

Tom Schauer

From: Andrey Chernishov <achernishov@hbh-consulting.com>
Sent: Thursday, December 7, 2023 12:03 PM
To: Tom Schauer
Cc: Jason Flores; PETER GLENNIE
Subject: Dunn St Subdivision - Revised Plans and Additional Documents
Attachments: 2023-12-06 DUNN PLACE SUB Revised Sheets C3-C6.pdf; 2023-12-06 Three Mile Lane Area Plan Narrative.pdf; Dunn Place Subdivision - Architectural Narrative.pdf

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Hi Tom,

As we discussed yesterday, attached are revised civil plan sheets, narrative addressing the 24 policies from the Three Mile Lane Area Plan, and the architectural narrative addressing Section 17.11.070 and 17.11.100, which we would like to present at today's Planning Commission meeting.

The revised civil plans now show a shared common open space at 15% of the buildable area as Tract A. I also added a Site Plan sheet with an aerial photo background, which we thought would be helpful, along with distances from the top of bank to the FEMA 100-year floodplain (slightly different than the City's F-P Boundary), and to the summer water level shown in the aerial. For the Neighborhood Master Plan sheet C5, we created another version with an aerial photo background and extended the 60-foot slope setback across the neighboring properties. Finally, on the composite utility plan sheet C6, we revised the public storm detention pipe underground (water tight) to be outside of the 60-foot slope setback.

We look forward to receiving the City's geotechnical consultant letter as soon as possible prior to tonight's meeting so we can prepare.

Regards,

Andrey R. Chernishov, PE, CWRE

Vice President/Principal

HBH Consulting Engineers, Inc.

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cell: 503-951-0906

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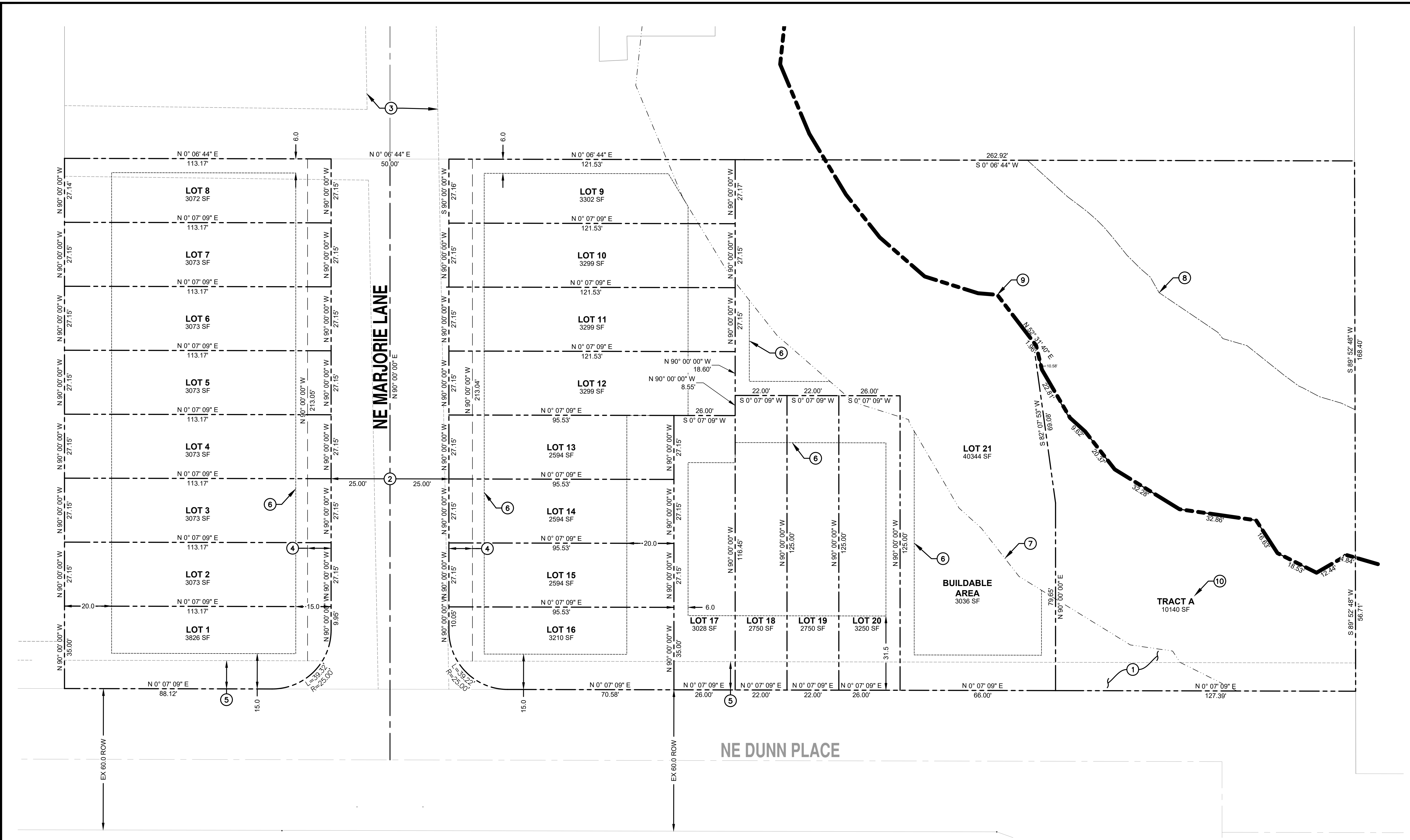
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REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

DUNN PLACE SUBDIVISION
NE AARON DRIVE + NE DUNN PLACE
PRELIMINARY PLAT

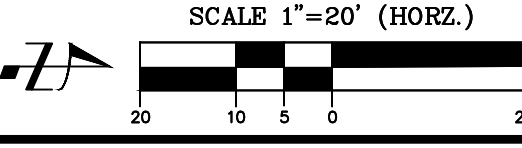


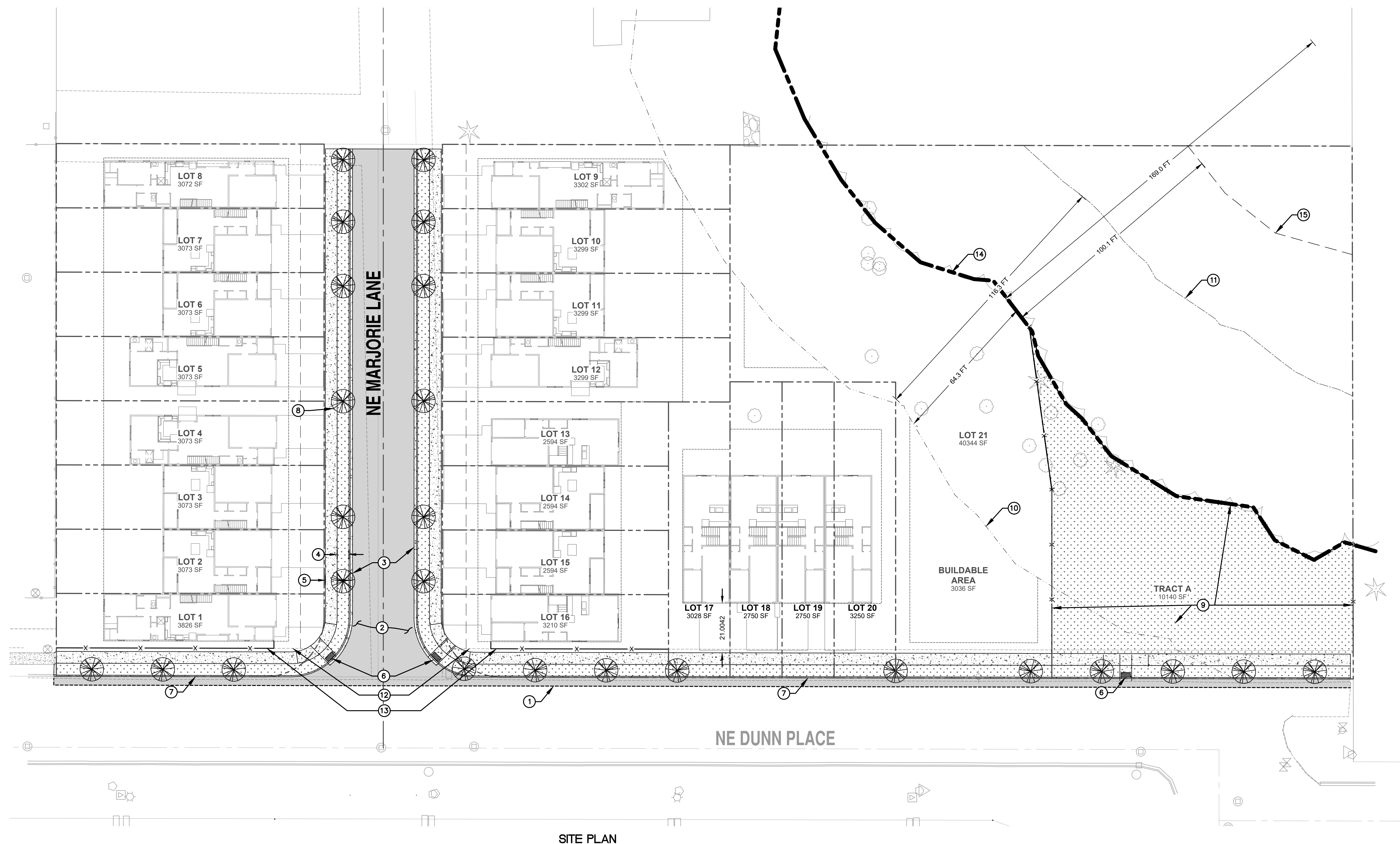
PRELIMINARY PLAT

SCALE: 1" = 20'

⊗ PRELIMINARY PLAT KEYED NOTES

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. TRACT A TO BE DEDICATED TO THE HOA FOR A STORM WATER FACILITY 2. 50.00' ROW DEDICATED TO CITY 3. 30.00' WIDE EXISTING ACCESS AND UTILITY EASEMENT. EASEMENT IN PROPOSED ROW TO BE VACATED. 4. 10.00' WIDE PUBLIC UTILITY EASEMENT 5. EXISTING 12.00' WIDE PUBLIC UTILITY EASEMENT | <ul style="list-style-type: none"> 6. BUILDING SETBACK LINE (TYP) 7. 60.00' SLOPE SETBACK LINE 8. F-P ZONE BOUNDARY 9. TOP OF RIVER BANK 10. TRACT A COMMON SPACE AREA WAS CALCULATED USING TOTAL BUILDABLE LOT AREA, EXCLUDING ROW DEDICATION AND AREA BELOW 60-FOOT SLOPE SET BACK (BUILDABLE AREA = 67,572 SF), 15% OF THIS AREA = 10,136 SF OF COMMON SPACE. |
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REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1/4" INCH SCALE IS NOT AS SHOWN

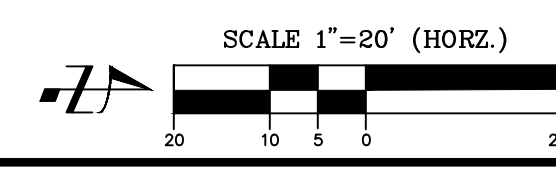
DUNN PLACE SUBDIVISION
 NE AARON DRIVE + NE DUNN PLACE
SITE PLAN

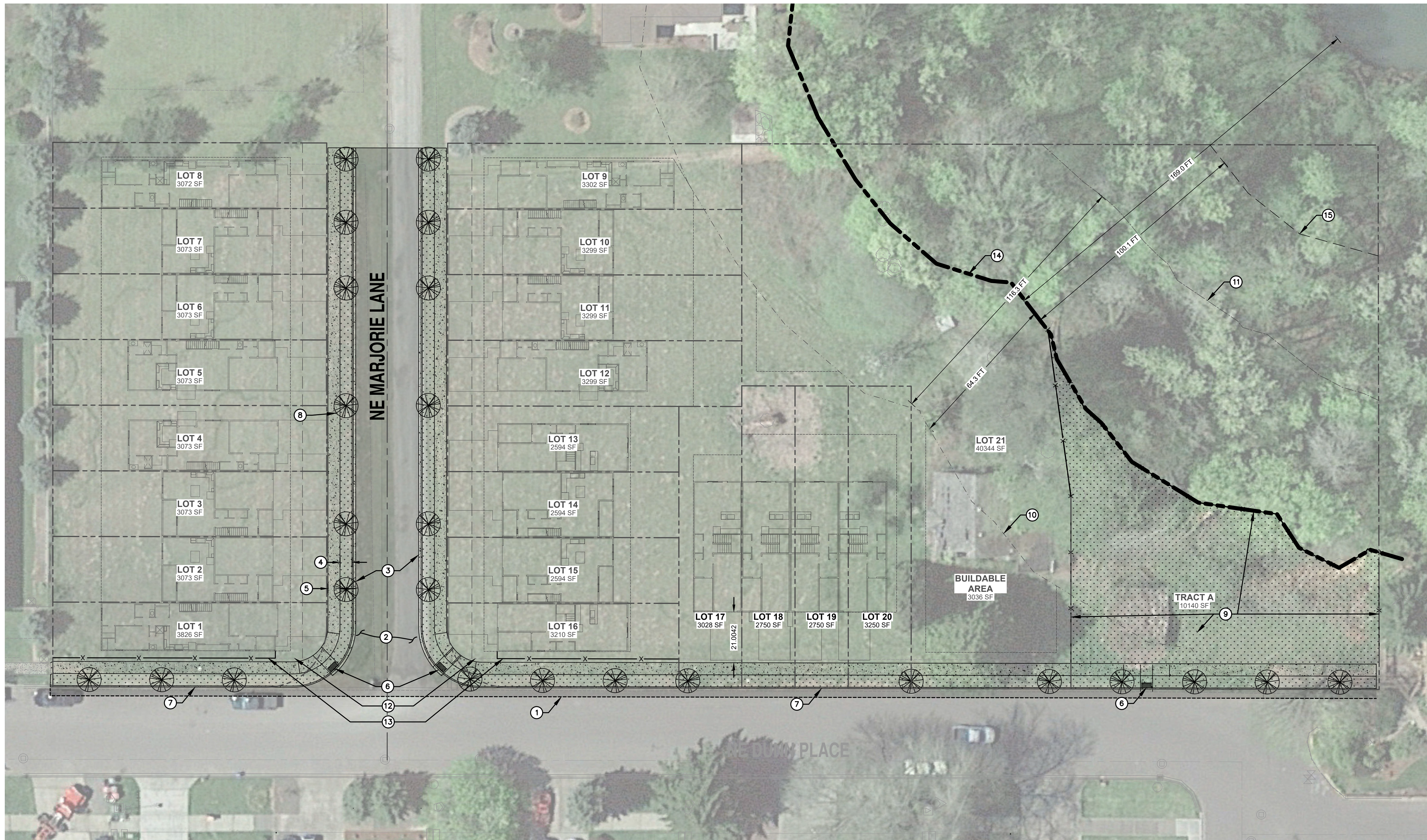
⊗ SITE PLAN KEYED NOTES

- | | | |
|---|--|--|
| 1. SAWCUT EXISTING ASPHALT | 7. INSTALL STANDARD CURB ON NE DUNN PLACE | 13. 6' TALL WOODEN GOOD NEIGHBOR FENCE ON PUE LINE FOR SIDE YARDS ALONG DUNN PLACE |
| 2. INSTALL ASPHALT ROADWAY | 8. STREET TREE (TYP) | 14. TOP OF RIVER BANK |
| 3. INSTALL 18" CURB & GUTTER ON MARJORIE LANE | 9. SHRUBS AND GRASS MEETING CITY PLANTING REQUIREMENTS W/ FENCE SURROUNDING TRACT A. | 15. FEMA 100-YEAR FLOODPLAIN |
| 4. INSTALL 5.0' WIDE PLANTER STRIP (TYP) | 10. 60' SLOPE SETBACK LINE FROM TOP OF BANK | |
| 5. INSTALL 5.0' SIDEWALK (TYP) | 11. F-P ZONE BOUNDARY | |
| 6. ADA RAMP (TYP) | 12. EXISTING 12' WIDE PUE | |

SITE PLAN

SCALE: 1" = 20'



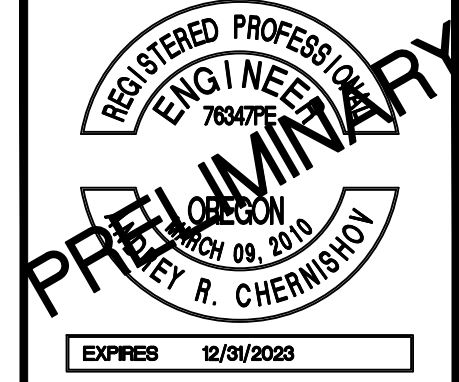
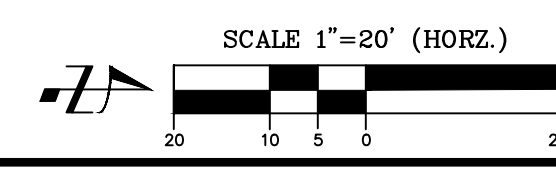


SITE PLAN

SCALE: 1" = 20'

⊗ SITE PLAN KEYED NOTES

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|--|--|---|
| <ul style="list-style-type: none"> 1. SAWCUT EXISTING ASPHALT 2. INSTALL ASPHALT ROADWAY 3. INSTALL 18" CURB & GUTTER ON MARJORIE LANE 4. INSTALL 5.0' WIDE PLANTER STRIP (TYP) 5. INSTALL 5.0' SIDEWALK (TYP) 6. ADA RAMP (TYP) | <ul style="list-style-type: none"> 7. INSTALL STANDARD CURB ON NE DUNN PLACE 8. STREET TREE (TYP) 9. SHRUBS AND GRASS MEETING CITY PLANTING REQUIREMENTS W/ FENCE SURROUNDING TRACT A. 10. 60' SLOPE SETBACK LINE FROM TOP OF BANK 11. F-P ZONE BOUNDARY 12. EXISTING 12' WIDE PUE | <ul style="list-style-type: none"> 13. 6' TALL WOODEN GOOD NEIGHBOR FENCE ON PUE LINE FOR SIDE YARDS ALONG DUNN PLACE 14. TOP OF RIVER BANK 15. FEMA 100-YEAR FLOODPLAIN |
|--|--|---|



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 email: mail@hbh-engineers.com

Designed By: ARC | Checked By: ARB | Drawn By: ARC | Submittal No: PRELIMINARY
 File: L:\2021-008\4-Design\DWG\SITE PLAN.dwg

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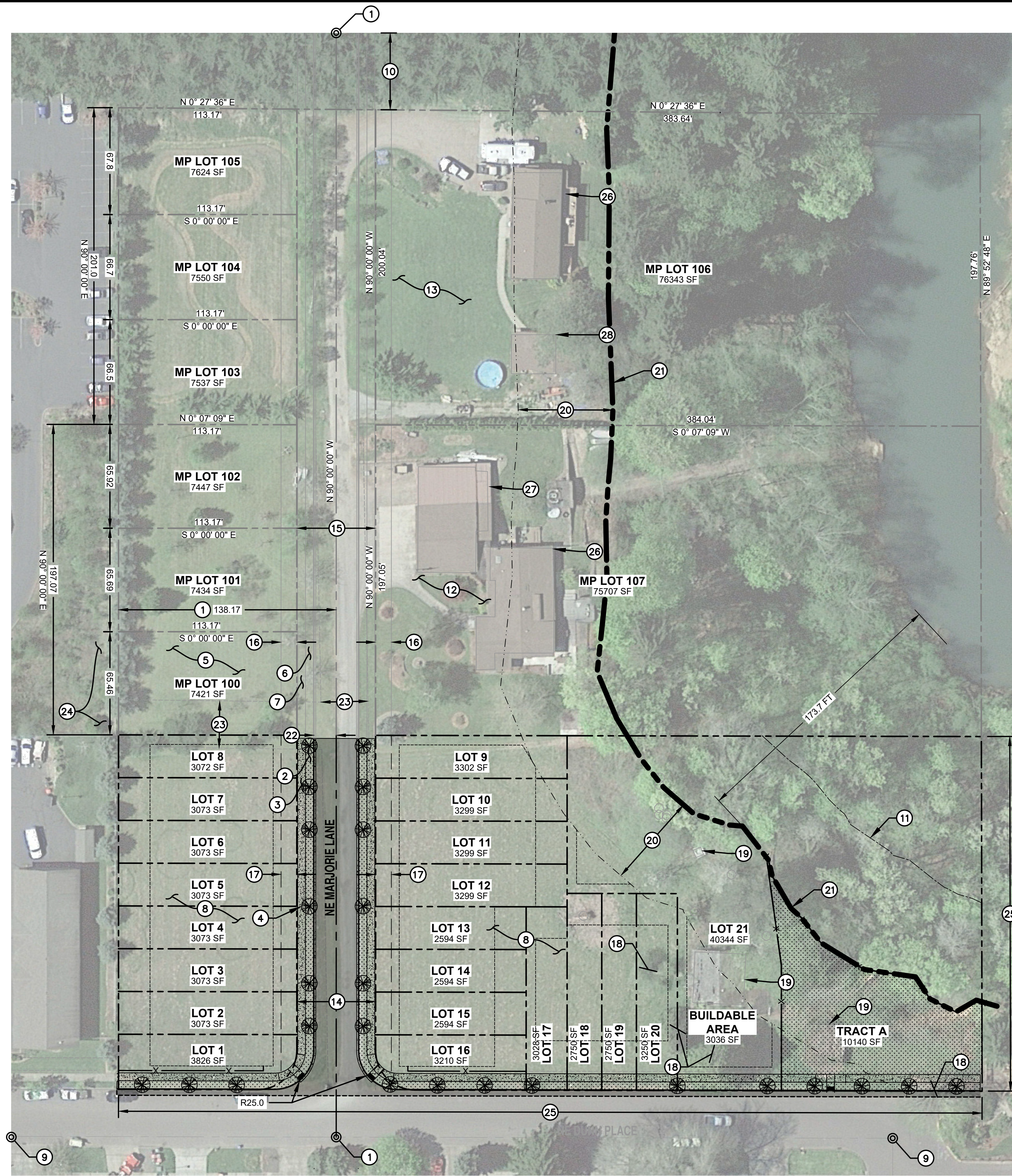
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CELTIC HOMES, JASON FLORES
 PO BOX 20025, KEIZER OR 97307

DUNN PLACE SUBDIVISION
 NE AARON DRIVE + NE DUNN PLACE

SITE PLAN

Date: Sheet No: **G4** 4 of 8
 12/6/2023
 2021-008



NEIGHBORHOOD MASTER PLAN

SCALE: 1" = 40'

ⓧ NEIGHBORHOOD MASTER PLAN KEY NOTES

1. PROPOSED CENTERLINE OF NEW STREET (MARJORIE LANE)
2. PROPOSED 5.0' WIDE PLANTER STRIP (TYP)
3. PROPOSED 5.0' WIDE SIDEWALK (TYP)
4. PROPOSED STREET TREE (TYP)
5. FUTURE PROPOSED MASTER PLAN LOT (TYP)
6. FUTURE 5.0' WIDE PLANTER STRIP (TYP)
7. FUTURE 5.0' WIDE SIDEWALK (TYP)
8. PROPOSED LOTS (TYP)
9. EXISTING DUNN PLACE CENTERLINE ALIGNMENT
10. FUTURE ROAD ALIGNMENT TO BE DETERMINED
11. F-P ZONE BOUNDARY
12. TAX LOT 1900, TAX MAP 4S422CD. TO BE SUBDIVIDED IN THE FUTURE FOR THE CREATION OF MP LOTS 100-102 AND 107 AS PART OF THE MASTER PLAN.
13. TAX LOT 2000, TAX MAP 4S422CD. TO BE SUBDIVIDED IN THE FUTURE FOR THE CREATION OF MP LOTS 103-106 AS PART OF THE MASTER PLAN.
14. PROPOSED 50.0' OF ROW
15. FUTURE 50.0' OF ROW
16. FUTURE 10.0' EASEMENT
17. PROPOSED 10.0' PUE
18. TREE TO BE REMOVED
19. BUILDING TO BE REMOVED
20. 60.0' BUILDING SETBACK LINE FROM TOP OF SOUTH YAMHILL RIVER BANK
21. APPROXIMATE TOP OF BANK FOR SOUTH YAMHILL RIVER
22. 14.0' LANE WIDTH (TYP)
23. 30.00' EXISTING ACCESS AND UTILITY EASEMENT, INSTRUMENT #20020150. AREAS OF EASEMENT LOCATED IN PROPOSED AND FUTURE RIGHT-OF-WAY TO BE VACATED UPON DEDICATION OF RIGHT-OF-WAY
24. EXISTING STORMWATER BIOSWALE ON NEIGHBORING PROPERTY
25. SUBJECT PROPERTY. SEE SHEET PLAT ON SHEET C3 FOR MORE INFORMATION.
26. EXISTING HOME TO REMAIN
27. EXISTING GARAGE TO REMAIN
28. EXISTING BUILDING TO REMAIN



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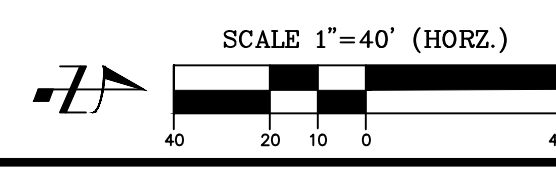
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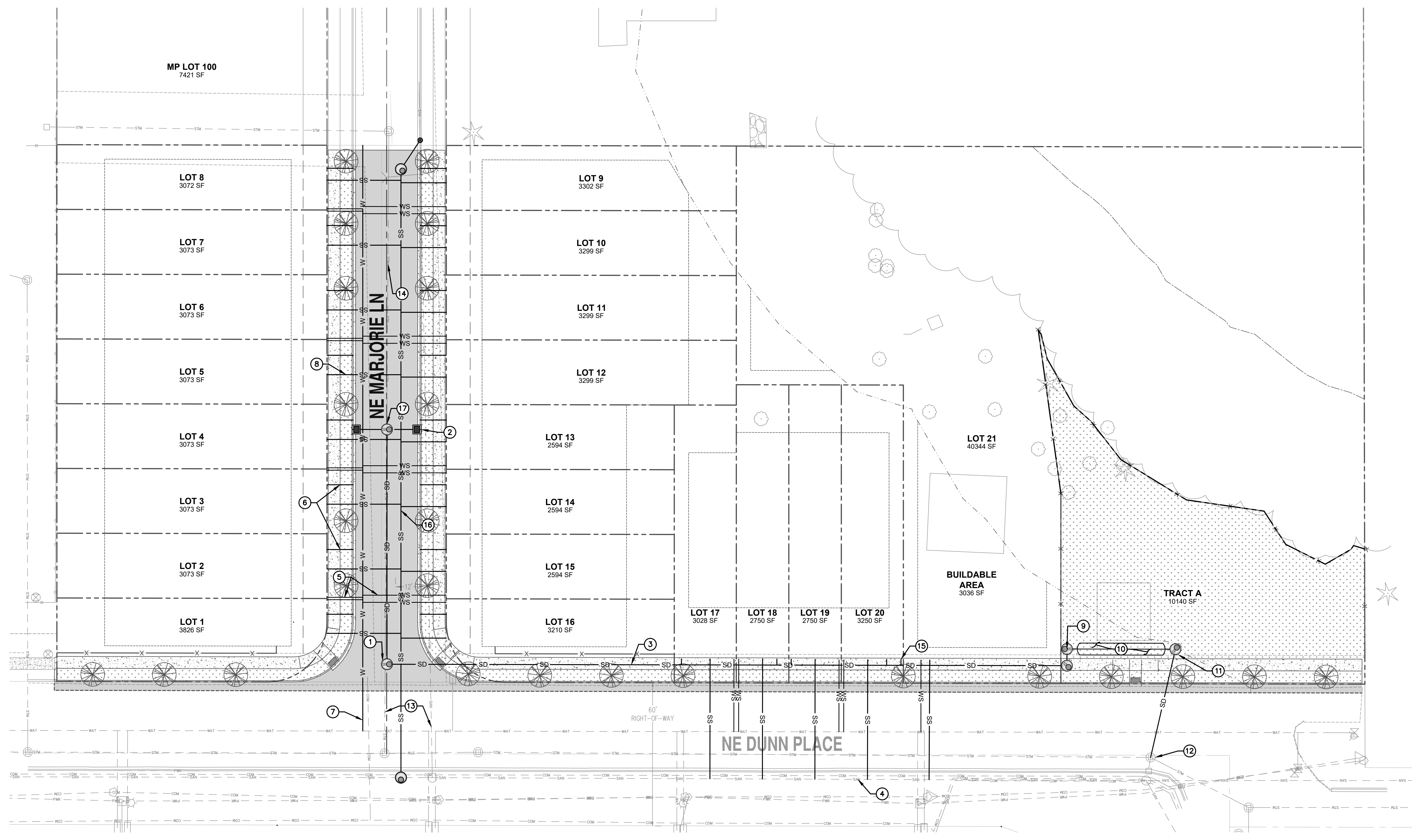
REV.	DATE	DESCRIPTION	BY

CELTIC HOMES, JASON FLORES
 PO BOX 20025, KEIZER OR 97307

DUNN PLACE SUBDIVISION
 NE AARON DRIVE + NE DUNN PLACE

NEIGHBORHOOD MASTER PLAN





COMPOSITE UTILITY PLAN

SCALE: 1" = 20'

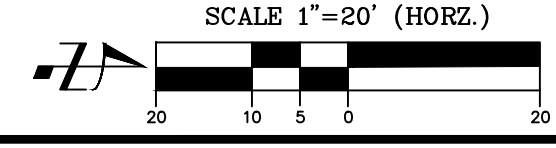
COMPOSITE UTILITY PLAN KEYED NOTES

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1. INSTALL 48" DIAMETER ECCENTRIC STORM MANHOLE (TYP) 2. INSTALL CG-2 CATCH BASIN (TYP) 3. INSTALL 12" D3034 SDR 35 PVC STORM MAIN. ROUTE TO ADS FACILITY (TYP) 4. INSTALL SANITARY LATERAL VIA INSERT-A-TEE TO EXISTING MAIN IN DUNN PLACE (TYP) 5. INSTALL WATER SERVICE LATERAL (TYP) 6. ROUTE DRAINAGE FROM NEW STREET FRONTING LOTS TO WEEPHOLE AT CURB (TYP) | <ul style="list-style-type: none"> 7. INSTALL 6" C900 PVC WATER MAIN (TYP) 8. INSTALL NEW SANITARY LATERAL TO NEW MAIN (TYP) 9. INSTALL POLLUTION CONTROL MANHOLE 10. ADS MC-4500 DETENTION FACILITY 11. FLOW CONTROL MANHOLE 12. FLOW CONTROL MANHOLE DRAINS TO EXISTING MANHOLE IN NE DUNN PLACE | <ul style="list-style-type: none"> 13. EXISTING SANITARY AND STORM LINES TO BE ABANDONED 14. VERIFY EXISTING PRIVATE STORM MAIN MEETS ALL CITY PUBLIC STORM REQUIREMENTS OR REBUILD AS NECESSARY WITHIN NEW ROW. 15. PROVIDE STORM LATERAL TO LOTS FRONTING NE DUNN PLACE INTO STORM MAIN (TYP) 16. INSTALL 8" D3034 SANITARY MAIN 17. CONNECT EXISTING STORM INTO NEW STORM MANHOLE |
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REV.	DATE	DESCRIPTION

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CELTIC HOMES, JASON FLORES
 PO BOX 20025, KEIZER OR 97307
DUNN PLACE SUBDIVISION
 NE AARON DRIVE + NE DUNN PLACE
COMPOSITE UTILITY PLAN





501 E First Street
Newberg, Oregon 97132
503/554-9553 · Fax 503/537-9554

Date: **12/6/2023**

Project Number: **2021-008**

To: **Whom It May Concern**

From: **Andrey Chernishov, PE**

Preparer: **Andrey Chernishov, PE**

RE: **Three Mile Lane Area Plan – Narrative**

As part of the Three Mile Lane Application, City of McMinnville requested HBH to address the 24 policies found in the Three Mile Lane Area Plan. Please refer to the submitted applications, plans and documents that were provided in concurrence with this application for your reference. The 24 policies are stated below in italics, followed by a response to how the development addresses those criteria.

1. *Require future development to be consistent with the design elements of the Three Mile Lane Area Plan.*

Response: This proposed development and future development west of this site is consistent with the design elements of the Three Mile Lane Area Plan, as described by addressing all applicable policies in this letter.

2. *Public improvements and private development shall strive to protect tree groves and mature individual trees.*

Response: This development is protecting the tree groves and mature individual trees along the South Yamhill River bank and 60-feet back from the top of the river bank. All existing tree groves and mature individual trees along the riverbank, within the 60-foot slope setback area, and Tract A common open space will be protected, except for vegetation/tree removal to allow for the construction of public sidewalk along NE Dunn St as required by the City.

3. *Riparian corridors and adjacent native landscape shall be protected.*

Response: This development is protecting the riparian corridor and adjacent native landscape along the South Yamhill River bank and 60-feet back from the top of the river bank. All existing native vegetation, including trees and shrubs along the riverbank, within the 60-foot slope setback area, and Tract A common open space will be protected, except for vegetation/tree removal to allow for the construction of public sidewalk along NE Dunn St as required by the City.

4. *The built environment will be designed to provide and protect views to rolling hills and volcanoes and to enhance visual and physical access to the North Yamhill River. New streets and open spaces will be oriented to capture views.*

Response: This development does not have rolling hills, volcanoes, or the North Yamhill River nearby. Therefore this policy does not apply.

5. *Enhancing connections to existing trails and open space, such as connections into Joe Dancer Park and McBee Park, and creating a public greenway along South Yamhill River with trails and connections to the Three Mile Lane Area is a priority.*

Response: If the City desires to construct a trail along the South Yamhill River along this property's frontage, the applicant is willing to provide easements for future construction of a trail by the City within Tract A and the north side of lot #21 within the 60-foot slope setback. The applicant is also willing to allow the City to construct a trail to connect to Joe Dancer Park across the South Yamhill River from this development sometime in the future, if the City chooses.

6. *New gathering spaces will be designed to incorporate natural areas and views.*

Response: The proposed Tract A common open space area incorporates natural areas and views abutting the South Yamhill River where residents can gather in an open sports field up against existing mature native trees and shrubs.

7. Require native landscape plantings with seasonal variation and tree plantings that include shade streets with mature tree canopy.

Response: All existing native landscaping, including trees and shrubs along the riverbank, within the 60-foot slope setback area, and Tract A common open space will be maintained, except for vegetation/tree removal to allow for the construction of public sidewalk along NE Dunn St as required by the City.

8. A network of sidewalks and trails will connect people to key locations within the Three Mile Lane Area.

Response: Sidewalks are proposed along the new Marjorie Lane and along the frontage of NE Dunn Place. The sidewalks from the development also bring access to nearby Bend-O-River mini-park and the McMinnville Cinemas, approximately a block away from the development. Additionally, if they City desires to have a trail along the South Yamhill River, the applicant is willing to provide easements for future construction of a trail by the City within Tract A and the north side of lot #21.

9. The Three Mile Lane Area will have safe bicycle routes for residents and touring cyclists.

Response: The existing local streets in the area do not have bike lanes and the City's Transportation System Plan does not require bike lanes for local streets. However, bicyclists can use NE Dunn Place as a safe local route.

10. Proposed new streets will connect to the existing local street grid, consistent with the conceptual designs in the Three Mile Lane Area Plan and in compliance with Transportation System Plan standards.

Response: The proposed new street named Marjorie Lane connects to the existing local street grid, since it aligns with the existing driveway to the west and tees into NE Dunn Place. The new street is in compliance with the Transportation System Plan standards.

11. New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.

Response: Since this development is not a commercial, this policy is not applicable.

12. New commercial, office, mixed-use, and multi-family developments should be designed to reflect the micro-climate and enhance outdoor life through the incorporation of features such as porches, balconies, courtyards, plazas, etc.

Response: Since this development is not a commercial, office, mixed-use, or multi-family use, this policy is not applicable.

13. New commercial, office, mixed-use, and industrial campus developments should promote inclusion and interaction within the right-of-way.

Response: Since this development is not a commercial, office, mixed-use, or industrial use, this policy is not applicable.

14. Encourage mixed-use development where feasible.

Response: Since this is zoned residential, mixed-use development is not allowed.

15. Proposed site landscape for new development should strive to reflect patterns of wine industry—eg, rows of vines, southern orientation, shelter belts of trees – and consider functional site planning of vineyard and farm complexes as conceptual models.

Response: The existing trees and native vegetation along the river bank will be maintained, which provides a natural shelter belt of trees.

16. *New development should consider adjacency to agricultural fields and respect this heritage through careful transitions.*

Response: The fields to the west of this site are no longer used for agricultural purposes. However, the proposed townhomes incorporate agricultural aspects, such as gable roofs, along with board and batten siding, to give it the farmhouse look.

17. *Architectural building design that includes simple roof forms (industrial and agricultural) is encouraged in the Three Mile Lane Area.*

Response: The proposed townhouse structures include simple gable roof forms which are consistent with industrial and agricultural uses in the Three Mile Lane Area.

18. *Encourage a diversity of future housing forms, types, and design that respect the current character of the area.*

Response: The surrounding neighborhood consists of detached single-family housing on larger lots, while the proposed development provides attached single-family housing on smaller lots. As such, the proposed project increases the diversity of housing types in the area. The applicant has addressed how the proposed townhomes are compatible with existing housing in the narrative provided above.

19. *Ensure that new commercial and industrial campus development creates a welcoming and visible interface with Three Mile Lane.*

Response: Since this development is not a commercial or industrial use, this policy is not applicable.

20. *Encourage site design and architecture that visibly convey the historic or current industry on the site (e.g., aviation, winemaking).*

Response: The submitted Building Elevations demonstrate that the proposed structures include the use of board and batten siding, which was historically used on agricultural structures. Therefore, this standard is met.

21. *New commercial, mixed-use, office, and industrial campus development should consider using local materials for cladding and building structure (timber, corrugated steel cladding, red brick), and incorporating vibrant color.*

Response: Since this development is not a commercial, mixed-use, office, or industrial use, this policy is not applicable.

22. *Public safety services shall be considered as part of master planning, including access, response times and opportunity for substations if needed.*

Response: NE Marjorie Lane is aligned such that the two properties to the west could be partially or fully developed in a similar manner when continuing the road along the proposed alignment to the west. Therefore, access will be improved to the two properties to the west, which will improve access and response times to all surrounding properties, including the new lots created with this subdivision.

23. *Ensure that no incompatible heavy industrial uses are allowed along Highway 18 in the Three Mile Lane Area or as part of the Innovation Campus.*

Response: Since this development is not an industrial use, this policy is not applicable.

24. *Significant natural features shall be inventoried and protected as much as possible within new development plans.*

Response: The subject property contains a portion of the South Yamhill River on the northwest corner of the property. The proposed improvements would be set back 60 feet from the top of bank to minimize impacts to natural areas. This setback will allow for the natural area near the river to remain undisturbed. Trees along the riverbank and riparian area will be preserved. Some trees near the existing dwelling and outbuildings would need to be removed to allow demolition of the structures. A precise plan indicating which trees will be demolished is shown on sheet C2. No development will occur near steep slopes along the riverbank.



PO Box 1920, Silverton, OR 97381
www.cascadiapd.com / 503-804-1089

**CITY OF MCMINNVILLE
APPLICATION FOR LAND USE REVIEW**

**NE DUNN PLACE
SUBDIVISION
ARCHITECTURAL DESIGN STANDARDS**

Location: 235 NE Dunn Place
McMinnville, Oregon 97128
T.M. R4422, T.L. 1700
Yamhill County

Prepared by: Steve Kay, AICP

Prepared for: Evergreen Court Townhomes LLC
Attn: Jason Flores
PO Box 20025
Keizer, OR 97307

December 2, 2023

APPLICANT'S STATEMENT

PROJECT NAME: NE Dunn Place Subdivision
PDA 1-23, S 1-23, TML 5-23

REQUEST: Concurrent Approval of Planned
Development Amendment, Subdivision, and
Three Mile Lane Review Applications

ASSESSOR'S DESCRIPTION: Tax Lot 1700 of Tax Map R4422
Yamhill County, Oregon

**APPLICANT'S
REPRESENTATIVE:** Steve Kay, AICP
Cascadia Planning + Development Services
P.O. Box 1920
Silverton, OR 97381
503-804-1089
steve@cascadiapd.com

APPLICANT AND PROPERTY OWNER: Evergreen Court Townhomes LLC
Attn: Jason Flores
PO Box 20025
Keizer, OR 97307

SITE AREA: 2.83 +/- Acres

LOCATION: 235 NE Dunn Place
McMinnville, OR 97128

I. APPLICABLE REGULATIONS

A. MCMINNVILLE ZONING ORDINANCE

Chapter 17.11: Residential Design and Development Standards

Section 17.11.070: Townhouses

Section 17.11.100: Residential Universal Design Standards

B. THREE MILE LANE AREA PLAN

Policies

II. BACKGROUND:

The property owner and applicant, Evergreen Court Townhomes, is requesting concurrent approval of Planned Development Amendment, Subdivision Tentative Plat, and Three Mile Lane Review applications. The subject site is addressed as 235 NE Dunn Place, contains 2.83 acres, and is zoned R-4 PD and F-P. The three applications include a proposal to amend the original Planned Development through Case File No. PDA 1-23, a land division with 20 townhouses and an additional lot under S 1-23, and a review of how the proposed development meets Three Mile Lane Planned Development Overlay standards through TML 5-23. This Applicant’s Statement addresses how the proposed townhouses conform to applicable architectural standards in the McMinnville Zoning Ordinance and Three Mile Lane Area Plan.

III. FINDINGS

A. MCMINNVILLE ZONING ORDINANCE

Chapter 17.11: Residential Design and Development Standards

Section 17.11.070: Townhouses.

A. Characteristics. Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the “work” portion on the ground floor.

B. Guiding Principles.

1. When fitting into existing single dwelling neighborhoods, group townhouses in smaller clusters, so that they are a compatible scale with surrounding development.

COMMENT:

The submitted Site Plan (Sheet C-4) illustrates that proposed townhome units are located on Lots 1-20. Access to these lots is provided from NE Dunn Place and NE Majorie Lane, which are classified as local streets and are under City jurisdiction. The proposed development consists of 5 separate structures, each containing 4 attached townhomes. The Preliminary Plat (Sheet C-3) indicates that the proposed single-family lots range from approximately 22-ft. to 36-ft in width, while the Building Elevations (Sheets A-2, A-4, and A-6) demonstrate that the townhome structures range from 84-ft. to 96-ft. in width. The applicant's Building Elevations indicate that the proposed structures do not exceed a 30-ft. height. Therefore, given the scale of the proposed structures, and the grouping of townhouses in small clusters, the proposed buildings are compatible in scale with existing single-family dwellings in the neighborhood.

- 2. Design townhouses with a shared roof form, rather than a sawtooth shape with each unit having its own roof ridge. A shared roof form is more compatible with existing single dwelling neighborhoods.**

COMMENT:

The submitted Building Elevations demonstrate that townhouse structures on Lots 1-4, Lots 5-8, Lots 9-12, Lots 13-16, and Lots 17-20 have shared roof forms consistent with the above standard.

- 3. Provide alley-accessed parking, when possible, to minimize driveways and preserve the tree-lined street frontage.**

COMMENT:

The applicant's Preliminary Plat identifies the location of a floodplain and 60-ft. slope setback line associated with the South Yamhill River. The extension of NE Marjorie Lane through the property also constrains development on the site. The remaining unencumbered portions of the site have limited lot depth, therefore alleys are not proposed. The submitted Site Plan demonstrates that the proposed driveway spacing will adequately accommodate street trees along the NE Majorie Lane and NE Dunn Place frontages.

C. Development Standards. Please see Table 1 below

- a) Lot width**
- b) Lot depth**
- c) Lot size**
- d) Front setback**
- e) Side setback**

f) Rear setback

COMMENT:

The submitted Preliminary Plat illustrates that all lot dimension standards, lot area, and setback standards within Table 1 are met for Lots 1-20.

g) Building height

COMMENT:

The applicant's Building Elevations indicate that the proposed townhouse structures are less than 30-ft. in height. Therefore, the 35-ft. maximum height standard is met.

h) Parking Zone

- **For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.**

COMMENT:

The submitted Site Plan and Building Floor Plans (Sheets A-1, A-3, A-5) illustrate that 1-car garages are proposed for each of the townhouse units. As required, the garages are setback a minimum of 20-ft. from the property line bordering the street.

i) Driveways

Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.

COMMENT:

As required, this narrative addresses the driveway spacing and width standards where street frontage requirements are specified.

j) Minimum Off-Street Parking

One parking space per dwelling unit.

COMMENT:

The applicant is proposing to develop a 1-car garage for each of the townhouse units, therefore this standard is met.

k) Number of adjoining units and arrangement

COMMENT:

The applicant is proposing to develop 5 structures, each containing 4 townhouse units. Therefore, the townhouses meet the minimum of 2 units and maximum of 4 units standard.

I) Universal Design Standards and Planned Development Standards that apply:

- Street frontage
- Front yard
- Alleys
- Private open space
- Compatibility
- Façade
- Parking
- Planned Development Standards: Through Block, and Corner Common Greens

COMMENT:

The applicant has addressed the applicable Universal Design Standards in the narrative provided below.

Section 17.11.100: Residential Universal Design Standards.

The universal design standards are standards that apply to the following housing types: Tiny Houses, Cottage Clusters, Plexes, Single Dwellings, Townhouses and ADUs. These standards are related to site design, street frontage, architectural design, parking, compatibility with neighboring homes, open space, and private space requirements.

- A. Façade. Welcoming facades contribute to the overall character of the neighborhood, promoting a safe, walkable, and bikeable place.**
- 1. Characteristics. The façade faces the street, or common greens, courtyards, or other common open spaces. It should be inviting with entry structures, such as porches, front doors and windows and other human scaled elements. When dwellings have car access from the street, paved areas and garages should not dominate.**

COMMENT:

The applicant is proposing to develop townhouses on Lots 1-20, therefore universal design standards apply to the development. The submitted Building Plans and Elevations indicate that the proposed townhouses include covered front porches with entry doors facing the street. The elevations demonstrate that the proposed garages do not dominate the front façade of the 2-story structures.

2. Guiding Principles.

- a. **Garages that do not dominate. Entrances should be more prominent than garages.**
- b. **Pair garages where possible to maximize planting strip and potential for street trees.**

COMMENT:

The submitted Building Elevations demonstrate that the width of the garage doors is more narrow than the proposed front porches and the garages do not dominate the façade. The Building Floor Plans and Site Plan also indicate that several of the proposed townhouse units include paired garages so that additional opportunities for planting street trees are provided.

- c. **Entrances and windows that face the street, avoid blank walls. Emphasize private, ground-level entries to individual units when appropriate to the housing types, such as townhouses and plexes.**
- d. **Building elements (lighting, repeating projects, bay windows, etc.) and private open space projections (balconies, porches, terraces, etc.) provide functional living space for residents and break up large façades.**

COMMENT:

The Building Elevations indicate that covered front porches are provided for all of the proposed townhouse units. The porches include ground-level entries to help break up the longer street-facing facades.

3. Fundamental Requirements.

- a. **Windows utilizing clear glass and/or doors, excluding garage doors, shall occupy a minimum of 25 percent of the**

overall area of the street facing facade.

COMMENT:

The submitted Building elevations demonstrate that the proposed townhouse structures will provide clear glass windows and doors on at least 25% of street-facing facades.

- b. Except for dwellings on the flag portion of flag lots or on private access easements with no street frontage, the primary entrance shall be oriented toward the street which the dwelling faces.**

COMMENT:

The proposed development does not include flag lots, therefore the above standards do not apply.

- c. At least one primary entrance for each structure must either:
 - 1) Directly face onto the street right-of-way.**
 - 2) Be at an angle of up to 45 degrees from the street.**
 - 3) Open onto a porch. The porch must be at least 25 square feet in area and have one entrance facing the street or have a roof.**
 - 4) Face a central courtyard space or common open space that is adjacent to the street and abutted by dwellings on at least two sides.****

COMMENT:

The applicant's Building Elevations illustrate that all of the proposed townhouses directly face the adjacent street right-of-way.

- d. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit on the corner of the building needs to be oriented to only one of the streets.**

COMMENT:

As required, the townhouse units at the intersection of NE Dunn Place and NE Marjorie Lane are oriented towards one of the streets.

B. Street Frontage. A common characteristic of McMinnville’s residential neighborhoods is a green leafy street edge that is created by street trees, and the planted strip between the sidewalk and the curb. When trees are given enough room for their roots to mature successfully, their branches shade the sidewalk and may even form a canopy over the street.

1. Characteristics.

- a. Minimizing driveway curb cuts maximizes the value of the planter strip.
- b. Uninterrupted curb space also provides a safer pedestrian environment and room for parking on the street.

COMMENT:

The submitted Site Plan identifies the location of planter strips and street trees. The number of proposed street trees is consistent with the above streetscape characteristics.

2. Guiding Principles.

- a. Even while introducing a variety of housing types and lot sizes (and widths), maintain the maximum amount of uninterrupted and generous plant strip for street trees.
- b. Promote a healthy canopy of street trees in McMinnville’s residential neighborhoods.
- c. Provide parking space at the rear of the lot via an alley.
- d. Space street-facing driveways far enough apart for street trees to be planted at frequent intervals.
- e. Pair street-facing driveways to create more space for trees

- f. **Coordinate the spacing of street trees with the spacing of utilities' access across the plant strip**

COMMENT:

As demonstrated by the attached Site Plan, the proposed driveways are spaced far enough apart to plant street trees at frequent intervals. The proposed layout also includes the pairing of driveways for several number of the townhouses so that there is adequate space for trees.

3. Fundamental Requirements.

- a. **Dwelling units with alley access must provide access off the alley to attached garages located behind the dwelling.**

COMMENT:

The proposed development does not include alleys, therefore access to all of the lots is provided directly from the street.

- b. **Choose from the following Frontage Types:**
 - 1) **Frontage Type 1: Front-Loaded Parking (See figure below)**
 - 2) **Frontage Type 2: Front-Loaded Parking with Paired Driveways (See figure below)**
 - 3) **Frontage Type 3: Alley-Loaded Parking (See figure below)**

COMMENT:

The submitted Site Plan indicates that the proposed townhouses include both Type 1 and Type 2 front-loaded parking. Although some driveways are paired to maximize the planter strip area for street trees, it is not feasible to provide a minimum of 24-ft. between driveways with the development of townhouse units. Therefore, to the extent that is practicable, the applicant meets the above standards.

- C. **Front Yard. The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes.**

1. Characteristics.

- a. **A typical three-part approach to layering is a low-fence at the back of the sidewalk, a landscaped paved dooryard, and before the entrance to the dwelling – a porch, a stoop or a terrace.**
- b. **For very small front setbacks, vertical distance can make up for the lack of horizontal separation.**

COMMENT:

The applicant is providing a minimum 20-ft. front setback for the proposed townhouses, therefore layering of private and public spaces can be provided with the development.

- 2. **Guiding Principle. For all housing types the front setback, even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.**

COMMENT:

The applicant is providing a minimum 20-ft. setback, therefore there is adequate transition between the public realm, the proposed front porches, and the private realm of the townhouse units.

3. Fundamental Requirements.

- a. **Must choose from the following Front Yard Types:**
 - 1) **Front Yard Type 1: Neighborhood (see figure below)**
 - 2) **Front Yard Type 2: Urban (see figure below)**

COMMENT:

The submitted Site Plan and Building Floor Plans demonstrate that the front yards of the proposed townhouse units are consistent with Type 1 standards. A lawn area will be provided in the gateway area, a paved walkway will connect the sidewalk to the building entrance, and a balustrade can be provided for the covered front porch.

- D. **Alleys.** Alleys are critical in limiting the number of driveways accessing lots from the street edge. They also allow for housing types, especially those that occupy narrow lots, such as townhouses or tiny houses, to sit alongside more conventional lot widths.

COMMENT:

The attached site plan demonstrates that the subject property is constrained by the location of the floodplain, 60-ft. slope setback line, and required extension of NE Marjorie Lane. Due to the narrow depth of the developable portions of the site, alleys are not proposed.

- E. **Garages.** These standards apply to all garages that are accessory to a dwelling whether they are attached or detached to the primary dwelling.

COMMENT:

Per Section 17.11.070(I), this universal design standard does not apply to the proposed townhouse development.

- F. **Compatibility.**

- 1. **Guiding Principle.** New housing should be compatible with its surrounding context while introducing new shape, size and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.

COMMENT:

The applicant is proposing single-family housing on the subject site, which is consistent with existing single-family uses in the neighborhood. However, the proposed development includes attached townhouse units, which provides a new type of housing for the area. Since both housing types are typically owner-occupied dwellings, the new housing will be harmonious with existing detached homes in the neighborhood.

- 2. **Fundamental Requirements - Siting.**

- a. **Single dwellings, duplexes, triplexes, quadplexes, tiny houses, and dwellings within cottage clusters that are of the same or very similar design must be separated by at least two lots and may not be directly across from one another. Similar design consists of exterior elevations that utilize the same or similar rooflines, projections, garage doors, paint colors, building**

materials, window sizes and orientation.

COMMENT:

The applicant is proposing to develop townhouses on 20 lots within the subdivision. Since the residential use is not a single dwelling, duplexes, triplexes, quadplexes, tiny houses, or cottage dwellings, the above standards do not apply. However, the applicant's Building Floor Plans and Elevations demonstrate that 3 different building designs are proposed for the 5 townhouse structures on the site.

- b. On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties of a different scale.**

COMMENT:

The proposed development does not include multiple buildings of varying scales, therefore the above standards do not apply.

- c. Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.**

COMMENT:

The applicant has submitted a Neighborhood Master Plan (Sheet C-5), demonstrating that the proposed setbacks and building volumes are consistent with existing development in the neighborhood.

- d. Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.**

COMMENT:

The applicant is not proposing courtyard apartments, therefore the above standard does not apply.

3. Fundamental Requirements – Human Scale Design. Front and public-facing building

facades must meet all of the following requirements:

- a. **Facades shall provide vertical offsets, projections, or recesses to break up the building façade. Vertical projections may encroach into exterior side yard setbacks by up to 20 percent of the required setback distance.**

COMMENT:

The submitted Building Plans and Elevations demonstrate that the proposed front facades include 1 and 2-story gable projections that break up the building façade.

- b. **Elevations shall include horizontal elements the width of the façade. The horizontal elements shall mark the break between floors or be located along rooflines, and may include fascia, band course, band molding, bellyband, or belt course.**

COMMENT:

The applicant's Building Plans include roof fascias that break up the lower and upper stories of the proposed structures.

- c. **A minimum of two types of building materials shall be used on the front elevations.**

COMMENT:

The submitted Building Elevations illustrate that a combination of vertical board and batten materials, and horizontal lap siding, are proposed for the front elevations of the townhouse structures.

- d. **Trim with a minimum size of 3 inches on all windows.**

COMMENT:

As required, the submitted Building Elevations demonstrate that minimum 3-in. trim will be provided for all windows.

- e. **In addition, front and public-facing building facades must provide at least four of the following options:**

- 1) Windows
- 2) Gables
- 3) Dormers
- 4) Architectural Bays
- 5) Awnings made of fabric, metal or wood framed
- 6) Change in wall planes
- 7) Ground floor wall lights/sconces
- 8) Transom windows
- 9) Balconies or decks
- 10) Columns or pilasters – not decorative

COMMENT:

The applicant's Building Elevations indicate that the front façade of each structure includes windows, gables, architectural bays, and changes in wall planes. Therefore, the above standards are met.

4. **Supplemental Requirements. Project must provide a minimum of three of the following elements.**
 - a. Use roof forms and bays to break up the overall mass of larger dwellings and reflect the building forms and scale of single dwellings.
 - b. Pair units under a single roof form and distinct building volume to provide massing reflective of detached dwellings.
 - c. Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.
 - d. Step back upper floors so that first two

stories frame the street and relate to the human scale and reduce visual impact of the third and higher floor.

- e. Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.
- f. Use horizontal elements the entire width of the front façade to mark break between floors or along roofline including band course, band molding, bellyband, or belt course.
- g. Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, dormers, eaves, gable, or dormer end brackets, corbels, or decorative wood timbers.
- h. Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.
- i. Step down taller buildings next to smaller buildings to enable buildings of larger scale but similar proportions to blend in with surroundings.

COMMENT:

The submitted Building Elevations demonstrate that at least three of the above elements are provided for facades which face the street. Each of the structures include varied roof forms and horizontal fascia boards to mark a break between the first and second floors. The front façade includes wall offsets to visually distinguish each living unit. In addition, varied roof forms and offset architectural bays break up the mass of the buildings and accentuate individual dwellings.

B. THREE MILE LANE AREA PLAN

Policies

The following policies shall guide development and future planning decisions in the Three Mile Lane area. These policies implement the Three Mile Lane Area Plan goals and describe how Great Neighborhood Principles are expected to be expressed in the future growth and development of the Three Mile Lane Area.

- 17. Architectural building design that includes simple roof forms (industrial and agricultural) is encouraged in the Three Mile Lane Area.**

COMMENT:

The proposed townhouse structures include simple gable roof forms which are consistent with industrial and agricultural uses in the Three Mile Lane Area.

- 18. Encourage a diversity of future housing forms, types, and design that respect the current character of the area.**

COMMENT:

The surrounding neighborhood consists of detached single-family housing on larger lots, while the proposed development provides attached single-family housing on smaller lots. As such, the proposed project increases the diversity of housing types in the area. The applicant has addressed how the proposed townhomes are compatible with existing housing in the narrative provided above.

- 20. Encourage site design and architecture that visibly convey the historic or current industry on the site (e.g., aviation, winemaking).**

COMMENT:

The submitted Building Elevations demonstrate that the proposed structures include the use of board and batten siding, which was historically used on agricultural structures. Therefore, this standard is met.

IV. SUMMARY AND CONCLUSIONS

Based on the above findings, the applicant has demonstrated compliance with applicable sections of the McMinnville Zoning Ordinance and the Three Mile Lane Area Plan. Therefore, the applicant requests that the concurrent Planned Development Amendment, Subdivision Tentative Plat, and Three Mile Lane Review applications be approved.