

Comprehensive Plan Amendment, Zone Change, Planned Development Amendment, Planned Development, Subdivision and Landscape Plan Requests

Ordinances 5084, 5085, 5086, 5087, 5088, & 5089
CPA 1-19/ZC 1-19/PDA 2-19/PD 1-19/S 1-19/L 12-19
Baker Creek North

City Council – Public Hearing
January 28, 2020

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SITE LOCATION



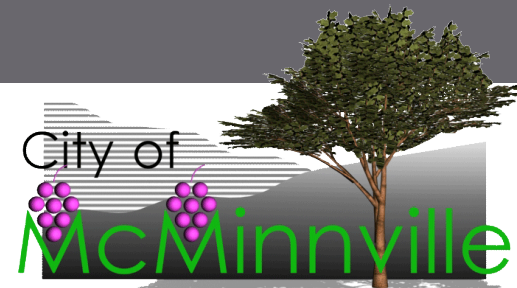
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LAND USE REQUESTS

1. **CPA 1-19, Comprehensive Plan Map Amendment** on the southwestern portion of the site to reduce the size of an existing area designated as Commercial on the Comprehensive Plan Map. The proposed amendment would result in the Commercial designation being reduced from 11.3 acres to 6.62 acres, and the remaining 4.68 acres of existing Commercially designated land being designated as Residential;
2. **ZC 1-19, Zone Change** from mix of R-1 (Single Family Residential) and EF-80 (remnant County Exclusive Farm Use zone from prior to annexation) to a mix of 6.62 acres of C-3 (General Commercial) and 48.7 acres of R-4 (Multiple Family Residential);

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LAND USE REQUESTS

- 3. PDA 2-19, Planned Development Amendment** to reduce the size of the existing Planned Development Overlay District governed by Ordinance 4633 to the size of the proposed 6.62 acre C-3 (General Commercial) site and amending the conditions of approval of the Commercial Planned Development Overlay District to allow up to 120 multiple family dwelling units and require a minimum of 2 acres of neighborhood commercial uses on the site;
- 4. PD 1-19, Planned Development** to allow for the development of 280 single family detached dwelling units, public right-of way improvements, and open spaces on the proposed 48.7 acres of R-4 (Multiple Family Residential) land with modifications from the underlying zoning requirements for lot size, setbacks, lot dimensions and frontages, driveway widths, alley widths, block lengths, block perimeter lengths, street tree spacing standards, and street tree setbacks from utilities;

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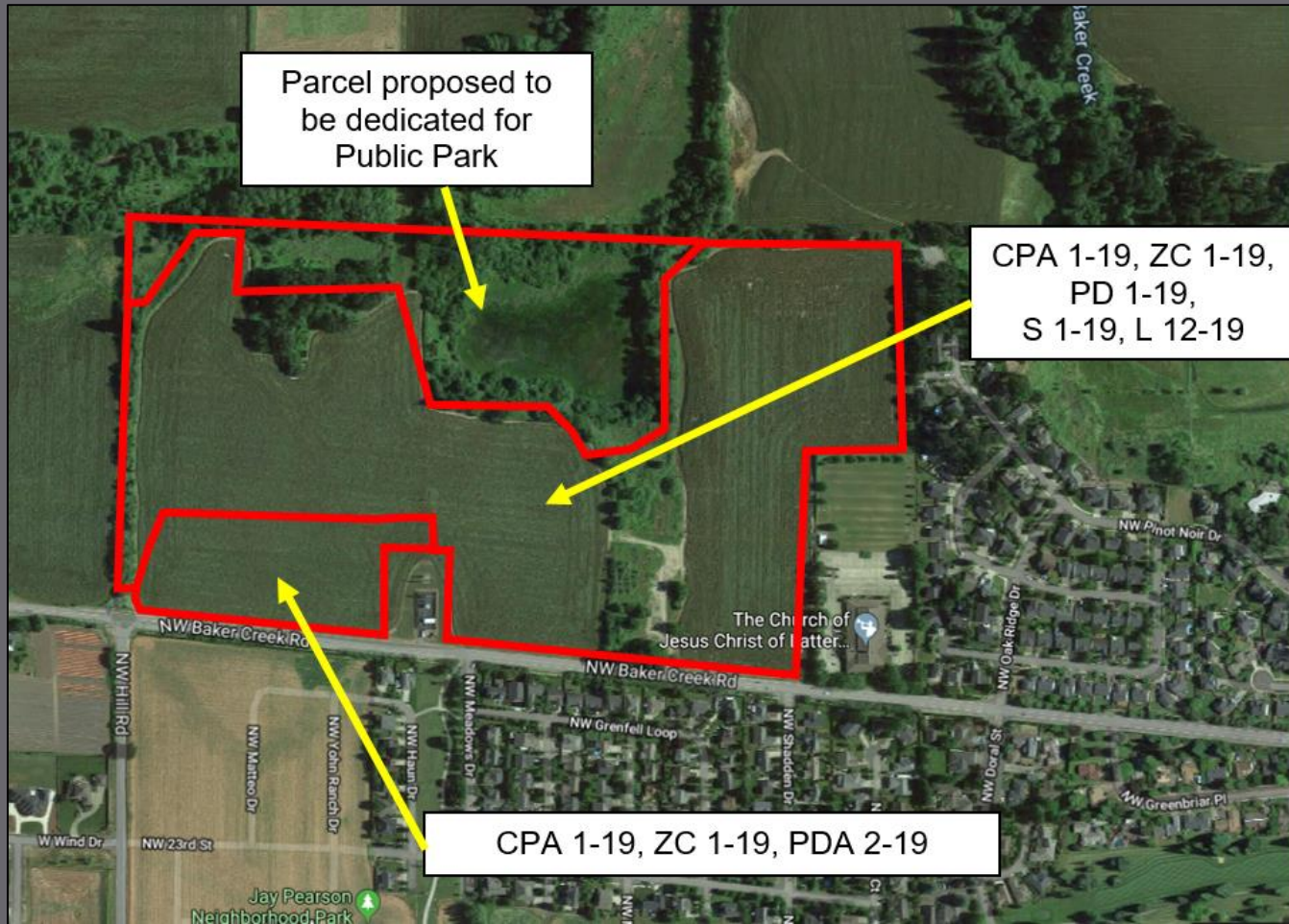
LAND USE REQUESTS

5. **S 1-19, Tentative Subdivision** to allow for a 10-phase subdivision including a total of 280 single family detached dwelling units, public right-of-way improvements, and open spaces consistent with the proposed Planned Development plan;
 6. **L 12-19, Landscape Plan Review** for the landscaping of proposed open space tracts within the subdivision phases and a street tree plan for the planting of street trees in the planter strips within the right-of-way adjacent to the single family dwelling unit lots.
- All applications submitted for concurrent review per MMC Section 17.72.070
 - All applications subject to review process with City Council final decision

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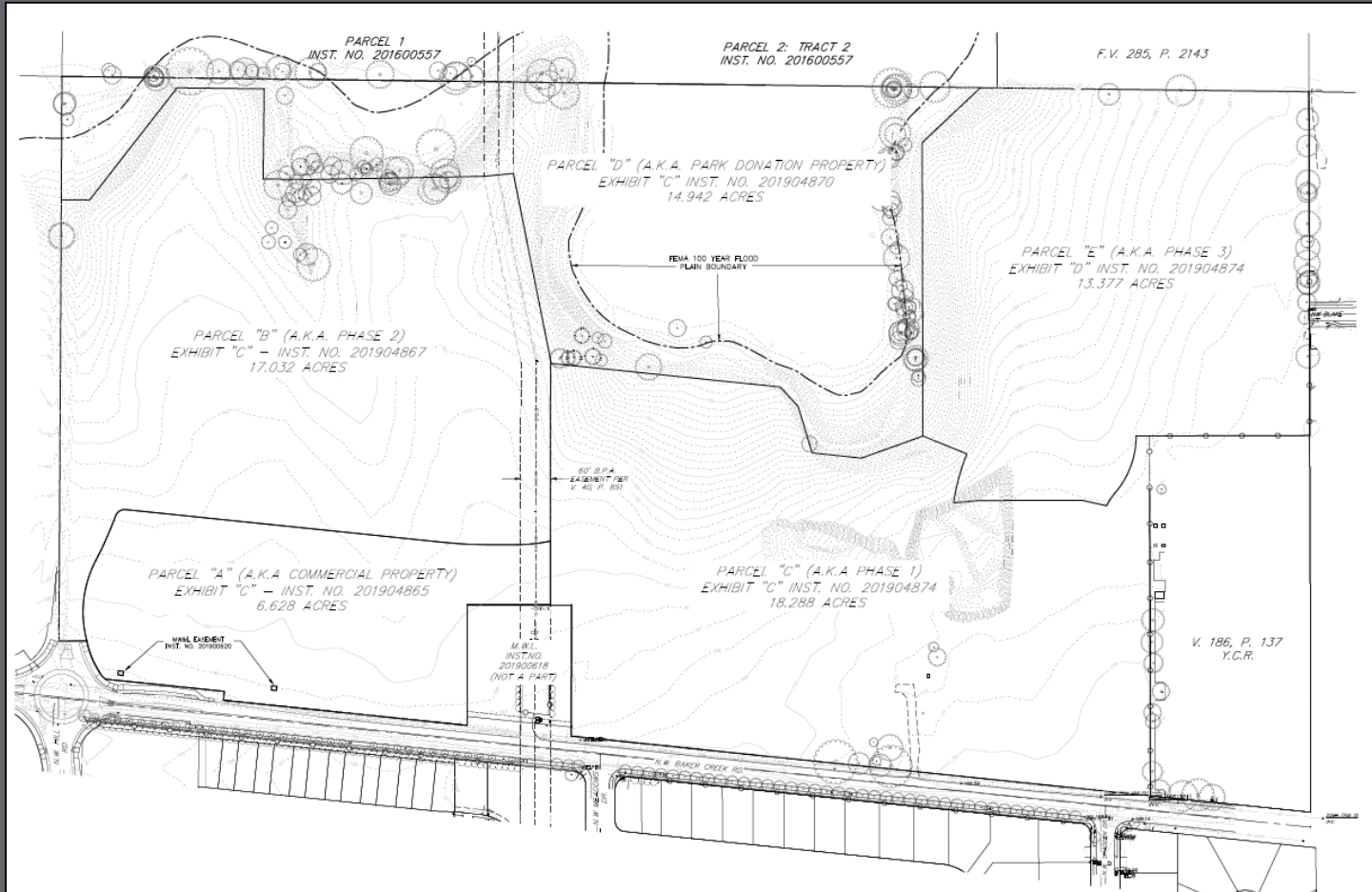
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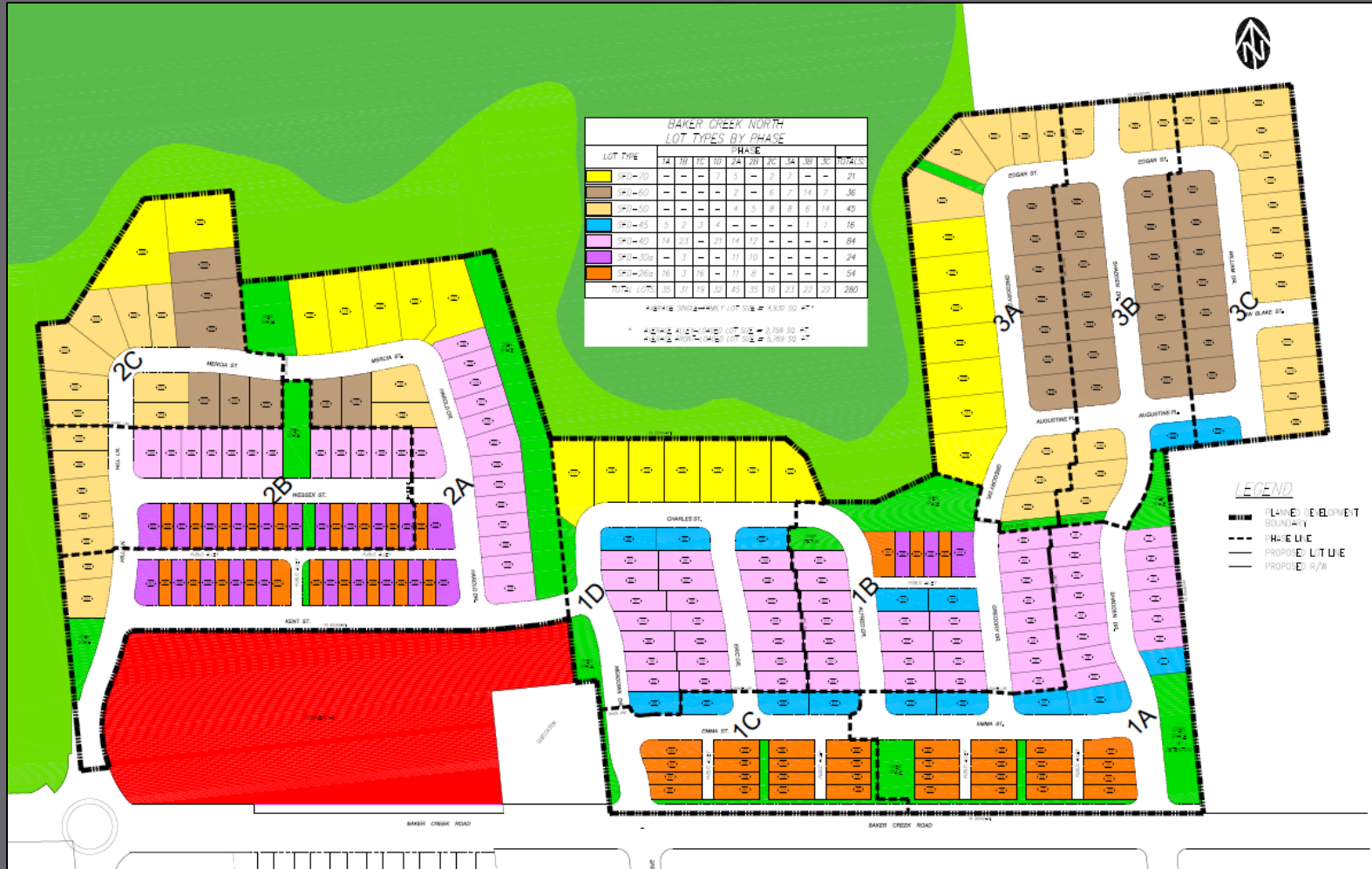


SITE LOCATION



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PROPOSED DEVELOPMENT PLAN

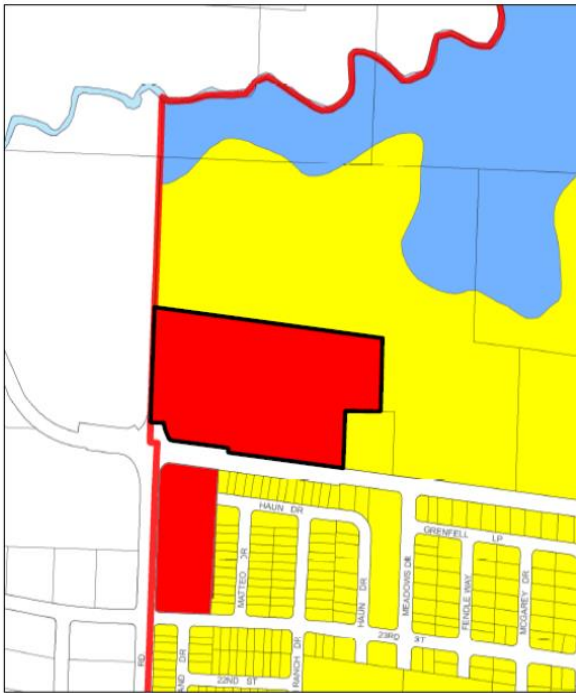


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COMP PLAN AMENDMENT (CPA 1-19)

Existing Comprehensive Plan Map
Baker Creek North Area

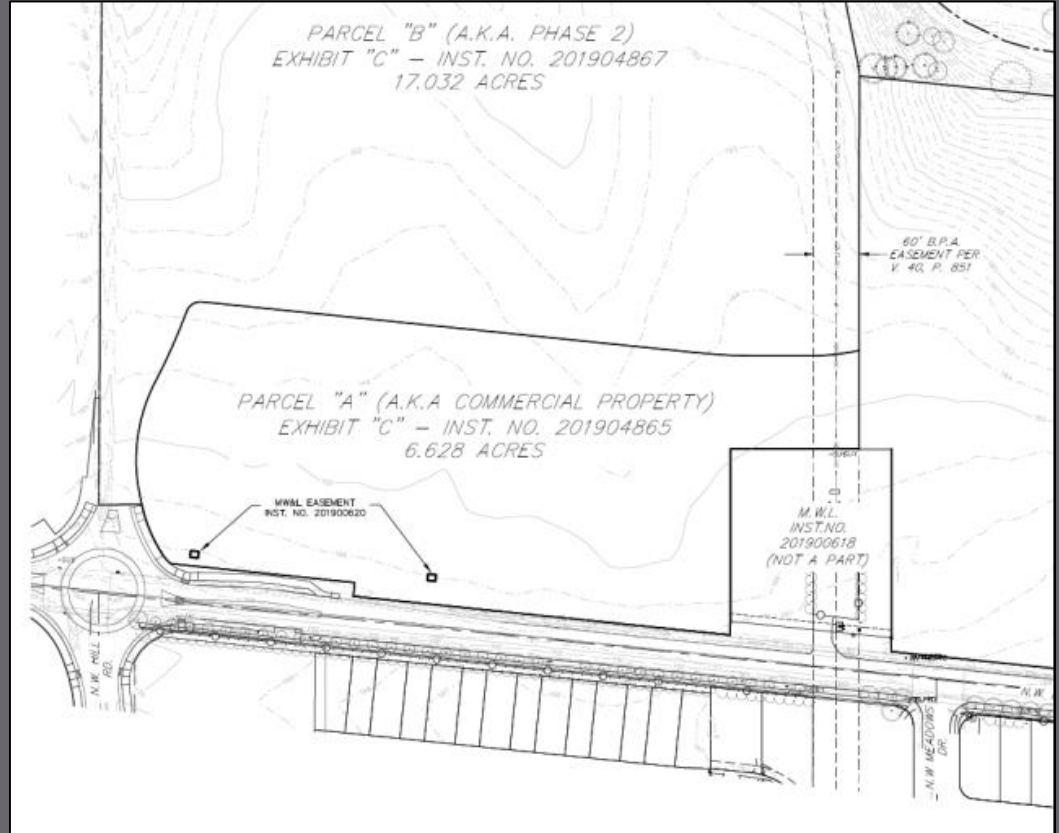


City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

- Tax Lots
- Subject Site
- Comprehensive Plan
 - Residential
 - Commercial
 - Industrial
 - Mixed Use Urban
 - Flood Plain



0 200 400 800 Feet

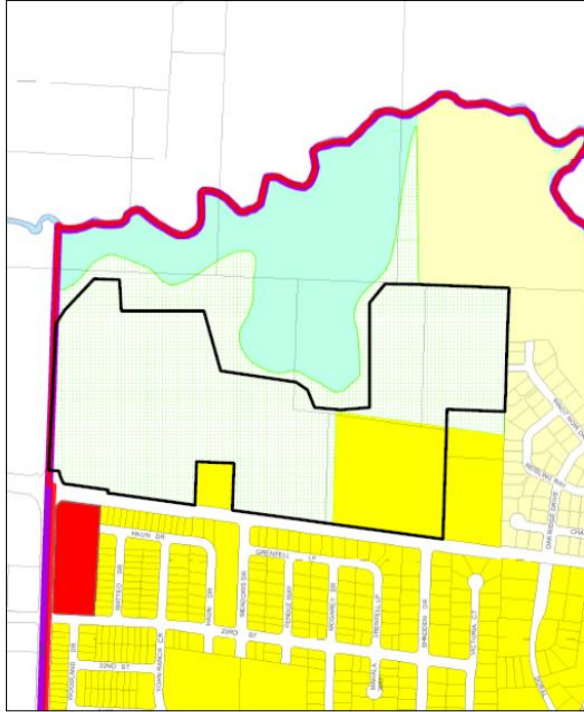


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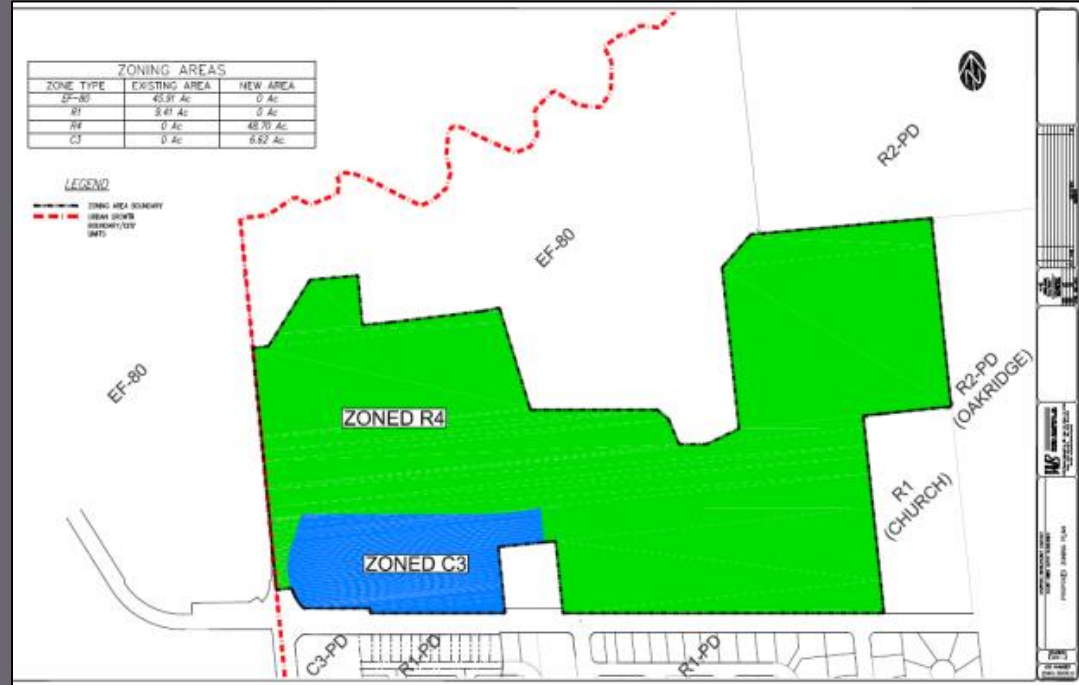
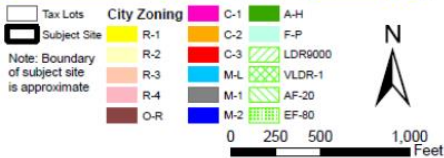


ZONE CHANGE (ZC 1-19)

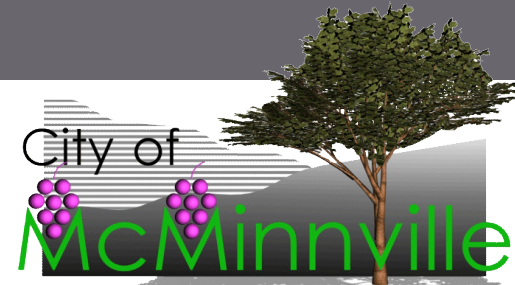
Existing Zoning
Baker Creek North Area

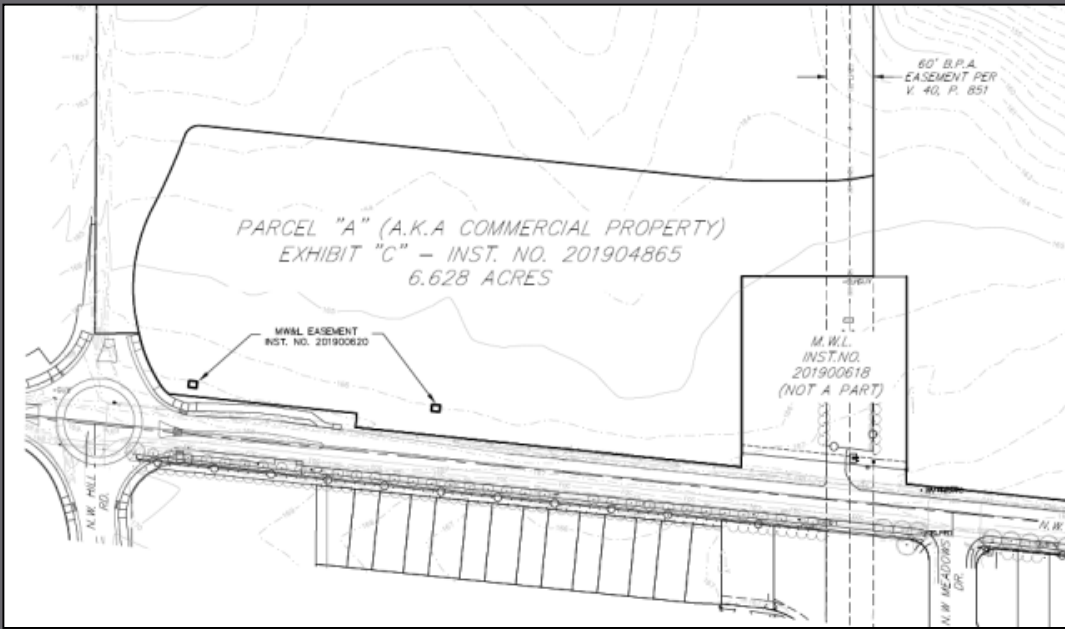


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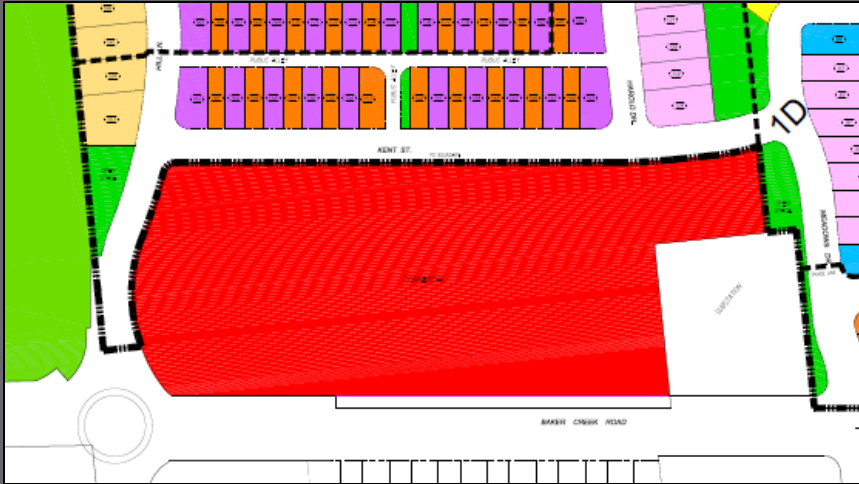


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Planned Development Amendment PDA 2-19

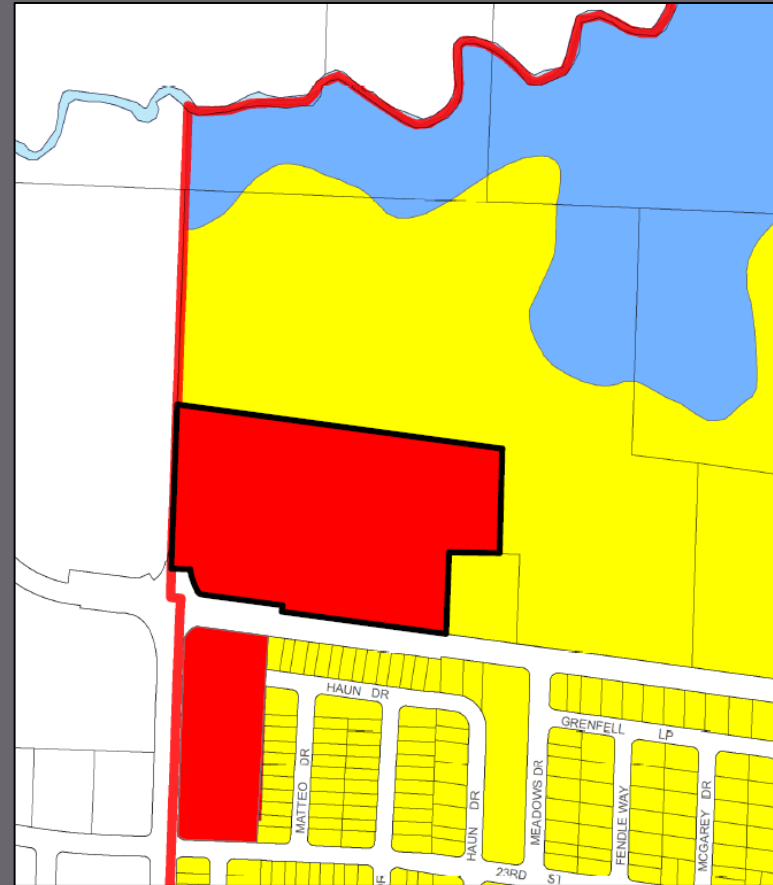


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PLANNED DEVELOPMENT AMENDMENT

- Ordinance 4633 – Commercial Planned Development Overlay District
- Request:
 - Reduce size of PD to be consistent with reduced Comprehensive Plan designation of Commercial land
 - Amend existing conditions of approval to allow:
 - Up to 120 multiple family units
 - Minimum of 2 acres of neighborhood commercial uses
 - No specific development plan submitted



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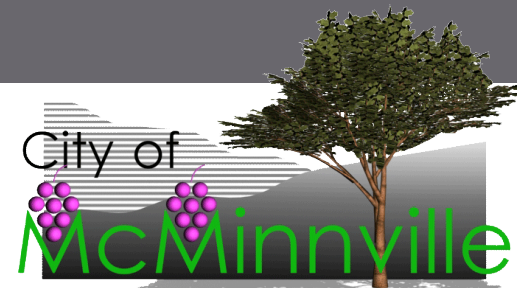


PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

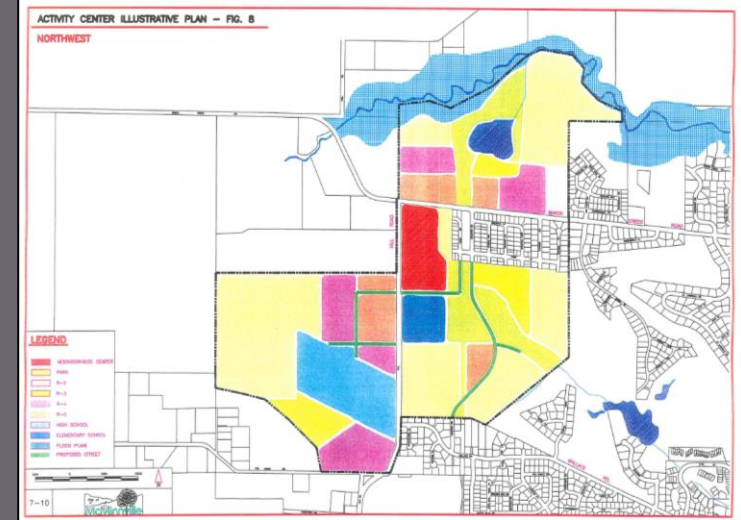
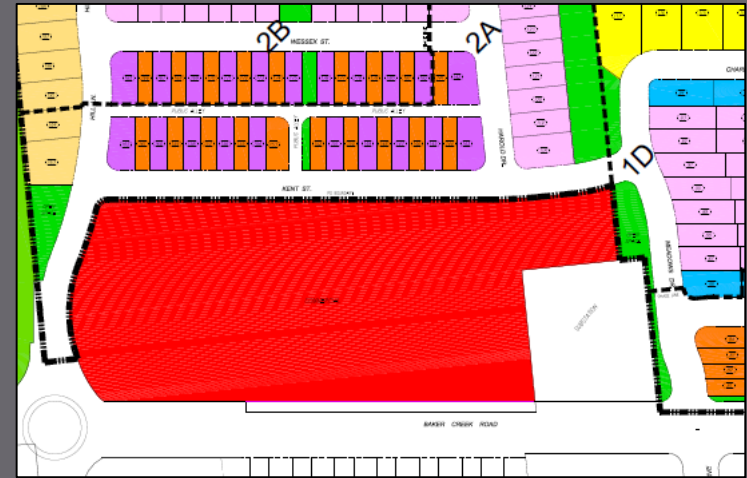
- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- Objectives of the proposed Planned Development Amendment:
 - Introduce a mix of uses by allowing multiple family dwelling units
 - Provide “neighborhood commercial uses” within the site to serve surrounding residential development
 - City Council must find that these special objectives, either as proposed or as revised with conditions of approval, warrant a departure from the standard regulation requirements
 - As an existing Planned Development Overlay District, standard regulation requirements are those required by Ordinance 4633

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PD AMENDMENT REVIEW CRITERIA

- Planning Commission found that special objectives can warrant departure from existing regulations in Ordinance 4633, if:
 - Development of site is designed appropriately given:
 - The location surrounded by residential uses and public parks
 - The intent to provide neighborhood serving commercial uses
 - Mixed uses (multiple family dwelling units and commercial uses) are integrated on site
 - Commercial uses are retained
 - Long history of planning for commercial uses in the NW area
 - Needed to support R-4 zone and multiple family residential



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PDA 2-19 CONDITIONS OF APPROVAL

- Condition #8: Require a minimum size of the commercial development of at least five (5) acres
 - Allow multiple family development on remaining two (2) acres and as mixed use development
- Condition #2: Allow up to 120 multiple family dwelling units, if integrated with neighborhood commercial uses
 - Intended to be incorporated in neighborhood scale development
 - Integration can be either in:
 - Mixed use buildings or
 - Integrated between buildings (must be approved by the Planning Commission)
 - Walking distance and pedestrian connections priority in integrated design

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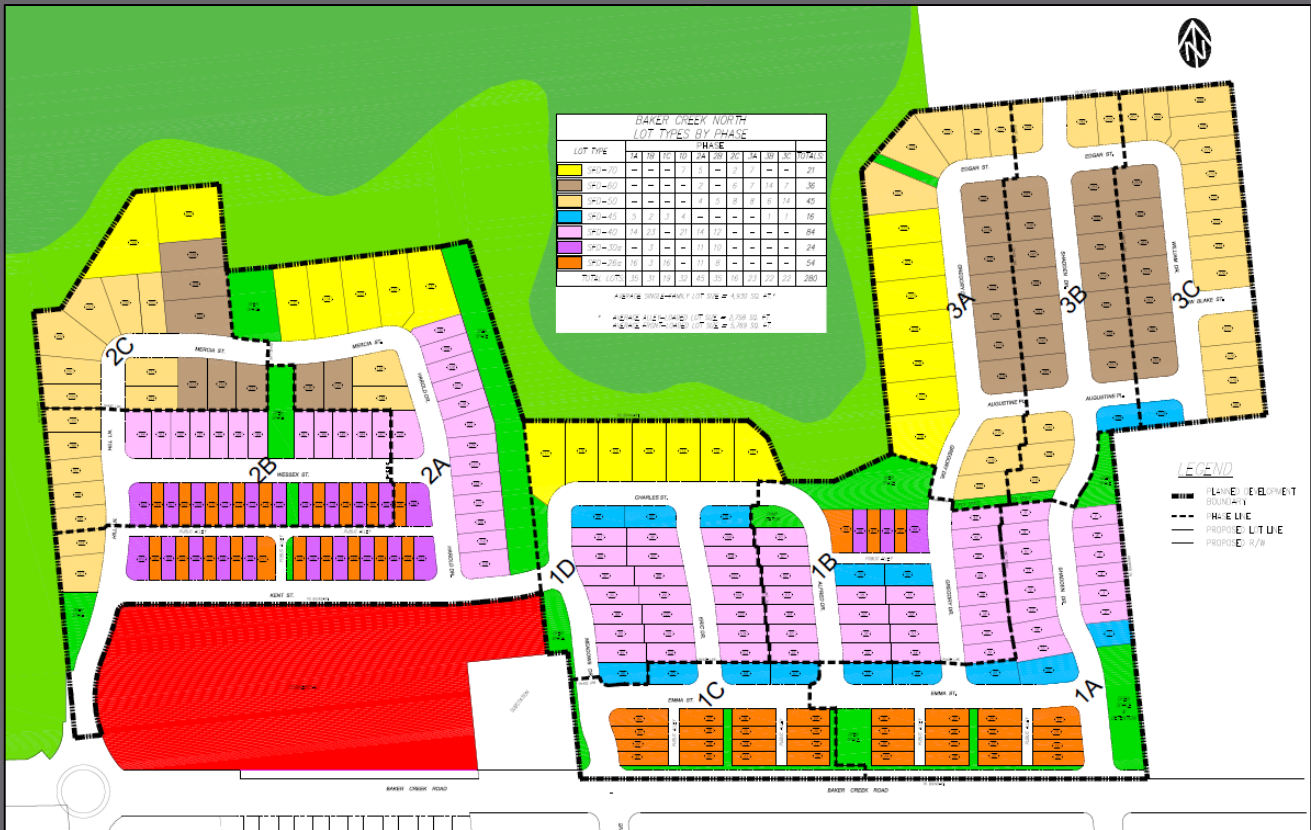


PDA 2-19 CONDITIONS OF APPROVAL

- Condition #3: Limit uses to neighborhood commercial uses
 - Uses that are permitted in C-1 (Neighborhood Business) zone
 - Restaurants
 - Limited to 10,000 square feet in size, except for grocery stores
 - Allow Planning Commission to review any other use for consistency with neighborhood-serving commercial
- Condition #4: Require detailed development plans to be reviewed and approved by Planning Commission
 - Site design requirements included to ensure neighborhood commercial scale and not strip development typical in other locations
 - Building entrances oriented toward street; Human scale building façades
 - Shared access and internal circulation to minimize strip commercial
 - Community gathering space, landscaping, and additional open space (if multifamily)

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Planned Development PD 1-19

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PLANNED DEVELOPMENT

- New Planned Development Overlay District to allow:
 - 280 Single Family Residential Lots
 - 18 Open Space Tracts
 - Dedication of Parcel for Public Park
- Includes requests for modifications from:
 - Minimum lot sizes (use of lot size averaging)
 - Reduced side yard setbacks
 - Lot dimensions (exceeding a 2:1 depth-to-width ratio)
 - Driveway & alley widths
 - Block length and block perimeter lengths
 - Street tree spacing standards

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LOT TYPES

<i>LOT TYPE</i>	<i>MIN. LOT AREA</i>	<i>MAX. LOT AREA</i>	<i>AVERAGE LOT AREA</i>
 <i>SFD-70</i>	8820 S.F.	17,977 S.F.	10,962 S.F.
 <i>SFD-60</i>	5400 S.F.	10,083 S.F.	5978 S.F.
 <i>SFD-50</i>	5060 S.F.	12,116 S.F.	6578 S.F.
 <i>SFD-45</i>	4216 S.F.	6484 S.F.	4693 S.F.
 <i>SFD-40</i>	3881 S.F.	6097 S.F.	4154 S.F.
 <i>SFD-30a</i>	2700 S.F.	4401 S.F.	2977 S.F.
 <i>SFD-26a</i>	2340 S.F.	4557 S.F.	2660 S.F.

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LOT TYPES BY PHASE

BAKER CREEK NORTH LOT TYPES BY PHASE											
LOT TYPE	PHASE										TOTALS:
	1A	1B	1C	1D	2A	2B	2C	3A	3B	3C	
 SFD-70	-	-	-	7	5	-	2	7	-	-	21
 SFD-60	-	-	-	-	2	-	6	7	14	7	36
 SFD-50	-	-	-	-	4	5	8	8	6	14	45
 SFD-45	5	2	3	4	-	-	-	-	1	1	16
 SFD-40	14	23	-	21	14	12	-	-	-	-	84
 SFD-30a	-	3	-	-	11	10	-	-	-	-	24
 SFD-26a	16	3	16	-	11	8	-	-	-	-	54
TOTAL LOTS:	35	31	19	32	45	35	16	23	22	22	280

AVERAGE SINGLE-FAMILY LOT SIZE = 4,930 SQ. FT.*

* AVERAGE ALLEY-LOADED LOT SIZE = 2,758 SQ. FT.
AVERAGE FRONT-LOADED LOT SIZE = 5,769 SQ. FT.

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SETBACKS

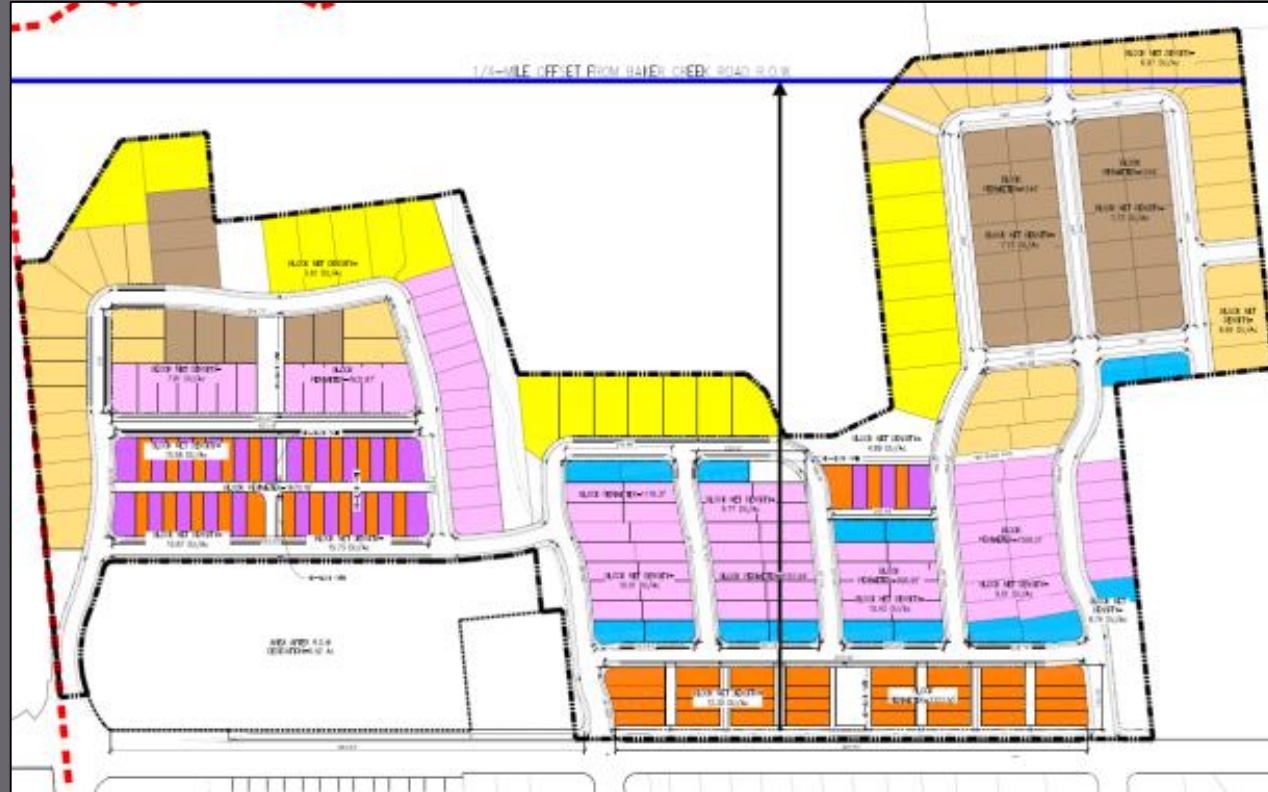
- Reduced setbacks requested as follows:
 - SFD-70, SFD-60, SFD-50, and SFD-40: Minimum 5 foot side yard setback
 - SFD-45: Minimum 4 foot side yard setback
 - SFD-30a and SFD-26a: Minimum 3 foot side yard setback
 - Lots 131-135 and Lots 269-280: Minimum 30 foot rear yard setback (for tree preservation)
- All front, exterior side, and rear setbacks (other than increase above) to follow R-4 requirements

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MIX OF HOUSING TYPES

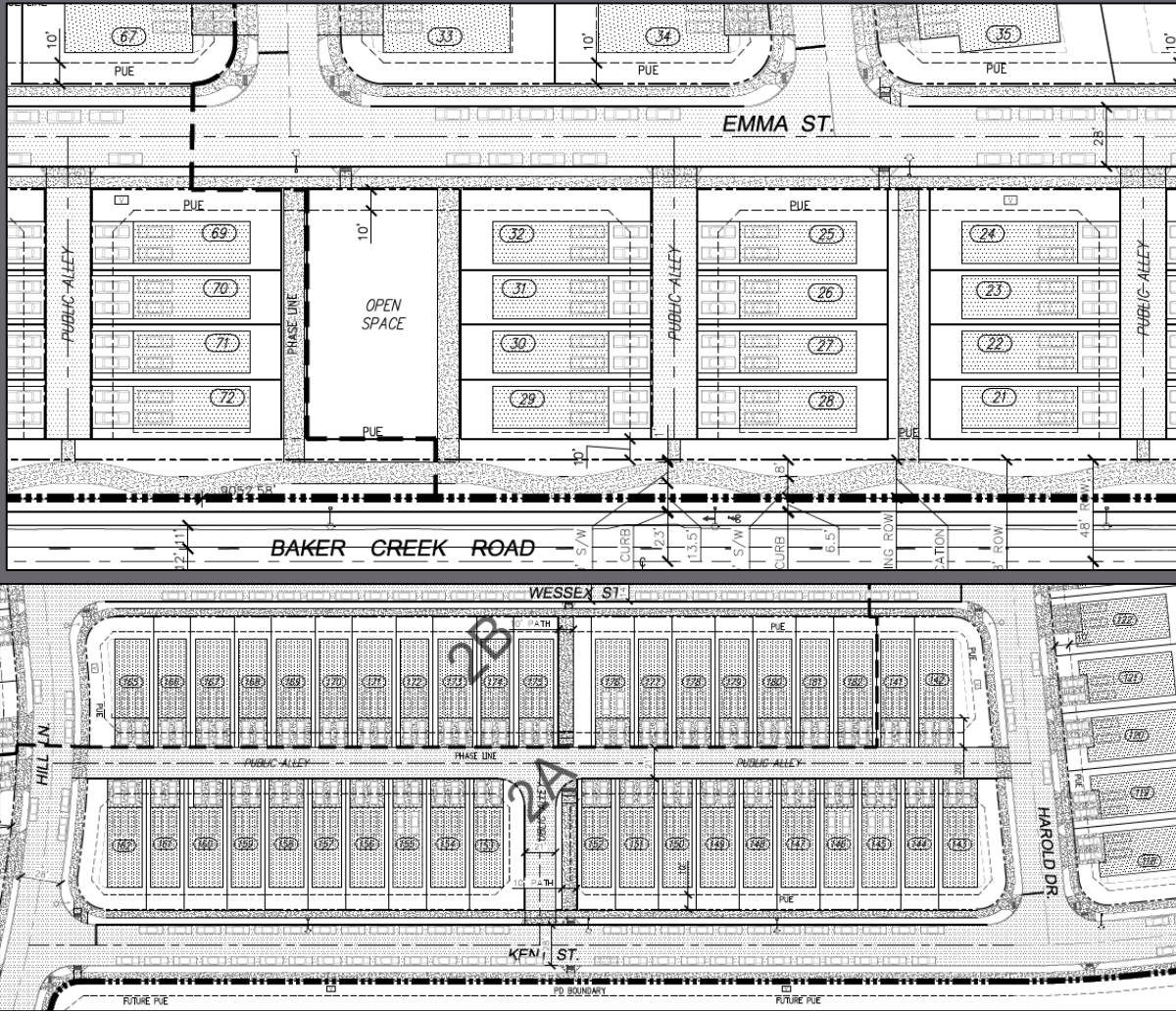
- Transition from higher to lower density (south to north)
- Provide more dense lot types near arterial street and future transit route (Baker Creek Road)
- Less dense lot types along bluff and sloped portions of site to transition between development and natural areas
- Condition of Approval #1 & #2: Require plan to be binding on site, and allow lot size averaging as proposed



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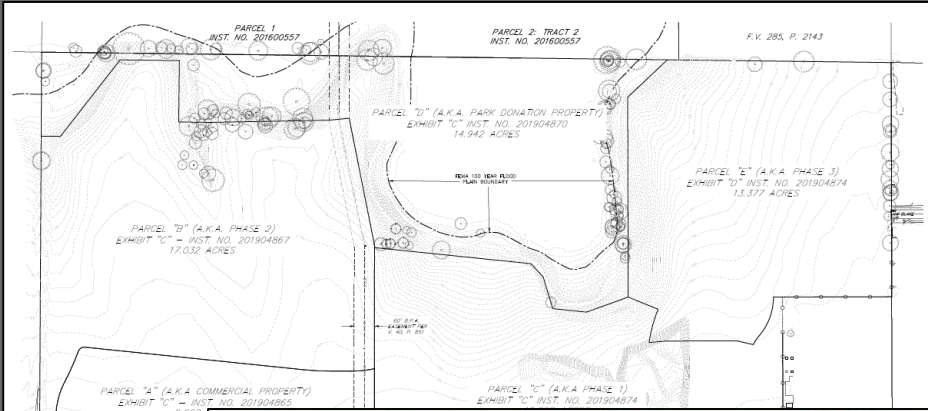
ALLEY LOADED SMALLER LOTS



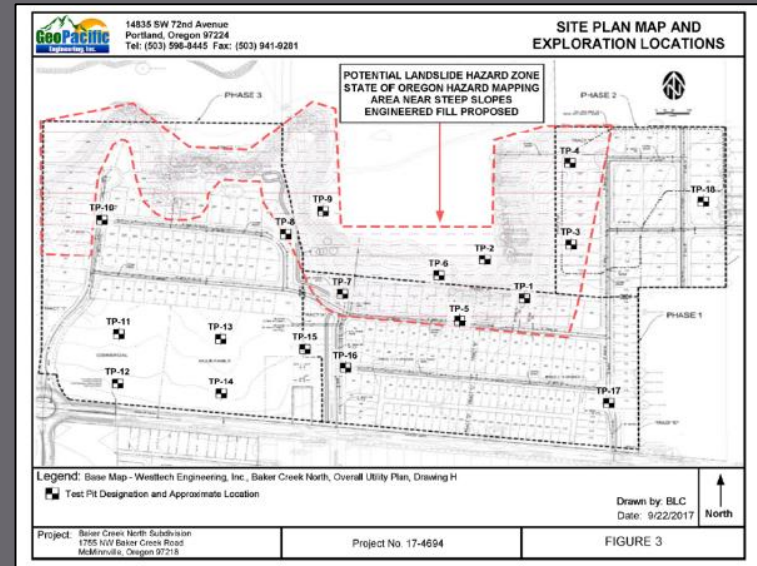
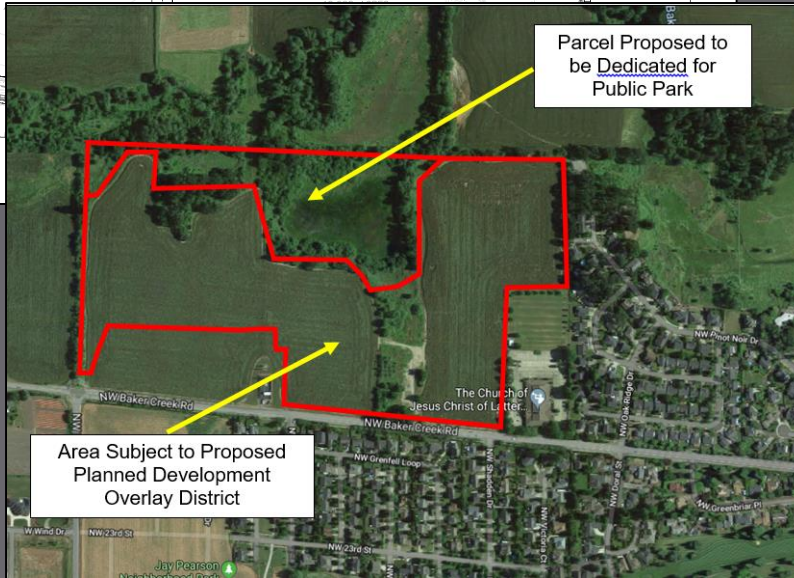
- Smaller lots proposed to be alley-loaded
 - Reduce vehicle conflicts with sidewalk space
 - Lessen garage door prominence on front façade
 - Some front onto common open space tracts
- Conditions of Approval #15 & #16: Require lots less than 40' wide to be alley loaded, and alleys to be private

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NATURAL AREA PRESERVATION



- Larger lots located along bluff and sloped area on north end of site
- Dedication of “Parcel D” & floodplain
- Conditions of Approval #12 & #13: Require recommended geo-tech analysis prior to development & geo-tech recommendations during construction

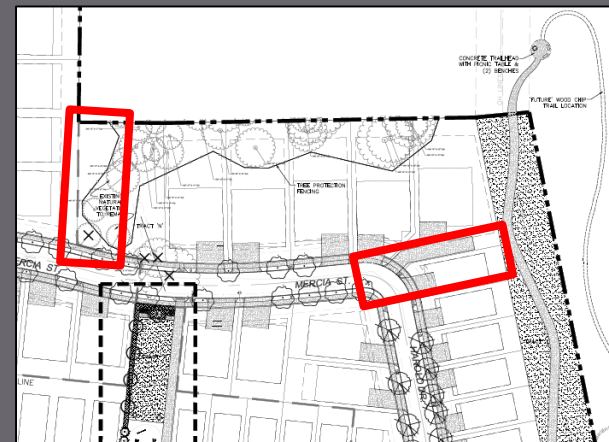
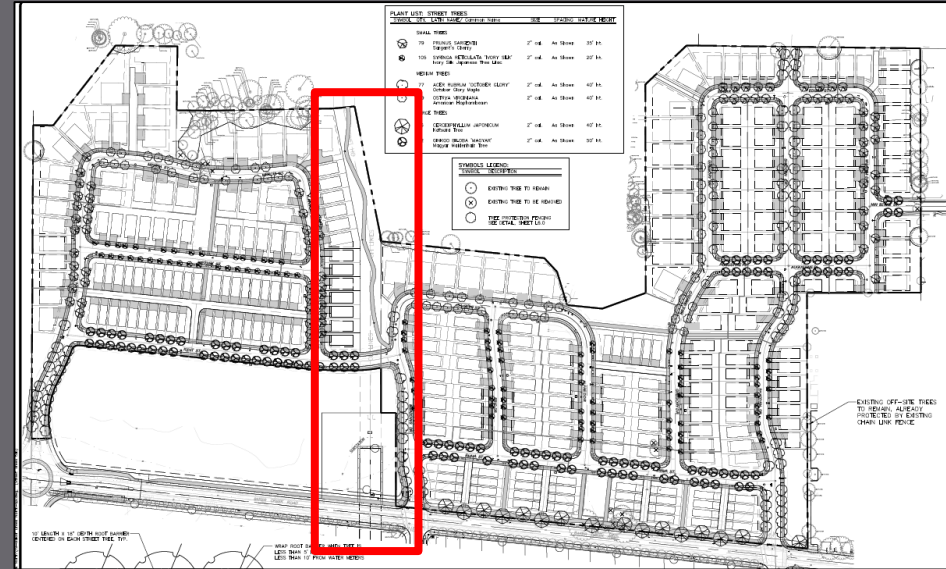
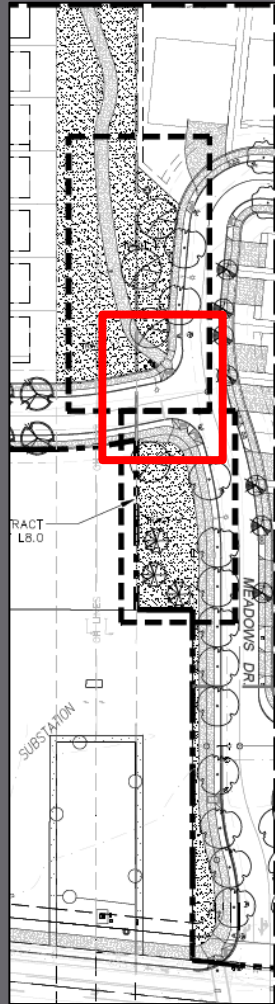


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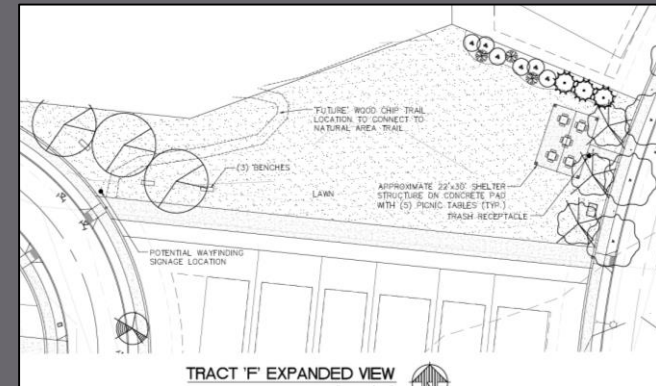
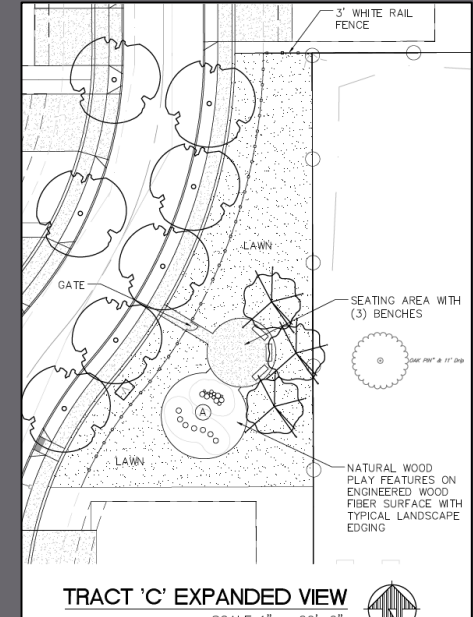
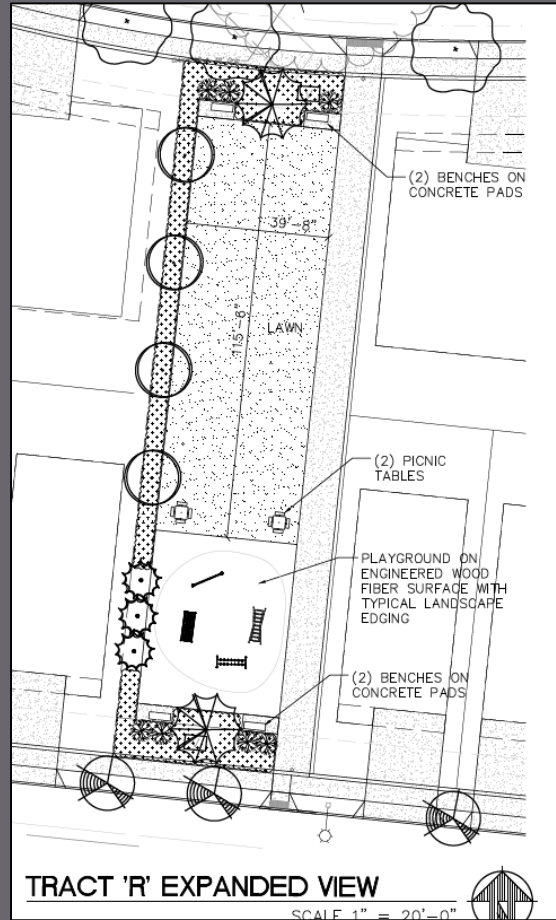
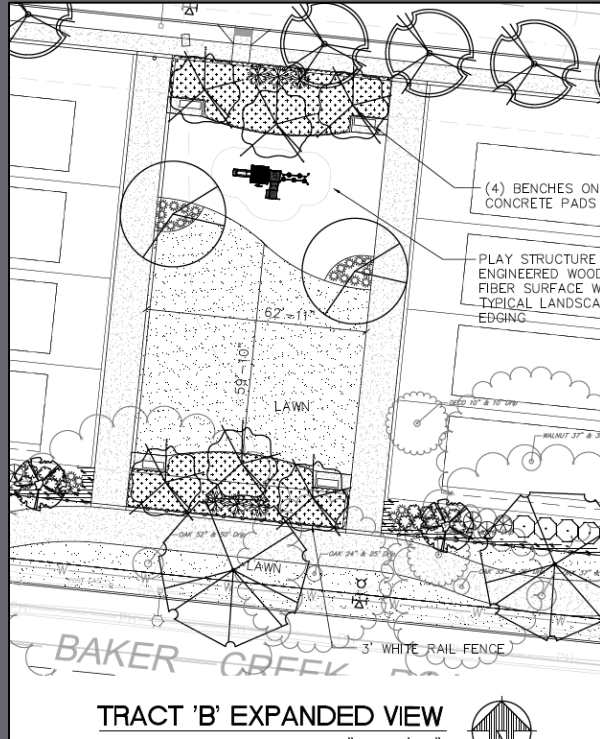
BPA EASEMENT & TRAIL CONSTRUCTION

- Conditions of Approval #5 - 7: Require dedication of BPA Trail tracts (Tracts I, J, K & L) and require trail improvement to same standard as exists south of Baker Creek Road
- Condition #9: Require additional connection for pedestrian access from NW area of site
- Condition #11: Enhanced x-ing at Kent Street



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PRIVATE RECREATIONAL AMENITIES



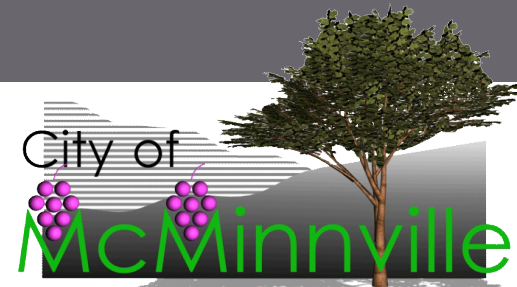
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AVOID “COOKIE CUTTER” HOUSING

- Lot sizes and dimensions proposed will result in denser detached single family housing
- To avoid “cookie cutter” housing as described by the applicant, Planning Commission recommending that specific design standards apply at the time of building permit review:
- Condition of Approval #20: Design standards related to:
 - Style & Massing
 - Quality & Type of Exterior Materials
 - Front Porches/Entry Areas
 - Roof Design & Materials
 - Exterior Doors & Windows
 - Garage Door Types
 - Exterior Lighting
 - Exterior Colors
- Condition of Approval #21: Not allow any same house design in adjacency to another, including both sides of the street

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Tentative Subdivision S 1-19

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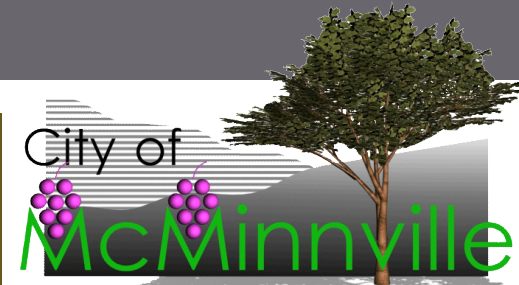
§ 1-19 CONDITIONS OF APPROVAL

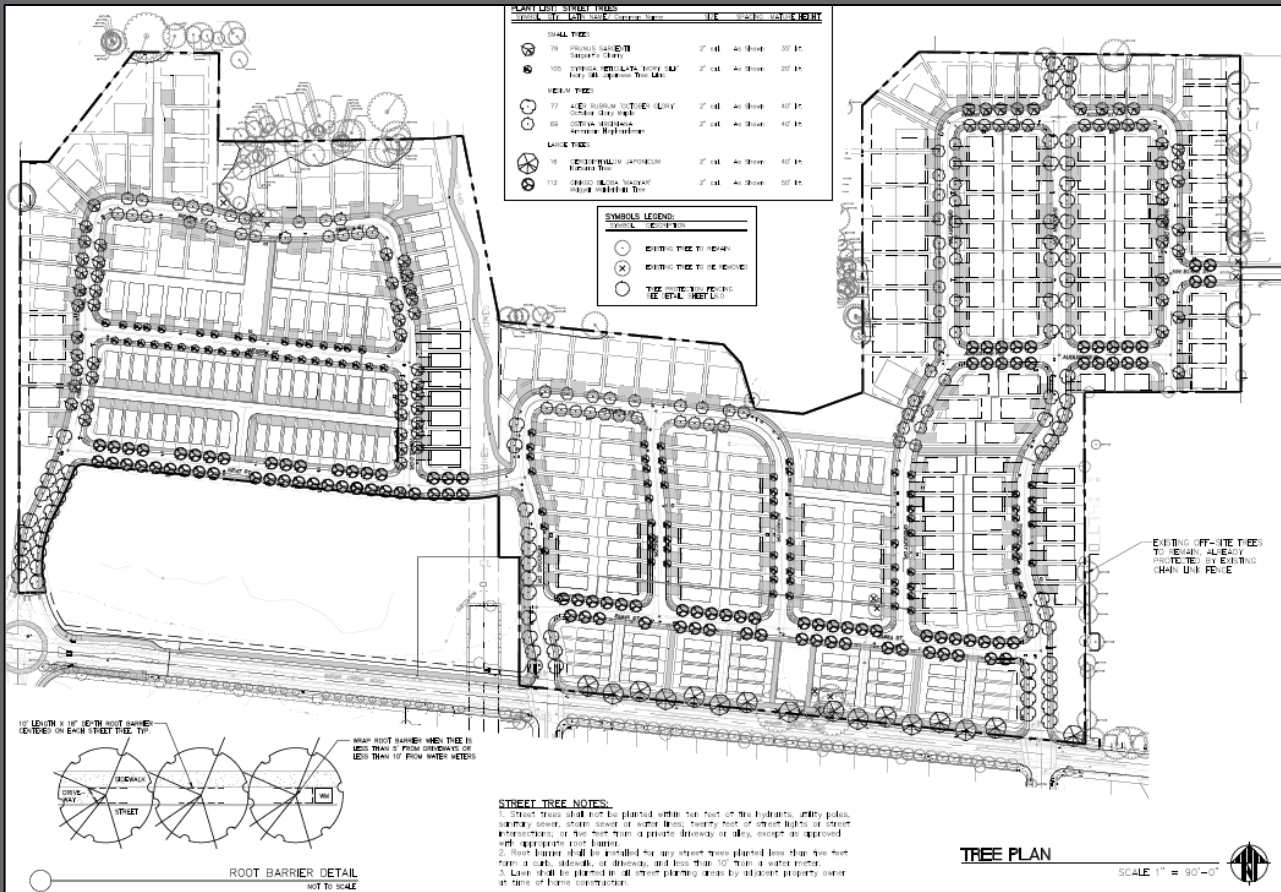
Plat Phasing:

- Condition of Approval #5: Approve phasing as shown in EXH-6 (10 phases)
- Conditions of Approval #6 & #7:
 - Phase 1A to expire 2 years from date of approval
 - Each subsequent phase expire 5 years from date of approval
- Allows for applicant's proposed tentative timeframe:
 - Phase 1A-1D: 2019-2021
 - Phase 2A-2C: 2021-2024
 - Phase 3A-3C: 2020-2024
 - Some phases may be constructed concurrently



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Landscape Plan Review L 12-19

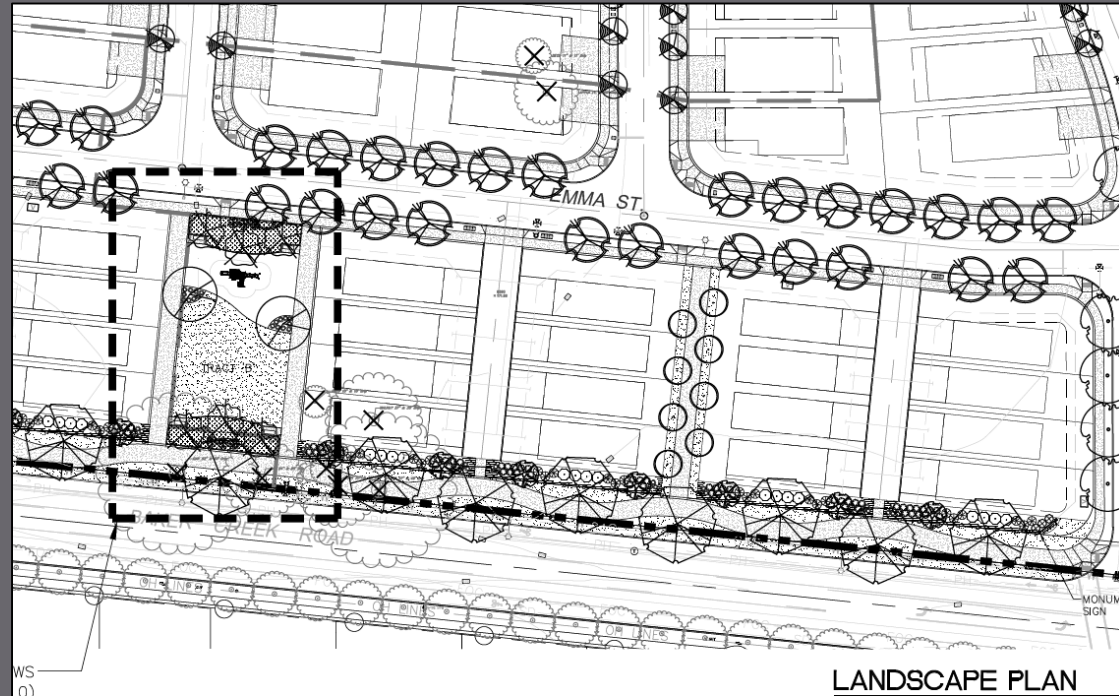
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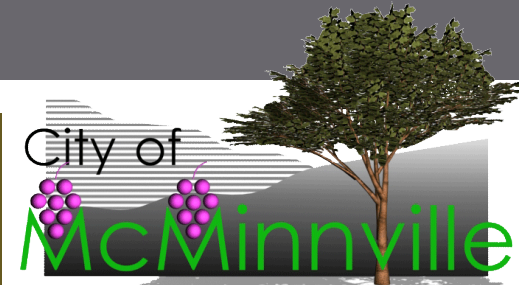
L 12-19 – LANDSCAPE PLAN REVIEW

Application includes:

- Request for Tree Removals
 - Removal of 17 deciduous trees
- Street Tree Plan for New & Improved Public Right-of-Ways
- Landscaping in Open Space Tracts
 - Private open space tracts
 - Tracts to be dedicated as public parks



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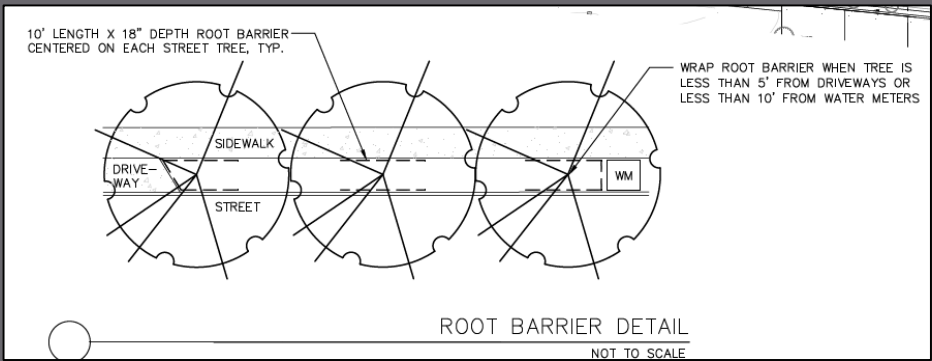


L 12-19 CONDITIONS OF APPROVAL

PLANT LIST: STREET TREES

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING	MATURE HEIGHT
SMALL TREES					
	79	PRUNUS SARGENTII Sargent's Cherry	2" cal.	As Shown	35' ht.
	105	SYRINGA RETICULATA 'IVORY SILK' Ivory Silk Japanese Tree Lilac	2" cal.	As Shown	20' ht.
MEDIUM TREES					
	77	ACER RUBRUM 'OCTOBER GLORY' October Glory Maple	2" cal.	As Shown	40' ht.
	69	OSTRYA VIRGINIANA American Hophornbeam	2" cal.	As Shown	40' ht.
LARGE TREES					
	16	CERCIDIPHYLLUM JAPONICUM Katsura Tree	2" cal.	As Shown	40' ht.
	112	GINKGO BILOBA 'MAGYAR' Magyar Maidenhair Tree	2" cal.	As Shown	50' ht.

- Verifying approved tree species
- Allowing variations in spacing of street trees
- Identification of additional locations for street trees
- Requiring tree species appropriate for planting near overhead electrical transmission line (BPA easement)
- Other typical conditions:
 - Setbacks from utilities
 - Planting standards
- Requiring submittal of revised landscape plan that achieves all required conditions of approval



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TRAFFIC STUDY

- Traffic Impact Analysis (TIA) provided by applicant
- Analyzed Planned Development plan (280 single family homes) and 100,000 square feet of retail use
 - Note: 100,000 s.f. of retail used as “worst-case” scenario in terms of potential traffic generation, as it was completed prior to application submittal
 - 100,000 s.f. of retail = 3,775 ADT
 - vs.
 - 120 multiple family units = 653 ADT
- PDA 2-19 condition of approval #7 will require updated TIA prior to any development of Commercial site

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TRAFFIC STUDY

- Intersections analyzed meet volume-to-capacity (v/c) ratio of 0.90 or less
 - Except Michelbook and Baker Creek Road without signal

Table 2 Capacity Analysis Summary

Intersection	Type of Control	Peak Hour	Traffic Scenario											
			2019 Existing				2029 Background				2029 Total			
			Crit. Mov't	LOS	Delay	v/c	Crit. Mov't	LOS	Delay	v/c	Crit. Mov't	LOS	Delay	v/c
Meadows Drive and Baker Creek Road	Two-way Stop	AM	NB	A	9.6	0.03	NB	B	10.6	0.14	SB	C	19.0	0.09
		PM	NB	A	9.4	0.03	NB	B	10.1	0.09	SB	F	56.2	0.20
Shadden Drive and Baker Creek Road	Two-way Stop	AM	NB	A	9.9	0.06	SB	C	18.4	0.17	SB	D	33.2	0.13
		PM	NB	A	9.8	0.06	SB	D	33.3	0.21	SB	F	137.3	0.16
Michelbook Lane and Baker Creek Road	Two-way Stop	AM	NB	B	10.9	0.08	NB	C	16.6	0.21	NB	D	28.7	0.45
		PM	NB	B	12.0	0.14	NB	F	65.6	0.78	NB	F	726.4	2.41
	Signal ¹	AM	-	-	-	-	-	B	11.0	0.39	-	B	15.3	0.47
		PM	-	-	-	-	-	B	11.7	0.54	-	B	19.8	0.70

Notes: 2010 Highway Capacity Manual methodology used in analysis, Synchro v9. NB - Northbound, SB - Southbound, Crit. Mov't - Critical movement or critical approach.

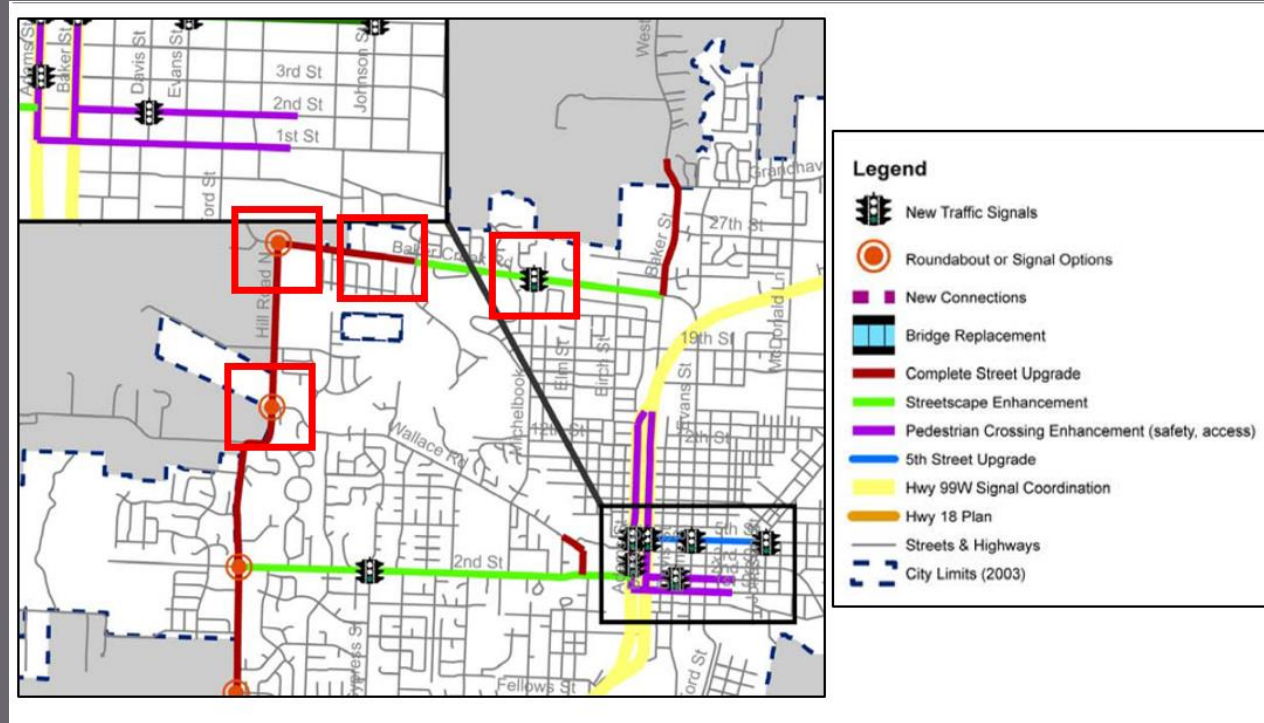
¹ Future signal identified in City's TSP - Not to be installed in conjunction with Baker Creek North Subdivision.

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TRANSPORTATION SYSTEM PLAN

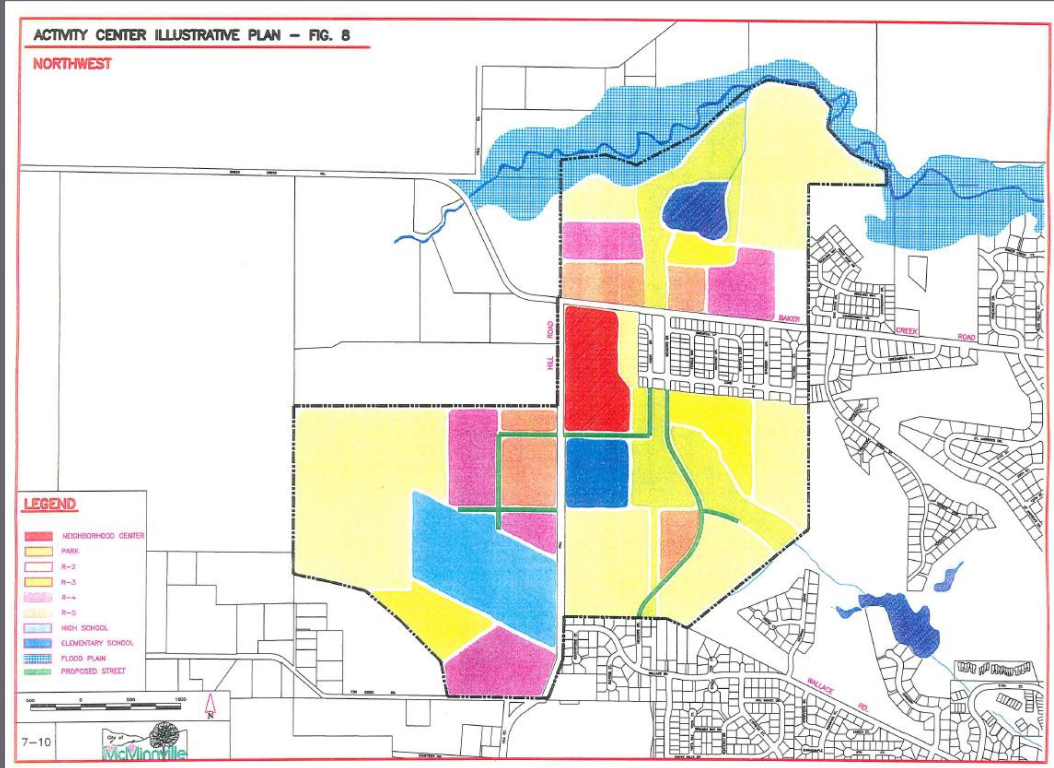
- McMinnville Transportation System Plan (TSP) modeled growth
- TSP identifies improvements to accommodate growth on the city-wide transportation system



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TRANSPORTATION SYSTEM PLAN



- TSP included system-wide traffic modeling, based on the 2003 *McMinnville Growth Management and Urbanization Plan*
- MGMUP identified Neighborhood Activity Center in location of BCN
- Land west of Hill Road not included in UGB but still in TSP modeling

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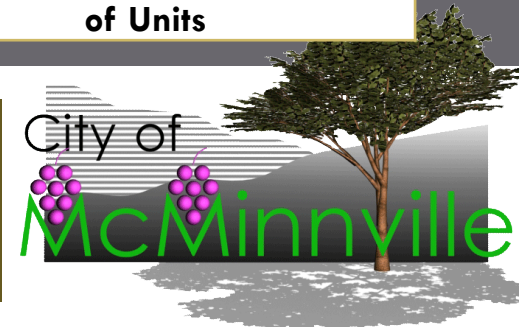


DENSITY OF BAKER CREEK NORTH

- Comparison of TSP density assumptions and BCN plan

Baker Creek North				MGMUP Base Zones			
Land Use	Gross Density (proposed)	Size	Number of Units	Land Use	Gross Density (assumed)	Size*	Number of Units
R-4	5.75	48.7	280	R-5	15.0	15	225
C-3	18.12	6.62	120	R-4	8.8	15	132
				R-3	5.4	15	81
				R-2	4.3	10	43
			Total # or Units				Total # of Units
			400				481
*Size of each zone approximate based on NAC map							
Baker Creek North				Northwest Neighborhood Activity Center (NAC)			
Land Use	Gross Density (proposed)	Size	Number of Units	Land Use	Net Density (assumed)	Size	Number of Units
R-4	5.75	48.7	280	NAC	7.5	55.32	415
C-3	18.12	6.62	120				
			Total # of Units				Total # of Units
			400				415

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PUBLIC HEARING & NEIGHBORHOOD MEETING PROCESSES

- Neighborhood Meeting – November 1, 2018
 - 10 attendees
- Planning Commission Public Hearing – December 5, 2019
 - Two items of written public testimony received:
 - Letter – Patty O’Leary – Received 12/4/19
 - Letter – Markus Pfahler – Received 12/5/19
 - Three people testified in opposition

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ADDITIONAL TESTIMONY

- Applicant provided suggested revisions to condition of approval related to design standards
 - Staff not recommending approval of suggested revisions due to change in intent from current condition
- Three additional items of written public testimony received:
 - Letter – Patty O’Leary – Received 1/24/20
 - Letter – Premier Development LLC – Received 1/24/20
 - Letter – Patty O’Leary – Received 1/26/20

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PC RECOMMENDATION

- CPA 1-19: Approval
- ZC 1-19: Approval with conditions
 - Recommendation: Not be approved unless PDA 2-19 & PD 1-19 are approved
- PDA 2-19: Approval with conditions
- PD 1-19: Approval with conditions
- S 1-19: Approval with conditions
 - Recommendation: Not be approved unless PD 1-19 is approved
- L 12-19: Approval with conditions
 - Recommendation: Not be approved unless S 1-19 is approved

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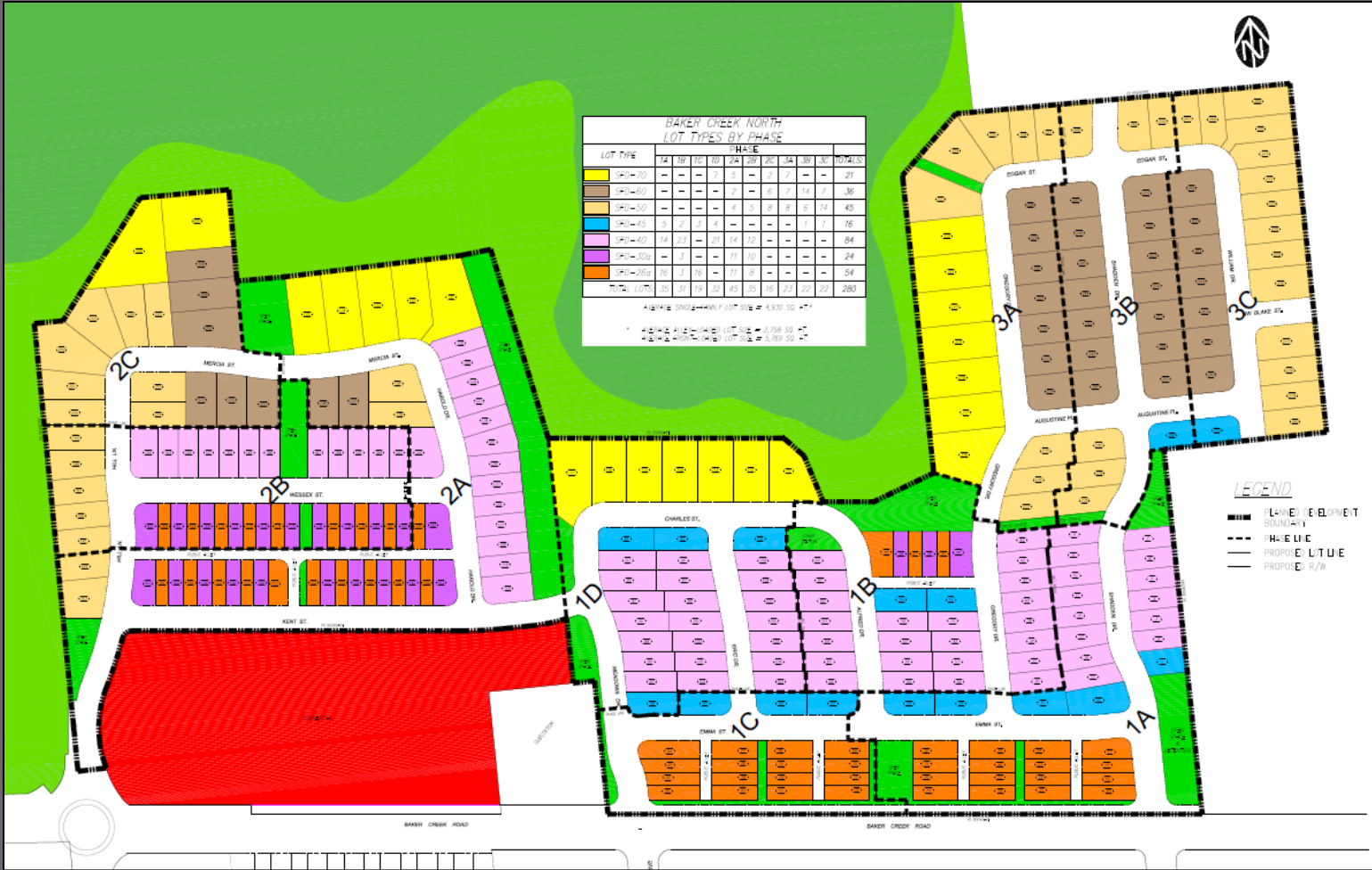
CITY COUNCIL OPTIONS

- Complete and close the public hearing, deliberate, and take action on each of the six ordinances individually
 - Approve as recommended by Planning Commission; or
 - Deny by providing findings of fact and direct staff to include findings in decision document
- Continue the public hearing to a date-specific time
 - Would require a special City Council meeting tentatively on February 4, 2020
 - 120-day deadline is February 8, 2020 (prior to next regular City Council meeting)

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QUESTIONS?



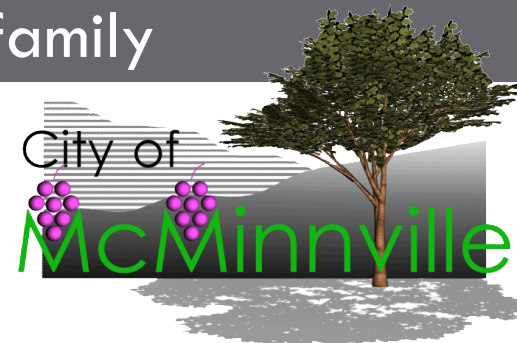
CITY COUNCIL. 01.28.20



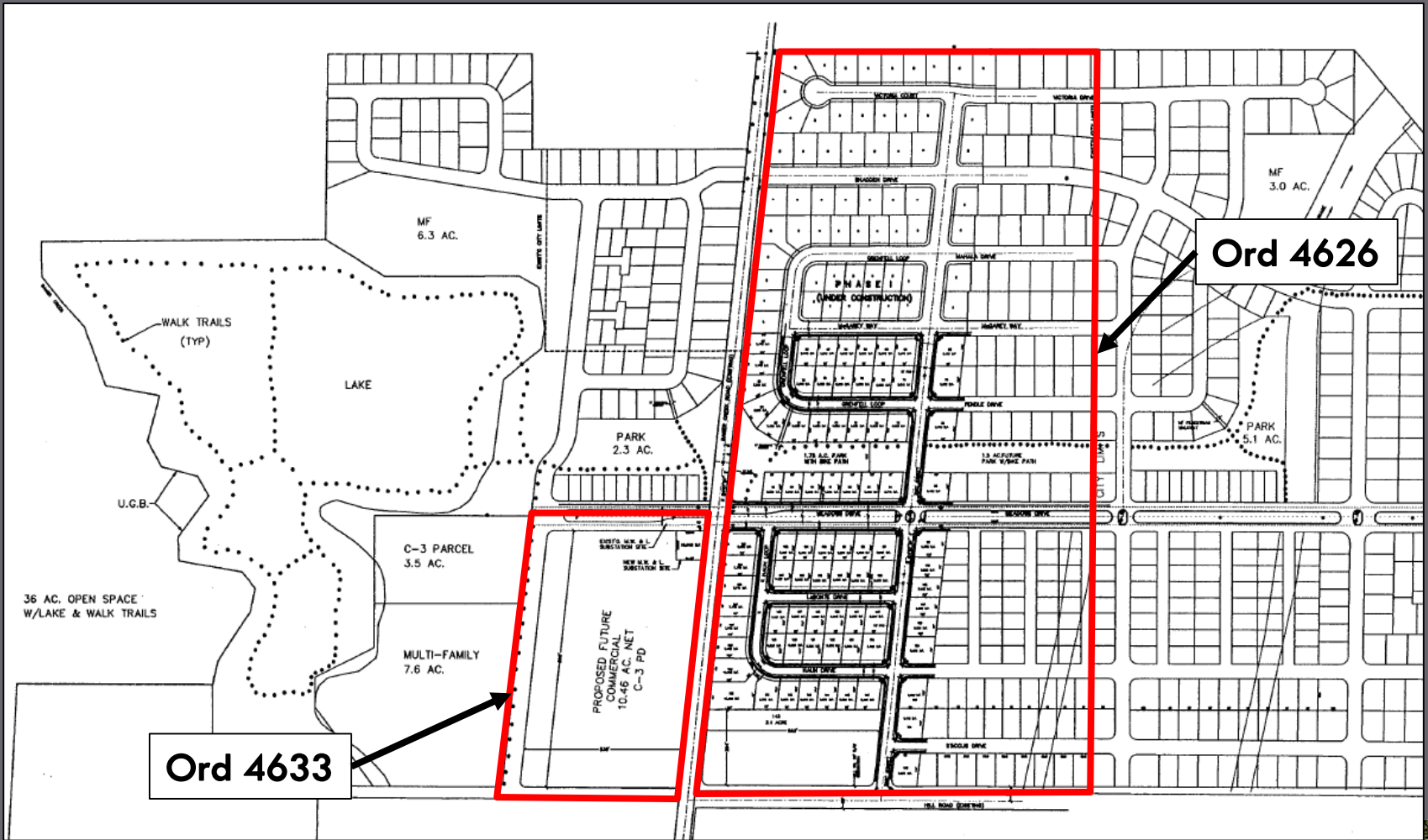
SITE HISTORY

- Ordinance 4506:
 - Designated 5 acres of Commercial land south of Baker Creek Road
- Ordinance 4626:
 - Reduced Commercial land south of Baker Creek Road and allowed multiple family (currently being built-out)
 - Condition of approval that land north of Baker Creek Road be changed to commercial with no multiple family
- Ordinance 4633:
 - Separate land use application that designated 12.34 acres of Commercial land north of Baker Creek Road
 - Condition of approval that prohibits multifamily

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SITE HISTORY



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SITE HISTORY

- Ordinance 5021:
 - Approved Planned Development Amendment on land south of Baker Creek Road
 - Approved Baker Creek West and Baker Creek East (currently being built-out)
 - Repealed Ordinance 4626 – no longer in effect
- Ordinance 5076:
 - Reduced size of existing Planned Development Overlay District regulated by 4633
 - McMinnville Water & Light substation expansion

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