

Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

519-19-000519-Plng

Office Use Only:	
File No.	20419
Date Received	8-23-19
Fee	3709.00
Receipt No.	201147
Received by	SP

Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

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

Applicant Name MD BUILDERS, INC Phone 971-241-7038

Contact Name DOUG EGAN Phone _____
 (If different than above)

Address PO BOX 175

City, State, Zip McMINNVILLE, OR 97128

Contact Email douglas@md-builders.com

Property Owner Information

Property Owner Name MELINDA JUDD Phone 971-237-7377
 (If different than above)

Contact Name _____ Phone _____

Address 815 NW 18TH PLACE

City, State, Zip McMINNVILLE, OR 97128

Contact Email mindy.judd.00@gmail.com

Site Location and Description

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

Property Address 1945 ^{NW} 2ND ST

Assessor Map No. R4419 -AD -01500 Total Site Area 0.94 ACRES

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation RESIDENTIAL Zoning Designation R-1

This request is for a:

Comprehensive Plan Amendment

Zone Change

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

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). (ATTACHED)

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. (ATTACHED)

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. (ATTACHED)

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

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


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. See Attached

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

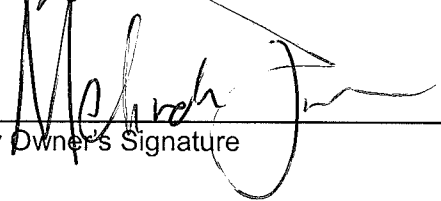
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
- A legal description of the parcel(s), preferably taken from the deed.
- Compliance of Neighborhood Meeting Requirements.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

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

 President MDR Builders Inc
Applicant's Signature

8-23-2019
Date

 DMD
Property Owner's Signature

8/23/2019
Date

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 2nd 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 2nd Street SW where Salvation Army is located, and R-4 multi-family residential to the west.

Volume II Goals and Policies

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 2nd 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 2nd 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 2nd Street.

Housing V: 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.

Housing V Response:

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. The concept provides a variety of housing types that are in high demand in the community. The site is fully served by public and private utilities; with transportation access from SW 2nd 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.

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 proposed development.

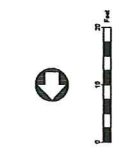
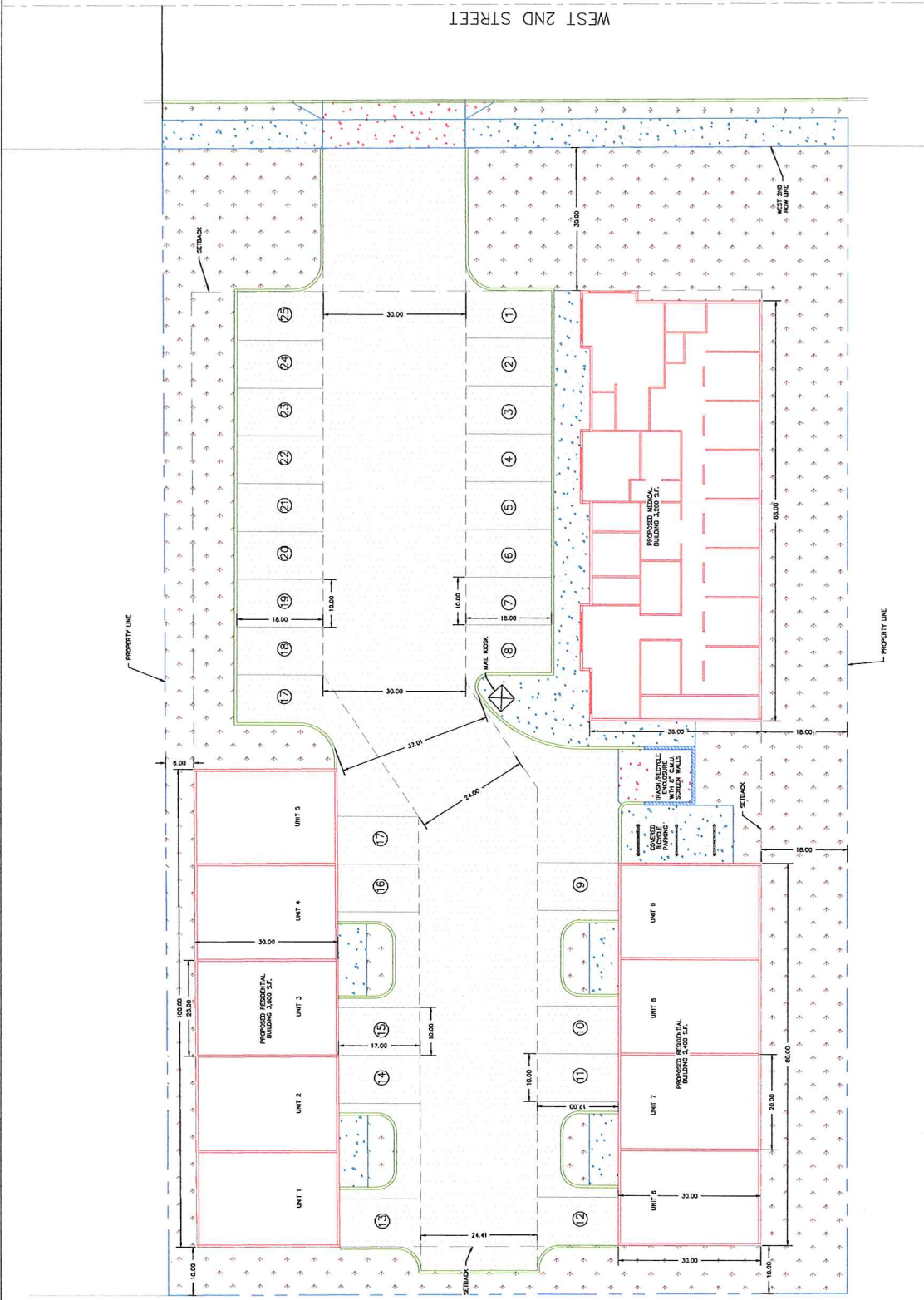
8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

EXHIBIT A

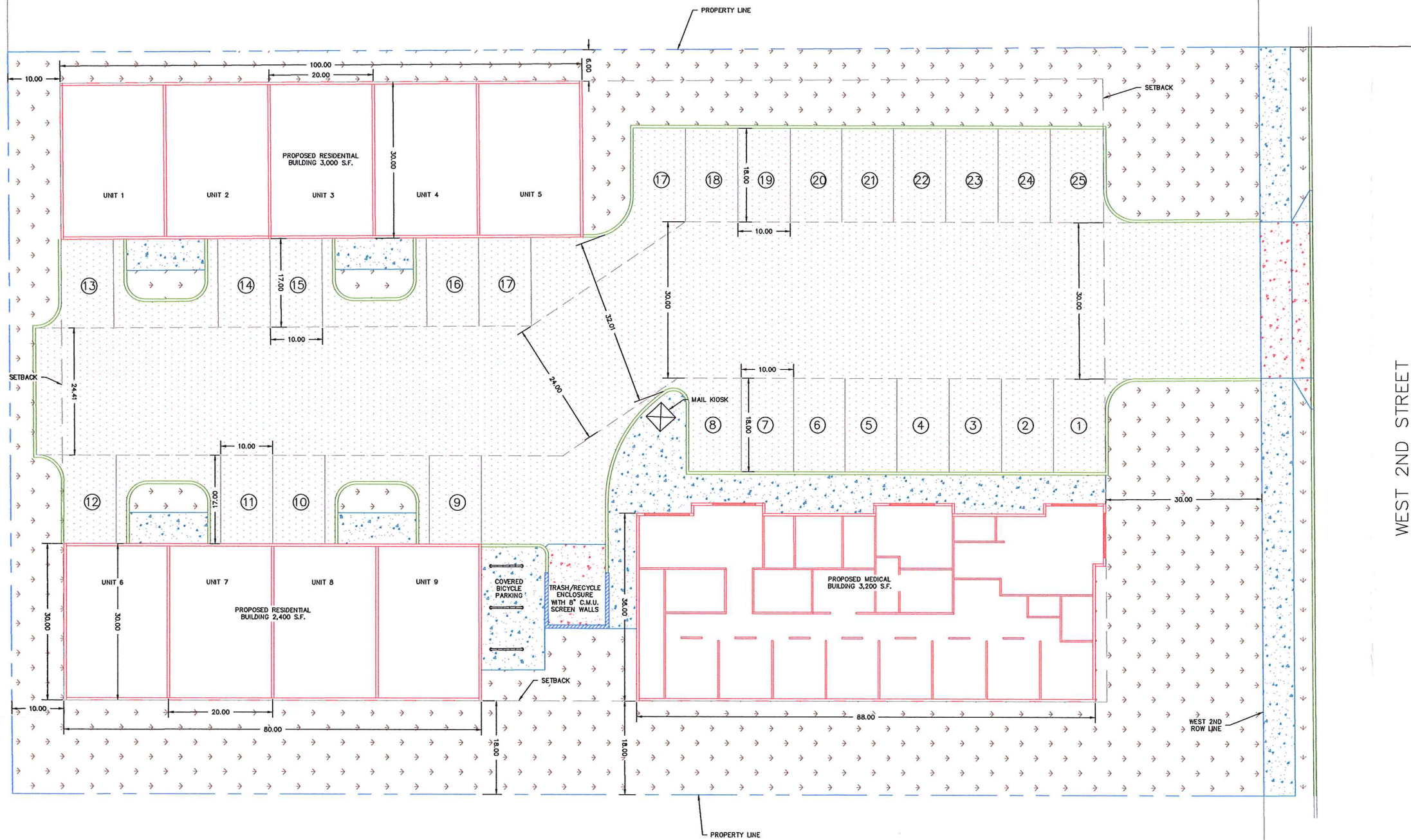
LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:



Part of the Solomon Beary Donation Land Claim #54 in Section 19, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:



BEGINNING at a point in the center of the County Market Road #27, South 89° 39' West 1247.93 feet from the Northwest corner of the S.F. Staggs Donation Land Claim #55 in said Township and Range; thence North along the West line of a tract of land deeded to H.W. DEVLIN, et ux. by deed recorded May 31, 1960, in Deed and Mortgage, Film Volume 10, Page 940, to a point which is 270 feet North from the South line of said Donation Land Claim #54; thence South 88°17'10" East to the Northwest corner of that certain 0.80 acre tract conveyed by H.W. DEVLIN, et ux. to the UNITED STATES OF AMERICA by deed recorded March 9, 1965, in Film Volume 43, Page 778, Deed and Mortgage Records; thence South 1°42'50" West along the West line of said United States of America tract 270 feet to the South line of said Donation Land Claim #54; thence Westerly along said Donation Land Claim line in the center of the County Road to the place of beginning.




-  ASPHALT PAVING — 12,462 S.F. = 35%
-  PEDESTRIAN CONCRETE PAVING — 2,587 S.F. = 7%
-  BUILDINGS — 8,600 S.F. = 24%
-  VEHICULAR CONCRETE PAVING — 477 S.F. = 1%
-  LANDSCAPING — 11,566 S.F. = 33%
- TOTAL LAND AREA 35,692 S.F.**




 ASPHALT PAVING - 12,462 S.F. =35%
 LANDSCAPING - 11,566 S.F. =33%

 PEDESTRIAN CONCRETE PAVING - 2,587 S.F. =7%
 VEHICULAR CONCRETE PAVING - 477 S.F. =1%

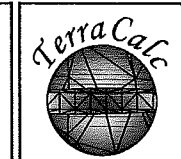
 BUILDINGS - 8,600 S.F. =24%
 TOTAL LAND AREA 35,692 S.F.

JUDD M/U DEVELOPMENT
PRELIMINARY SITE PLAN



Land Surveying, Inc.
 1615 NE Miller St.
 McMinnville, OR 97128
 (503) 857-0935
 www.Terra-calc.com

REVISIONS:
08/02/2017
DRAWN BY:
K.J.P.



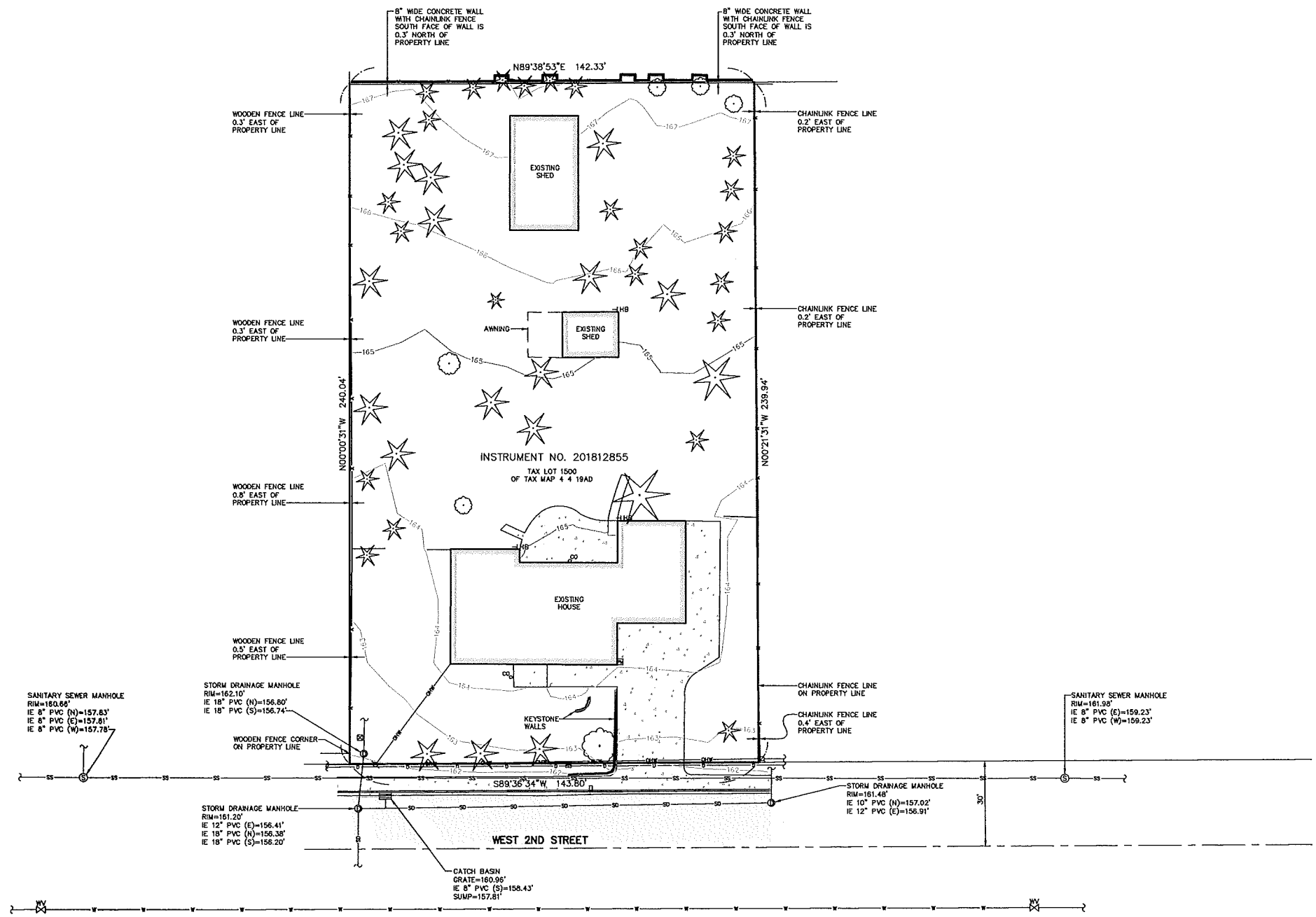
Land Surveying
1615 NE Miller St.
McMinnville, OR 97128
(503) 857-0935
www.terra-calc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2008
DARRIN S. HARR
55,181

RENEWAL DATE: 6-30-19

DR. JUDD PROPERTY
TOPOGRAPHIC SURVEY
LOCATED IN THE NE 1/4 OF SECTION 19, T. 4 S., R. 4 W., W.M.
MCMINNVILLE, OREGON
FOR: DR. JUDD

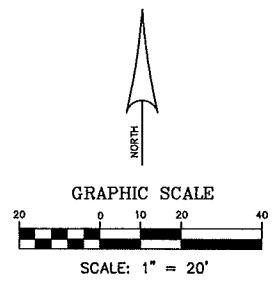


VERTICAL DATUM:
PROJECT DATUM: NAVD 88
DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEODOS9 AND LOCAL ORGN STATION DATA.

- LEGEND:
- EXISTING ASPHALT
 - EXISTING CONCRETE
 - UNDERGROUND STORM DRAINAGE LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - FENCE
 - OVERHEAD POWER LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SANITARY SEWER MANHOLE
 - STORM DRAINAGE MANHOLE
 - CATCH BASIN
 - COMMUNICATIONS RISER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - ELECTRICAL METER
 - UNKNOWN CLEANOUT
 - HOSE BIB
 - UTILITY POLE
 - MAILBOX

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.
UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.



REVISIONS	DESCRIPTION:
REV:	

DATE	5/7/19
DRAWN	DSH
SURVEYOR	DSH
CHECKED	DSH
JOB NO.	DJP001
DRAWING NAME	TOPO
SHEET NO.	1 OF 1