pedestrians.

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Shown on the Area Plan Map, the NAC follows the location guidelines implemented by the overlay chapter. This includes the following requirements (shown in Figure 9 as radiuses around the focus area):

- Maximum distance that nonresidential uses may radiate outwards from the center – 1/4 mile
- Maximum distance from the edge of the focus area for HDR within the support area – 1/8 mile
- Maximum distance from the edge of the focus area for MDR within the support area – 1/4 mile

By providing mixed-use developments and meeting the location requirements for high-density and medium-density housing, the NAC Overlay helps achieve accessible, attractive, and safe development.

Recommended Amendments

Design guidelines for the neighborhood commercial zone.

At the present time, McMinnville has adopted Residential Design Standards for new housing developments within the City. However, design guidelines for commercial developments have yet to be adopted. After adopting the Fox Ridge Road Area Plan, the City should work towards developing and implementing commercial design standards for the Neighborhood Commercial Zone that help achieve the goals and policies of the Area Plan and the Great Neighborhood Principles.