



Planning Department

231 NE Fifth Street ◦ McMinnville, OR 97128

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Office Use Only:

File No. TML 1-23

Date Received 5/26/23

Fee \$907.50

Receipt No. 208089

Received by AW

569-23-000260-PLNG

Three Mile Lane Development Review

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Mike Andrews, Principal Phone 503-318-5658 c

Contact Name _____ Phone 503-249-5658 o
(If different than above)

Address 2826 NE Hamblet St

City, State, Zip Portland OR 97212

Contact Email mike@structurepdx.com

Property Owner Information

Property Owner Name Housing Authority of Yamhill County Phone 503-833-4334
(If different than above)

Contact Name Vickie Ybarguen Phone _____

Address 135 NE Dunn Pl,

City, State, Zip McMinnville, Oregon 97218

Contact Email vybarguen@hayc.org

Site Location and Description

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

Property Address 235 SE Norton LN C, McMinnville, OR 97128

Assessor Map No. R4 -R4427 00400 Total Site Area 6.98 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C-3, PD

Describe the project in detail and how it will be consistent with the applicable requirements of the Three Mile Lane Planned Development Overlay ordinances (Nos. 4131 and 4572 and associated design standards). Please note the architectural features and materials to be used. *(Attach additional pages if necessary).*

Please see attached narrative

Multiple horizontal lines provided for additional text or details.

In addition to this completed application, the applicant must provide two (2) copies of the following:

- For new construction or for structural modifications, a site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating the existing site conditions including topography, structures, utilities, vegetation, and access.*
- Relevant building and construction drawings, including building elevations of all sides visible from a public street, and proposed signage and landscaping.*
- A narrative describing the architectural features that will be used in the building’s design, including materials and colors.*
- Other information deemed necessary to show consistency with the requirements of the Three Mile Lane planned development ordinances and/or required by the Planning Director.*

*Affordable project: 50% fee reduction from \$1,815 to \$907.50

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

Lil Adams

Applicant’s Signature

5/23/2023

Date

Vickie Gbarguen

Property Owner’s Signature

5/23/23

Date

MEMORANDUM

To: Tom Schauer

From: Mike Andrews

Cc: Robin Scholetzky

Date: June 21, 2022

Subject: Planned Development Amendment PDA 02-23; Three Mile Lane Design Review TML 1-23 and Landscape Plan review, L 25-23

Please accept this memo and the attached materials for inclusion in our application submittal for the concurrent Planned Development Amendment, Three Mile Lane Review, and Landscape Plan review.

- To help the City understand any transportation-related impacts associated with this project, the team has provided the following analysis:
- The Development team is comfortable starting the building permit process and understands the potential for risk as the land use application process has not yet wrapped up. Please provide the team with any waiver letter/documentation for us to engage the City to review the building permit drawings.
- The response below addresses our responses to the remaining applicable criteria in Ordinance 4131 in conjunction with the Three Mile Lane Review.

Thank you for your ongoing assistance and review of this application. With these materials, we look forward to completeness for these three concurrent applications and setting a hearing date with the Planning Commission.

Ordinance 4131 Responses, Three Mile Lane Review

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, applicable regulations and standards in Volume III, and other City codes shall be adhered to.

APPLICANT RESPONSE: The concurrent application, PDA 2-23, responded to the applicable Comprehensive Plan policies and the City's Zoning Ordinance.



B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.

APPLICANT RESPONSE: This has been met. Please see attached Site Plan, Centerline for the front setback distance to the centerline of Highway 18/Three Mile Lane.

C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:

- 1. The minimization of entrances onto Three Mile Lane;*

APPLICANT RESPONSE: No access plan is being proposed or modified as part of this request. Access to Highway 18/Three Mile Lane will continue to be taken from SE Stratus. As part of this application's review with the Oregon Department of Transportation (ODOT), the proposed new driveway approach onto SE Stratus, near the northwest corner of the site, will require a State Highway Approach, which will be completed and submitted to ODOT for review and approval. Frontage improvements, including new 10-foot wide sidewalk and single corner ramp at the intersection of Stratus and the private access drive, will be submitted to ODOT and the city of McMinnville for review and approval.

- 2. The development of on-site circulation systems connecting to adjoining properties;*

APPLICANT RESPONSE: A greater, on-site circulation system exists for this site and adjoining properties as part of the previously approved Planned Development Application. For context and the general vicinity of the project, see G1.11 Vicinity Maps as provided with the Planned Development Amendment concurrent submittal of this application. The proposed Planned Development Application/Three Mile Lane/Landscape Plan application is refining this existing circulation system to reflect multifamily housing development. See Sheet G1.12, Site Plan for the entire site's layout.

- 3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.*

APPLICANT RESPONSE: The site accesses Three Mile Lane via SE Stratus. No new access to Three Mile Lane is being requested as part of this application.

- 4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.*

APPLICANT RESPONSE: The site accesses Three Mile Lane via SE Stratus. No new bicycle access to Three Mile Lane is being requested as part of this application.

D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.

APPLICANT RESPONSE: As described previously in the concurrent Planned Development Application, landscaping has been provided along all property frontages, including SE Stratus. Plantings provided include ample landscaping along SE Stratus and include trees and a variety of plantings to help buffer the site from the proximity to Three Mile Lane. Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City's code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed



description of the site's landscaping provisions and percentages has been included with the plans associated with the concurrent Planned Development application. See Sheet G.1.14, Site Area Calculations for details.

E. Mixed housing-type residential developments shall be allowed and encouraged.

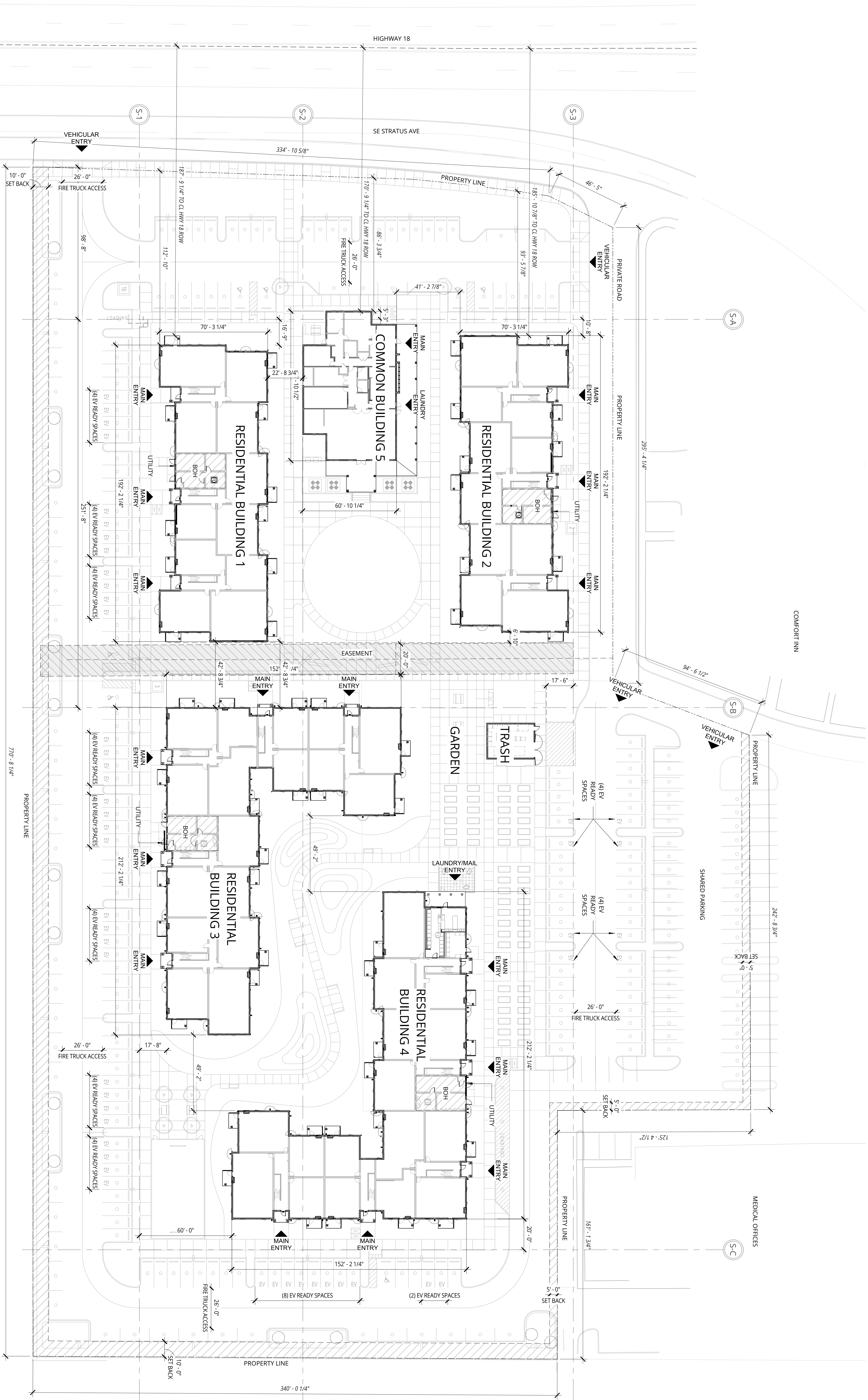
APPLICANT RESPONSE: This project provides a multifamily housing type with various bedroom sizes at a scale that respects the area. Several Comprehensive Plan policies for the City reflect the need and interest in providing a diversity of housing types at a variety of price points, including families, including:

- *Policy 58: City land development ordinances shall provide opportunities for the development of various housing types and densities.*
- *Policy 59. Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the city's land development regulations.*
- *Policy 64. The city of McMinnville shall cooperate with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate-income families.*

This evaluation of the use of this site for multifamily was affirmed with the approval of Planned Development Application, Ordinance #5095. Additionally, this project is located in an area of McMinnville that provides the infrastructure and public facilities to support the density of multifamily development.

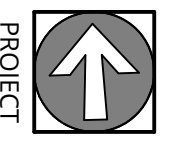
F. Temporary signage shall be allowed as per Section 17.62.060(B) (3).

APPLICANT RESPONSE: This application is not requesting any temporary signage. The team understands that the site is located in Signage Zone #3 per Ordinance #4131. At the time of any (future) signage application, the team understands that multiple criteria exist from the associated Ordinances for this site and the City's Zoning Ordinance.



1 SITE PLAN

1" = 30'-0"



NOT FOR CONSTRUCTION



18 NORTHWEST DAVIS, SUITE 300
 PORTLAND, OR 97209
 503.245.7100

1555 FT. LAKE, SUITE 300
 SEASIDE, WA 98131
 206.576.1600

1014 HOWARD STREET
 SEASIDE, WA 98131
 206.576.1600
 © ANKROM MOISAN ARCHITECTS, INC.

STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

SITE PLAN

PERMIT SET

DATE	PROJECT NUMBER
06.05.2023	202780
SHEET NUMBER	

A1.01