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COMMUNITY DEVELOPMENT  
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## Responses to Zone Change Application

Proposed Change from R-1 Single Family Zone to R-4 Multi-Family and Conditional Use  
Developed in Two Phases

1945 SW 2<sup>nd</sup> Street  
Yamhill County Taxlot R4419AD-01500

1. *What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property.*

Zone change from single-family residential R-1 to multi-family residential R-4 with conditional use where the first phase will be a dental office as an accessory use and the second phase will be primary use of multi-family residential housing. The reason for the change is to maximize infill land uses and accommodate community need for a variety of housing types as and access to health services.

2. *Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol 2).*

The zone change is consistent with the surrounding land uses. Neighboring properties are single-family residential R-2 to the north, R-1 on the property to the east where a power substation is the present use, R-2 to the south across SW 2<sup>nd</sup> Street where Salvation Army is located, and R-4 multi-family residential to the west.

### **Volume II Goals and Policies**

*Preserve Quality of Air, Water, and Land Resources within the Planning Area II:01.12 city shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.*

Air, Water, and Land Resources Preservation II Response:

Residential and dental office uses will be compatible to the surrounding residential, power generation, and religious service uses. The dental office will operate normal business hours and will not emit loud, disturbing, or unnecessary noise. Plant material will be used to separate the land uses and to buffer the development from the traffic along SW 2<sup>nd</sup> St; in accordance with safe and visible access into the site and as required by development code.

*Employment Diversification IV: 21.02 city shall encourage and support expansion or relocation of high-wage businesses in McMinnville; 21-03 city shall support existing businesses and the establishment of locally owned businesses; 27.00 neighborhood commercial uses will consist of neighborhood oriented businesses located on collector or arterial streets; 28.00 commercial planned development should be encouraged in the*

*proximity of intersection of Hill Road and 2<sup>nd</sup> Street to service the needs of people in western McMinnville.*

**Employment Diversification IV Response:**

As part of a conditional use, the dental office will be an accessory use to the neighboring multi-family housing as an expansion of the woman-owned business/dental practice that was established in McMinnville in 2008. Dental medical services are high-wage jobs and the new building will accommodate for future job growth. SW 2<sup>nd</sup> Street has the capacity to provide access to the site and the accessory use aligns with the small-scale commercial land use encouraged for sites near Hill Road and SW 2<sup>nd</sup> Street.

*Housing V: 58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities; 59.00 opportunities for multiple-family 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 land development regulations of the City; 68.00 McMinnville shall encourage compact urban development in the urban service area; 69.00 McMinnville shall explore the utilization of innovative land use regulatory ordinances to integrate the functions of housing, commercial, and industrial developments in a compatible framework; 70.00 McMinnville shall continue to update zoning and subdivision ordinances to include innovative land development techniques and incentives for a variety of housing types, densities, and price ranges to meet present and future community needs; 71.07 R-1 zoning designation applied to limited areas; 71.08 R-2, R-3, and R-4 permitted on lands exhibiting services and facilities capacity, within one mile of transit, lower sloped areas in West Hills, direct access from collector or arterial streets; 71.09 high density residential development (8-30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments: 1) areas not committed to low density, 2) areas with direct access from collector or arterial streets, 3) areas not subject to development limitations, 4) where existing facilities have the capacity for development, 5) areas within one-quarter mile of existing or planned public transportation, 6) areas buffered from low density residential areas to maximize privacy of established low density areas; 71.13 criteria determining areas appropriate for high-density residential development: 1) areas not committed to low or medium density development, 2) areas buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential, 3) areas with direct access from a major collector or arterial street, 4) areas not subject to development limitations, 5) areas where existing facilities have the capacity for additional development, 6) areas within one-half mile wide corridor centered on existing or planned public transit routes, 7) areas within one-quarter mile from neighborhood and general commercial shopping centers, and 8) areas adjacent to either private or public permanent open space; 86.00 dispersal of new multiple-family housing development will be encouraged throughout the residentially designated areas in the city to avoid a concentration of people, traffic congestion, and noise; 90.00 greater residential densities shall be encouraged to locate along major and minor arterials, within one-quarter mile from*

*neighborhood and general commercial shopping centers, and within a one-half mile wide corridor centered on existing or planned public transit routes; 91.00 multiple-family housing developments, including condominiums, boarding houses, lodging houses, rooming houses but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined to have sufficient traffic carrying capacities; 92.00 high-density housing developments shall be encouraged to locate along existing or potential public transit routes; 92.01 high-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use; 92.02 high-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation; 99.00 adequate level of urban services, 1) sanitary sewer, 2) storm sewer, 3) streets, 4) water; (121.00) discourage direct access of small-scale residential developments onto major/minor arterial streets and major collector streets; (126.00) adequate off-street parking and loading facilities; (187.50) McMinnville Great Neighborhood Principles, 1) natural feature preservation, 3) parks and open space, 4) pedestrian friendly, 5) bike friendly, 8) human scale design, 9) mix of activities, 11) housing for diverse incomes and generations, 12) housing variety.*

Housing V Response:

(58.00) The proposed development is a creative approach to land utilization in the city's urban service area and the density will be consistent with neighboring developments. (59.00, 68.00, 69.00, 70.00) The development concept adds to the mix of housing types available that are in high demand. The city has also identified a particular need for multiple-family housing options that this development will help to satisfy by offering smaller, townhouse style, individual two-story attached housing units for tenant and owner-occupied options. (71.08) The site is fully served by public and private utilities; with transportation access from SW 2<sup>nd</sup> Street. The zone change from R-1 to R-4 will help meet the city's objective for higher density on flat sites with access from collector or arterial streets and one mile from area transit. (71.09) The development will be high-density residential units with nine townhouse style dwelling units per acre. The current zoning of the site is lower density; however, the surrounding uses are electric power substation, multiple-family residential, residential, and religious services. The development is buffered by a collector/arterial street. The site is flat, with sufficient utilities to serve the construction of the first phase dental office. Additional sewer capacity is needed to complete the second phase multiple-family housing units. The dental office and housing units are on a major street with direct access to public transit. The development is within one-quarter mile to commercial services and one and one-half miles to downtown McMinnville. Open space is located directly east of the site at Calvary Chapel and West McMinnville Linear Park is roughly one-quarter mile away. (86.00) The development meets the dispersal requirement with its location along a major street and surrounding residential housing units of varying densities. (90.00, 91.00, 92.00) Located on SW 2<sup>nd</sup> Street, there is direct access to public transit resources and commercial amenities are located about one-quarter mile west and downtown McMinnville is one and a half miles east. (92.01) The proposed development is

surrounded by compatible uses and is not near undesirable places or uses. The power generation substation on R1 zoned land directly east of the site is screened. Plant materials will be used to further enhance the site and buffer the uses. (92.02, 99.00) The first phase dental office and second phase high density multiple-family residential are ideally situated for easy access to public transportation, shopping, schools, and parks. All utilities are available to accommodate the construction of the first phase dental office. Additional sewer capacity is needed for the second phase multiple-family residential. The construction of the second phase will be timed with the upgrade to the city sewer service. (121.00, 126.00) Direct access from SW 2<sup>nd</sup> Street will serve eight to nine housing units and a dental office and adequate off-street parking has been provided to avoid on-street parking. Bicycle parking is also provided. (187.50) There are not significant natural features, wetlands, wooded areas, or landmark trees on the site. Mature trees conflict with the development plan and will be replaced with landscape elements that enhance the site and fit the location. West McMinnville Linear Park is about one-quarter mile from the location and the owner will work with the City of McMinnville to possibly reduce the number of dwelling units by one unit to include an open space or gathering space for the benefit of the residents. Sidewalks and pedestrian connections will link the residents and dental office to SW 2<sup>nd</sup> Street to access transit, bicycle, and pedestrian resources to commercial centers, parks, schools, and downtown McMinnville. The dental office and housing units will be well designed and will create a small-scale neighborhood feeling. Landscape elements will also be used to enhance the space and make it inviting for people to dwell and actively use the site. Lighting will also be included for safety and to create visual interest. The accessibility and geographical nature of the location is ideal to permit easy access by transit, bicycle, walking, or vehicular transportation for the residents and employees. The number and size of dwelling units will increase the housing variety in McMinnville as well as the pricing for the housing.

3. *If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.*

NA.

4. *If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation.*

NA.

5. *Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely.*

Surrounding properties are fully developed with similar uses. The zone change from R-1 to R-4 is timely because McMinnville has identified a need for multi-family housing options.

6. *Describe any changes in the neighborhood or surrounding area which might support or warrant the request.*

Surrounding zones are higher density R-2 and R-4.

7. *Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.*

The pre-development meeting with McMinnville Public Works, Wastewater Services, and McMinnville Water and Light indicated that the site is adequately served for the first phase dental office. The construction of the second phase multiple-family R4 density development will be coordinated with the City of McMinnville to align with their installation of added sewer capacity.

8. *Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?*