

BAKER CREEK NORTH DEVELOPMENT

DEVELOPMENT TEAM:

- STAFFORD DEVELOPMENT COMPANY: Applicant
- CIVIL ENGINEERING: Westech Engineering
- SURVEYING: Barker Surveying
- GEOTECHNICAL ENGINEERING: GeoPacific Engineering
- PLANNING: Cascadia Planning + Development Service
- SITE DESIGN: Planning & Land Design
- NATURAL RESOURCES: Environmental Science & Assessments
- ENVIRONMENTAL: Rapid Soil Solutions

BAKER CREEK NORTH DEVELOPMENT

WHO WE ARE:

- Stafford Development Company, LLC
- Principals: Gordon Root, Rick Waible
- Project Manager: Morgan Will
- Stafford is a Local Developer and Home Builder.
- We work in Communities, such as McMinnville, and:
 - Forest Grove
 - Dundee
 - Tigard
 - Woodburn
 - Mt. Angel
 - Dallas
 - Sandy
 - Canby
 - Molalla

BAKER CREEK NORTH DEVELOPMENT



WHAT WE BUILD:

- Multiple Award Winning Builder & Developer
- Innovative Approach to Community Development
- Dedicated to the ABC's of Housing: ATTAINABILITY-BALANCE-CHOICE
- Communities with a Diversity of Housing Types & Lot Sizes
- Predominantly "SPEC" Home Builder
- Focus on Building "High Performance Homes"
- We make available many of the Lots we Develop to other Builders

BAKER CREEK NORTH DEVELOPMENT



SUMMARY OF APPLICATIONS:

- COMPREHENSIVE PLAN MAP AMENDMENT
 - The project area is already designated for residential and commercial use on the comprehensive plan.
 - Our Comp Plan Map Amendment request is to reduce the area of the commercial designation to the shape of Parcel "A", and increase the area of the residential component.

BAKER CREEK NORTH DEVELOPMENT



SUMMARY OF APPLICATIONS:

- COMPREHENSIVE PLAN MAP AMENDMENT
- ZONING MAP AMENDMENT
 - Most of the site has remnant county zoning.
 - Our Zoning Map Amendment request is to:
 - Rezone all of the residential area R4, and
 - Rezone the commercial area C3

BAKER CREEK NORTH DEVELOPMENT



SUMMARY OF APPLICATIONS:

- COMPREHENSIVE PLAN MAP AMENDMENT
- ZONING MAP AMENDMENT
- PLANNED DEVELOPMENT AMENDMENT
 - The existing commercial planned development area from 1995 will be Amended with this request.
 - The commercial PD area will be congruent with Parcel "A".
 - It will match the shape of the amended comp plan & zoning map.
 - It will amend the PD conditions to meet today's needs.

BAKER CREEK NORTH DEVELOPMENT



SUMMARY OF APPLICATIONS:

- COMPREHENSIVE PLAN MAP AMENDMENT
- ZONING MAP AMENDMENT
- PLANNED DEVELOPMENT AMENDMENT
- RESIDENTIAL PLANNED DEVELOPMENT AND PHASED SUBDIVISION
 - The residential planned development will be built over 10 Phases.
 - It will place a PD overlay on all the area zoned R4.
 - The PD is mostly conforming to the code standards of the R4 zone.

BAKER CREEK NORTH DEVELOPMENT



- RESIDENTIAL PLANNED DEVELOPMENT (continued)

9 Modifications Requested:

 1. Lot Size: Area & Orientation
 - The overall average lot size is 4,930 sq. ft.
 - Large & Medium lots' average size is 5,769 sq. ft., over the minimum lot size of 5,000 sq. ft. in the R4 zone.
 - Small lots' average size is 2,758 sq. ft., more than the 2,500 sq. ft. minimum size of a townhouse lot in the R4 zone (Section 17.21.010.G.3).

BAKER CREEK NORTH DEVELOPMENT




- RESIDENTIAL PLANNED DEVELOPMENT

9 Modifications Requested:

- Lot Size: Area & Orientation
- Setbacks
 - Yards meet the R4 standards for the most part.
 - 66% of the lots to have 5' side yard instead of the standard 6' setback.
 - 6% of the lots have 4' internal side yard setbacks.
 - Small alley served lots have two 3' side setbacks


BAKER CREEK NORTH DEVELOPMENT




- RESIDENTIAL PLANNED DEVELOPMENT

9 Modifications Requested:

- Lot Size: Area & Orientation
- Setbacks
- Frontage
 - Some lots are on a curve, or served by a flag pole, thus the standard frontage is not met, but the lot shape is regular.



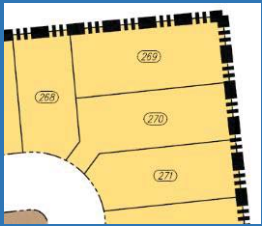
BAKER CREEK NORTH DEVELOPMENT



- RESIDENTIAL PLANNED DEVELOPMENT


9 Modifications Requested:

- Lot Size: Area & Orientation
- Setbacks
- Frontage
- Private Drives
 - The request is to allow common driveways for flag pole served lots.



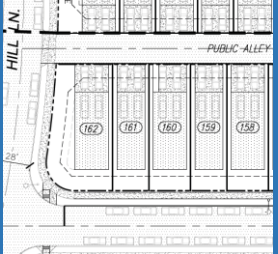
BAKER CREEK NORTH DEVELOPMENT

- RESIDENTIAL PLANNED DEVELOPMENT
- 9 Modifications Requested:
 - Lot Size: Area & Orientation
 - Setbacks
 - Frontage
 - Private Drives
 - Driveways
- The Site Plan exhibits show the proposed driveways.
- Widths vary from 18'-30' wide for two to three car garages.




BAKER CREEK NORTH DEVELOPMENT

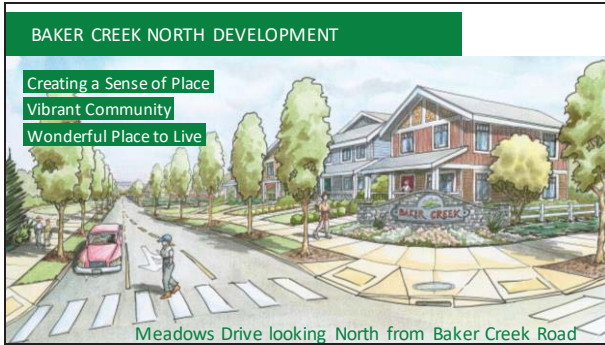
- RESIDENTIAL PLANNED DEVELOPMENT
- 9 Modifications Requested:
 - Lot Size: Area & Orientation
 - Setbacks
 - Frontage
 - Private Drives
 - Driveways
 - Alleys
- Small lots are proposed to have garage access from an alley to preserve the public streetscape.

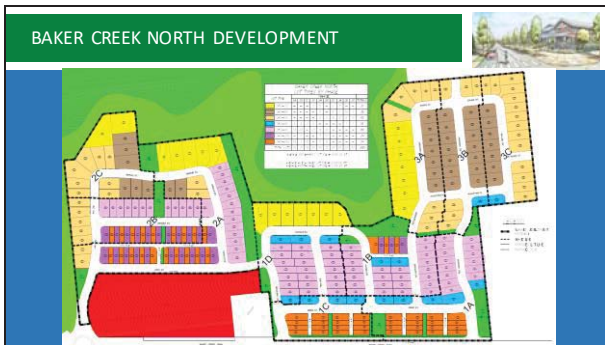


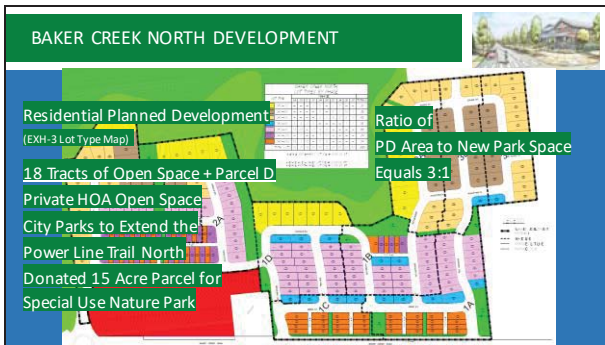
BAKER CREEK NORTH DEVELOPMENT

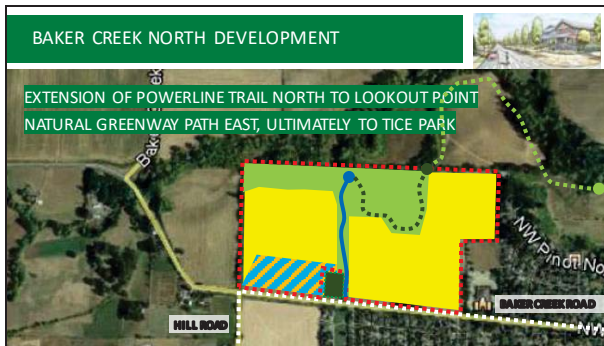
- RESIDENTIAL PLANNED DEVELOPMENT
- 9 Modifications Requested:
 - Lot Size: Area & Orientation
 - Setbacks
 - Frontage
 - Private Drives
 - Driveways
 - Alleys
 - Blocks
- A few blocks exceed the maximum dimension, and open spaces with mid-block paths are provided to ensure adequate internal circulation.



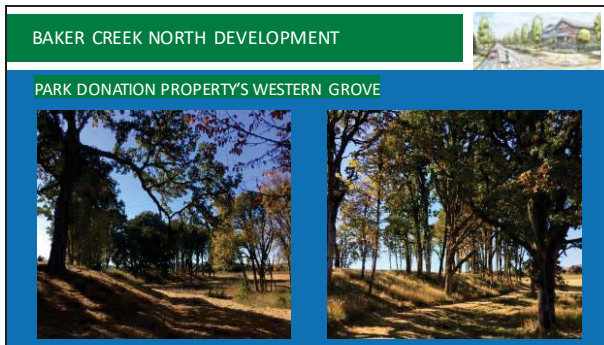


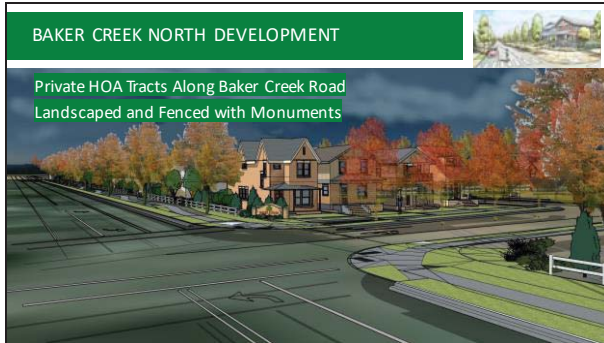




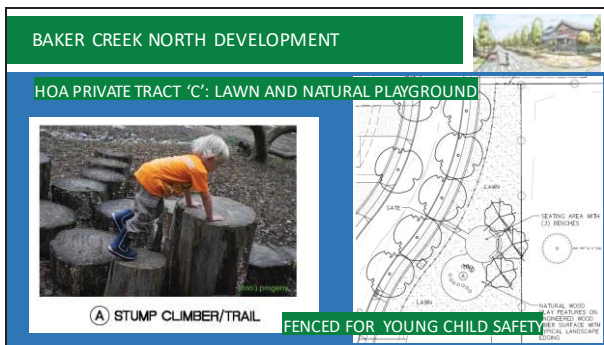












BAKER CREEK NORTH DEVELOPMENT

HOA PRIVATE TRACT 'F': OVERLOOK AND PICNIC SHELTER



TYPICAL SHELTER STRUCTURE

ACCESS TO SPECIAL USE PARK

BAKER CREEK NORTH DEVELOPMENT

HOA PRIVATE TRACT 'R': LAWN, PLAYGROUND AND PICNIC AREA



OVER 100-FOOT LONG GRASS PLAY ZONE

BAKER CREEK NORTH DEVELOPMENT

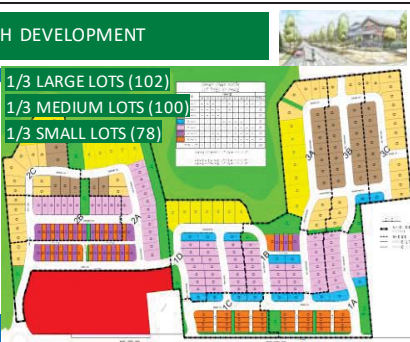
Seven Typical Lot Types:

1. SFD – 70
2. SFD – 60
3. SFD – 50
4. SFD – 45
5. SFD – 40
6. SFDA – 30
7. SFDA - 26

Single Family Detached = SFD
A = Alley



BAKER CREEK NORTH DEVELOPMENT

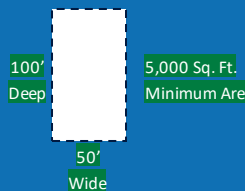


Number of Dwellings
BCN Lot Type # Units

1. SFD-70	21 Units
2. SFD-60	36 Units
3. SFD-50	45 Units
4. SFD-45	16 Units
5. SFD-40	84 Units
6. SFDA-30	24 Units
7. SFDA-26	54 Units
Total:	280 Units

1/3 LARGE LOTS (102)
1/3 MEDIUM LOTS (100)
1/3 SMALL LOTS (78)

BAKER CREEK NORTH DEVELOPMENT

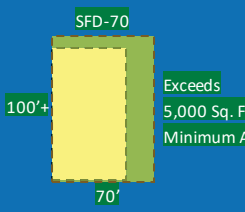


WHAT IS A "LARGE LOT" IN THE PD?

WHAT IS A STANDARD LOT IN THE R4 ZONE?

100' Deep
50' Wide
5,000 Sq. Ft. Minimum Area

BAKER CREEK NORTH DEVELOPMENT




WHAT IS A "LARGE LOT" IN THE PD?

WHAT IS A STANDARD LOT IN THE R4 ZONE?

"LARGE LOTS" IN THE PD:
1. SFD - 70

SFD-70
100'+
70'
Exceeds 5,000 Sq. Ft. Minimum Area

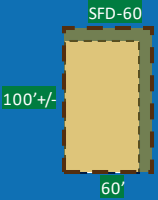
BAKER CREEK NORTH DEVELOPMENT 

WHAT IS A "LARGE LOT" IN THE PD?

WHAT IS A STANDARD LOT IN THE R4 ZONE?


"LARGE LOTS" IN THE PD:

1. SFD – 70
2. SFD – 60



SFD-60

Exceeds 5,000 Sq. Ft. Minimum Area

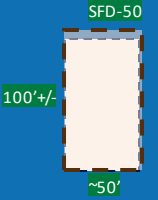
BAKER CREEK NORTH DEVELOPMENT 

WHAT IS A "LARGE LOT" IN THE PD?

WHAT IS A STANDARD LOT IN THE R4 ZONE?


"LARGE LOTS" IN THE PD:

1. SFD – 70
2. SFD – 60
3. SFD – 50



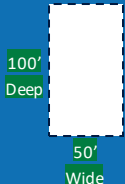
SFD-50

Exceeds 5,000 Sq. Ft. Minimum Area

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WHAT IS A "MEDIUM LOT" IN THE PD?

HOW DOES THE PD MODIFY A STANDARD LOT TO CREATE A "MEDIUM LOT"?




100' Deep

50' Wide

5,000 Sq. Ft. Minimum Area

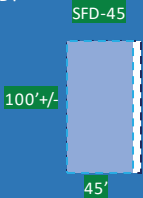
BAKER CREEK NORTH DEVELOPMENT



WHAT IS A "MEDIUM LOT" IN THE PD?

HOW DOES THE PD MODIFY A STANDARD LOT TO CREATE A "MEDIUM LOT"?


"MEDIUM LOTS" IN THE PD:
4. SFD - 45



SFD-45

Average Over
4,600 Sq. Ft.
In Area

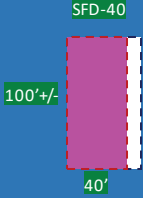
BAKER CREEK NORTH DEVELOPMENT



WHAT IS A "MEDIUM LOT" IN THE PD?

HOW DOES THE PD MODIFY A STANDARD LOT TO CREATE A "MEDIUM LOT"?


"MEDIUM LOTS" IN THE PD:
4. SFD - 45
5. SFD - 40



SFD-40

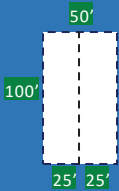
Average Over
4,100 Sq. Ft.
In Area

BAKER CREEK NORTH DEVELOPMENT




WHAT IS A "SMAL LOT" IN THE PD?

WHAT IS A COMMON WALL LOT IN THE R4 ZONE?

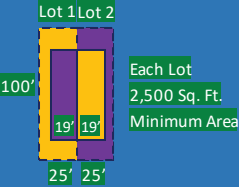


Each Lot
2,500 Sq. Ft.
Minimum Area

BAKER CREEK NORTH DEVELOPMENT




WHAT IS A "SMAL LOT" IN THE PD?
 WHAT IS A COMMON WALL LOT IN THE R4 ZONE?

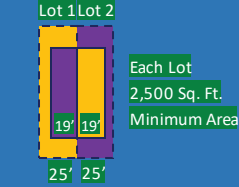


Each Lot
 2,500 Sq. Ft.
 Minimum Area

BAKER CREEK NORTH DEVELOPMENT




WHAT IS A "SMAL LOT" IN THE PD?
 WHAT IS A COMMON WALL LOT IN THE R4 ZONE?
 HOW DOES THE PD MODIFY A COMMON WALL LOT TO CREATE A "SMAL LOT"?

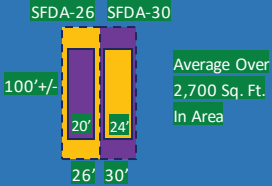


Each Lot
 2,500 Sq. Ft.
 Minimum Area

BAKER CREEK NORTH DEVELOPMENT



WHAT IS A "SMAL LOT" IN THE PD?
 WHAT IS A COMMON WALL LOT IN THE R4 ZONE?
 HOW DOES THE PD MODIFY A COMMON WALL LOT TO CREATE A "SMAL LOT"?



Average Over
 2,700 Sq. Ft.
 In Area

"SMALL LOTS" IN THE PD:
 6. SFDA - 30
 7. SFDA - 26

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Standards for the Seven Typical Lot Types:

1. SFD – 70
2. SFD – 60
3. SFD – 50
4. SFD – 45
5. SFD – 40
6. SFDA – 30
7. SFDA – 26

See EXH-5

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1. SFD – 70

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1. SFD – 70

Larger than a standard R-4 Lot

- 10,962 SF Lot Area Average
- 20' Garage & Rear Setbacks
- 15' Building Setback
- 5' Side Yard Setbacks
- 60' Wide Dwelling Unit
- 4-6 Off-Street Parking Spaces

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2. SFD - 60

SFD-60
KLE

BAKER CREEK NORTH DEVELOPMENT

2. SFD - 60

Larger than a standard R-4 Lot

- 5,978 SF Lot Area Average
- 20' Garage & Rear Setbacks
- 15' Building Setback
- 5' Side Yard Setbacks
- 50' Wide Dwelling Unit
- 4-6 Off-Street Parking Spaces

SFD-60
KLE

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3. SFD - 50

SFD-50
KLE

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3. SFD - 50

- Similar to a standard R-4 Zone Lot
- 6,578 SF Lot Area Average
- 20' Garage & Rear Setbacks
- 15' Building Setback
- 5' Side Yard Setbacks
- 40' Wide Dwelling Unit
- 4 Off-Street Parking Spaces



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SFD-45 & SFD-40 Streetscape

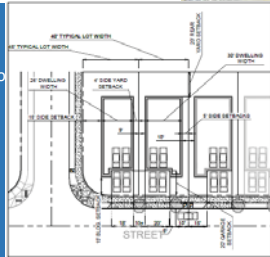


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4. SFD - 45

- Planned Development R-4 Zoned Lot
- 4,693 SF Lot Area Average
- 20' Garage & Rear Setbacks
- 15' Building Setback
- 4' Side Yard Setbacks
- 26' Wide Dwelling Unit
- 4 Off-Street Parking Spaces
- Mostly on Corner Lots



SFD-45 & SFD-40

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5. SFD – 40

Similar to a standard R-4 Zone Lot

- 4,154 SF Lot Area Average
- 20' Garage & Rear Setbacks
- 15' Building Setback
- 5' Side Yard Setbacks
- 30' Wide Dwelling Unit
- 4 Off-Street Parking Spaces

SFD-45 & SFD-40

BAKER CREEK NORTH DEVELOPMENT

6. SFDA – 30

Interspersed with SFDA-26

SFDA-30 & SFDA-26

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6. SFDA – 30

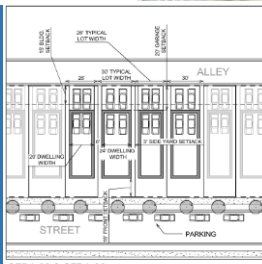
Interspersed with SFDA-26

Similar to an Attached Lot in the R-4 Zone

- 2,977 SF Lot Area Average
- 20' Rear Garage Setback
- 15' Building Setbacks
- 3' Side Yard Setbacks-no common wall
- 24' Wide Dwelling Unit
- 4 Off-Street Parking Spaces –
- Alley loaded Garage preserving the Public Streetscape

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7. SFD - 26



SFDA-30 & SFDA-26

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7. SFD - 26

Similar to an Attached Lot in the R-4 Zone

- 2,660 SF Lot Area Average
- 20' Rear Garage Setback
- 15' Building Setbacks
- 3' Side Yard Setbacks-no common wall
- 20' Wide Dwelling Unit
- 4 Off-Street Parking Spaces
- Alley loaded Garage preserving the Public Streetscape




BAKER CREEK NORTH DEVELOPMENT

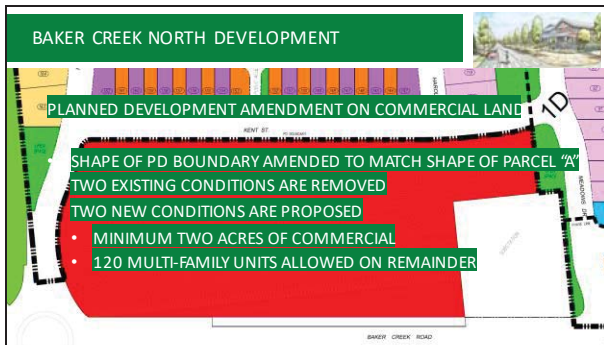
EXTENSION OF STUBBED STREETS:

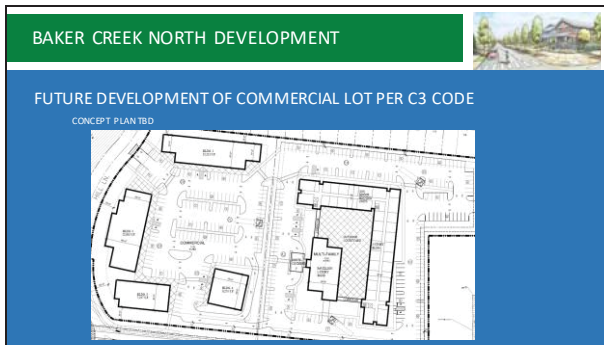
- Blake Street
- Shadden Drive
- Meadows Drive
- Hill (Road) Lane


Plus a Network of New Internal Local Streets And Alleys










BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

Applicant requests the Planning Commission change the following:

Planned Development PD 1-19 COA # 9:
 Access for McMinnville Water & Light


- Replace with new proposed text for a easement at a more appropriate location

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RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

PD 1-19 COA #18:
 Driveway Width Modification Request #5 (page 5 Attachment D)


- Replace with an approval, as a variance is allowed by ORD. 12.20.080

BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

PD 1-19 COA #20 (& Subdivision S 1-19 COA#11):
 Architectural Design Book


- Remove condition(s), which unjustifiably allows City Planning Staff to seize control of home design from the builders and the market demands.
- The proposed PD creates better lots, and the minor variances requested do not warrant forfeiture of home design control to the government.
- The conveyance of open space, landscaping, and paths sufficiently address the need for the developer to offset requested PD Variances, and is what the code calls for.

BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

PD 1-19 COA #20 (& S 1-19 COA#11):
Architectural Design Book (continued)

- If the Planning Commission will not remove the condition(s) because it finds any set of lot types proposed to warrant City control over builders of architectural design of homes, then modify the condition(s) to required lot standards be applied only to those lots, not all lots in the development, or
- The Planning Commission could condition the Applicant to modify the site plan that the subject lots are modified to conform to the R4 zone code, instead of forfeiting design of homes on those lots to the City.

BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes


Applicant requests the Planning Commission change the following:

Planned Development Amendment PDA 2-19 COA #1:
Repeal and Conditions Carried Forward

- Revise to state:

Ordinance 4633 is repealed in its entirety. Conditions of approval #1 from Ordinance 4633 ~~there~~ is still applicable to the amended Planned Development District boundary based on the current Planned Development Amendment ~~are~~ and is carried forward.

- Site design review will remain required by the Planning Commission.


BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

PDA 2-19 COA #2:
Allowing Multi-Family Dwellings.

- Revised to state:

That up to 120 multiple family dwelling units are allowed within the amended Planned Development Overlay District boundary, where the boundary conforms to "Parcel A" on the Applicant's drawing "EXH-1" described as Exhibit "C" – Inst. No. 201904865 in the Yamhill County Records, but only if the multiple family units are integrated with neighborhood commercial uses. "Integrated" means that the units, within a comfortable walking distance and are connected to each other, with direct access and without the use of vehicles and/or pathways. The integration of multiple family units and neighborhood commercial uses shall be done within a mixed-use building or a development plan that integrates the uses between buildings – in a manner found acceptable to the Planning Commission.


BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

PDA 2-19 COA #3 & #7 are acceptable to the Applicant as written.

PDA 2-19 COA #4, #5, #6, & #8 are requested to be removed in their entirety.

- COA #4, #5, #6, & 8 are not needed since per Applicant proposed revisions to PDA 2-19 COA #1, the ORD. 4633 COA(1) will carry forward.
- ORD. 4633 COA(1) will regulate site design, and upon review of a commercial development plan proposed in the future the Planning Commission can consider any needed added conditions at that time.
- Since no site plan is proposed, there are no special objectives that warrant additional conditions of approval such as PDA 2-19 COA #4 and #8.


BAKER CREEK NORTH DEVELOPMENT 

RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

Applicant requests the Planning Commission change the following:

Tentative Subdivision S-19 COA # 8:
Offering Lots for Sale

- The Applicant requests removal of this COA in its entirety.
- It is based on a Comprehensive Plan Policy requiring City staff to develop a policy to require developers to offer lots for sale.
- The Applicant does not believe it is legal for the City to condition this.
- Plus the Applicant regularly sells the majority of its lots to other builders, so the COA is not needed, in addition to not being warranted by findings.

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RECOMMENDED CONDITIONS OF APPROVAL – Requested Changes

Comprehensive Plan Map Amendment and Zone Change
The Comprehensive Plan Map Amendment (CPA 1-19) and Zone Change (ZC 1-19) requests are subject to the review criteria in Section 17.74.020 of the MMC and require the applicant to demonstrate that:

A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;

B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;

C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map. In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.