

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

CPA 1-19/ZC 1-19/PDA 2-19/PD 1-19/S 1-19/L 12-19
Baker Creek North

Planning Commission – Public Hearing
December 5, 2019

PLANNING COMMISSION. 12.05.19



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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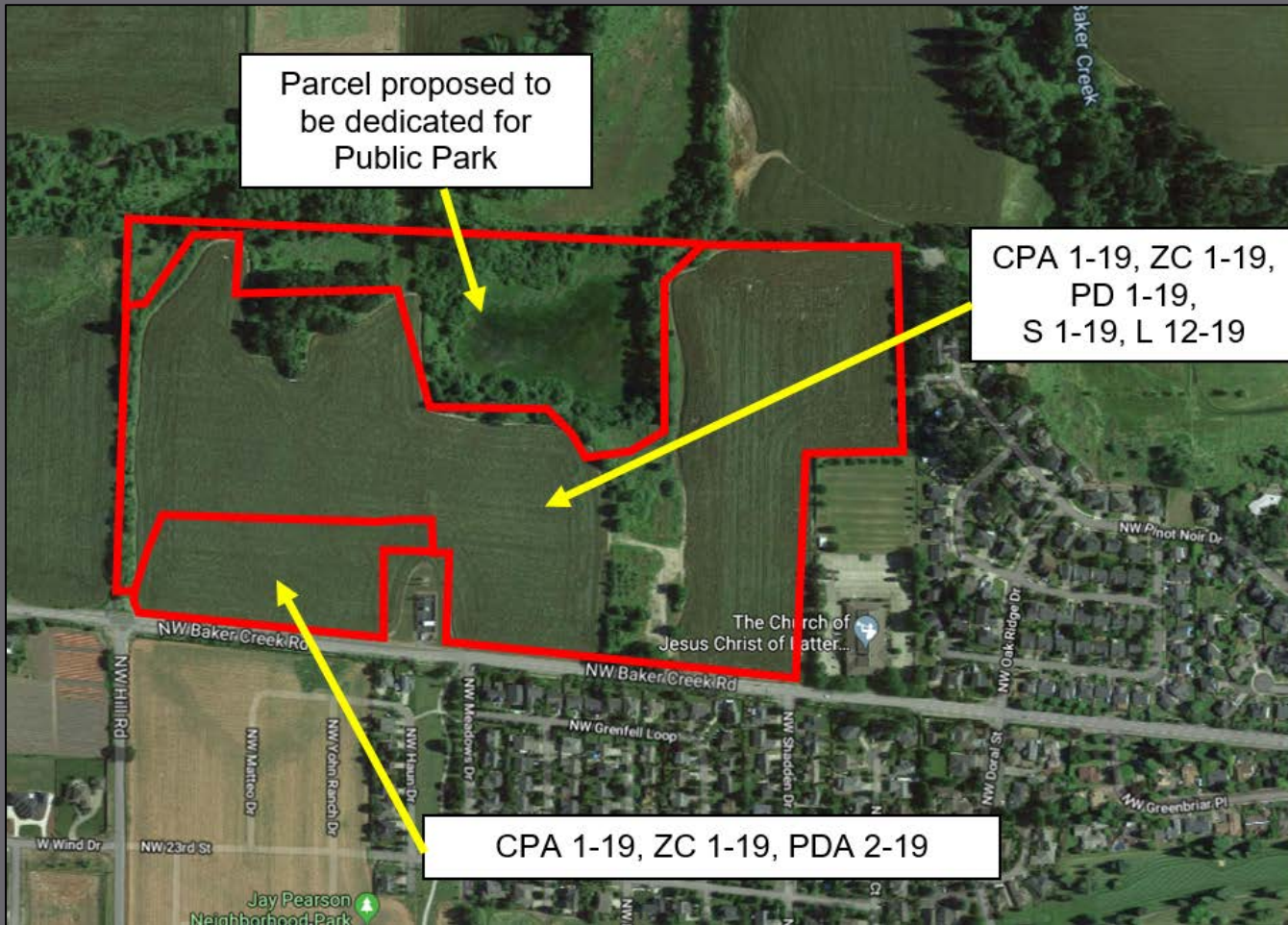
LAND USE REQUESTS

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 public hearing process with City Council final decision

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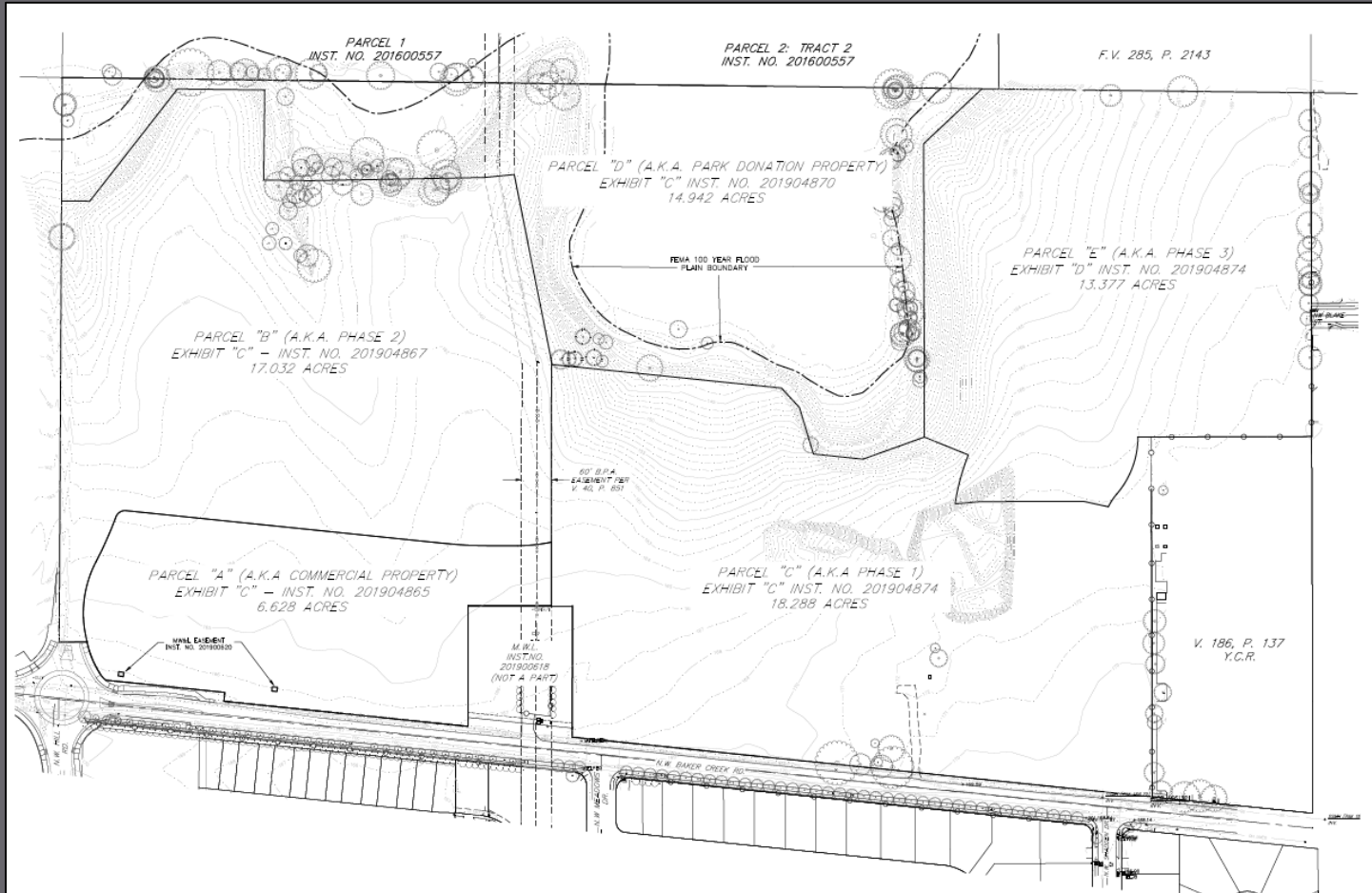
SITE LOCATION



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SITE LOCATION

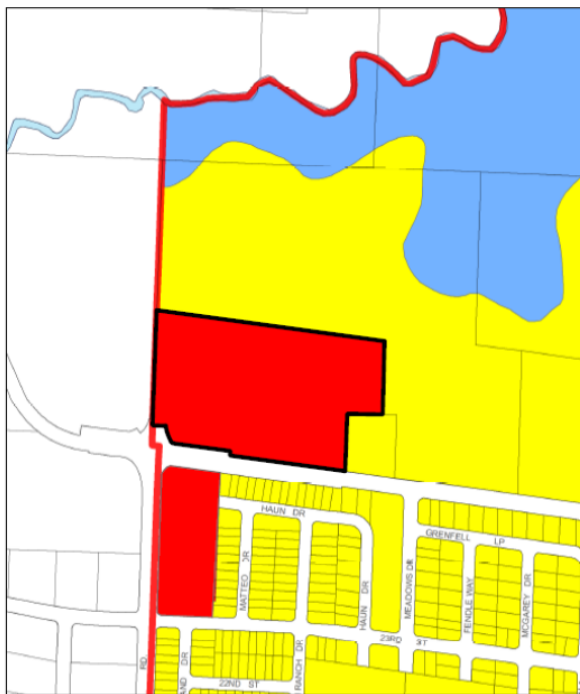


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COMP PLAN DESIGNATION

Existing Comprehensive Plan Map
Baker Creek North Area

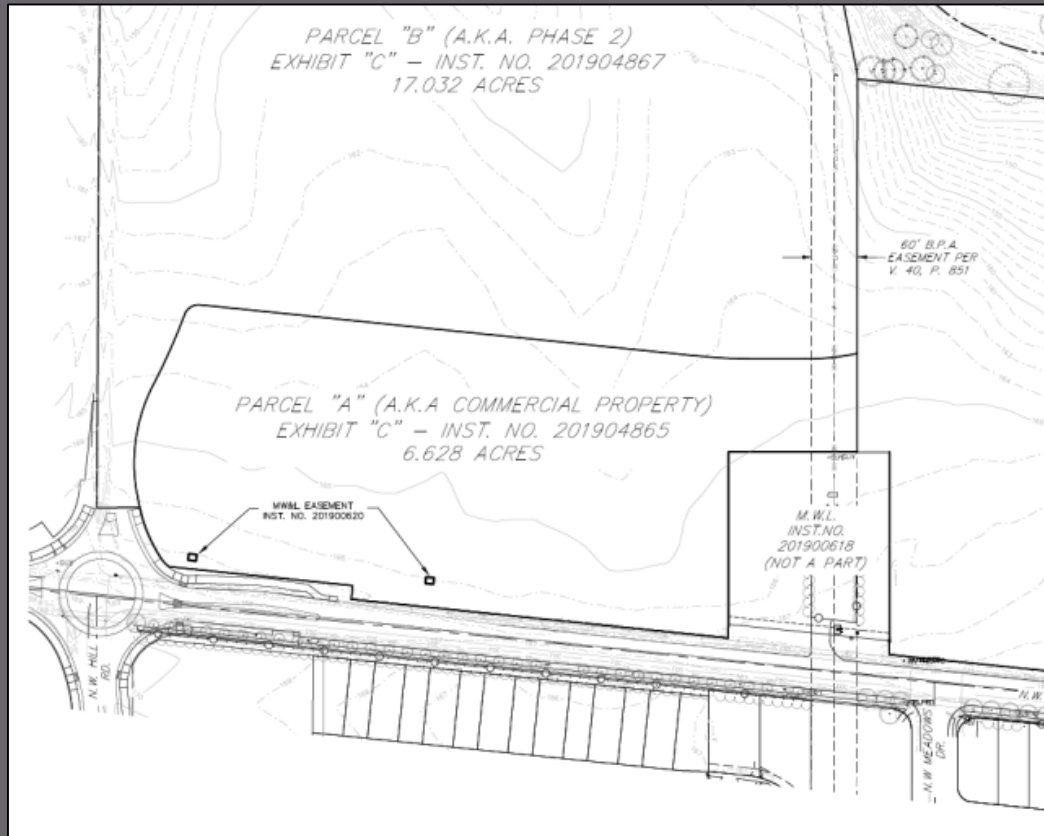


City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

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



0 200 400 800 Feet

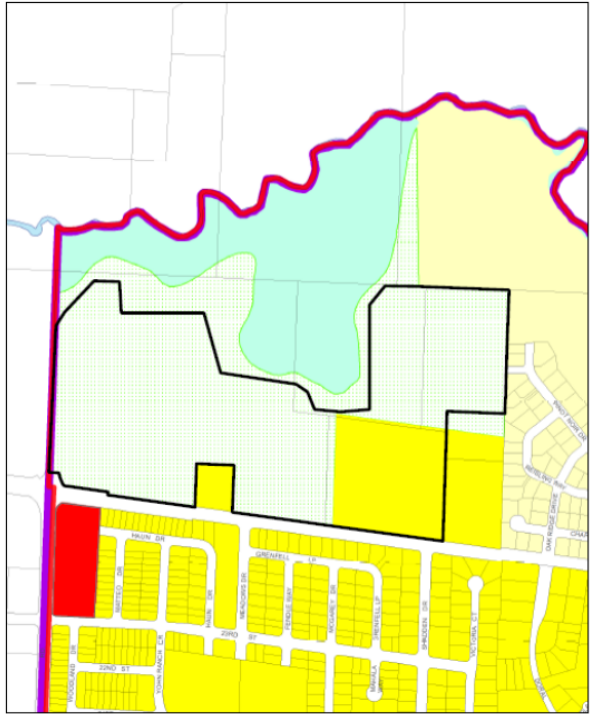


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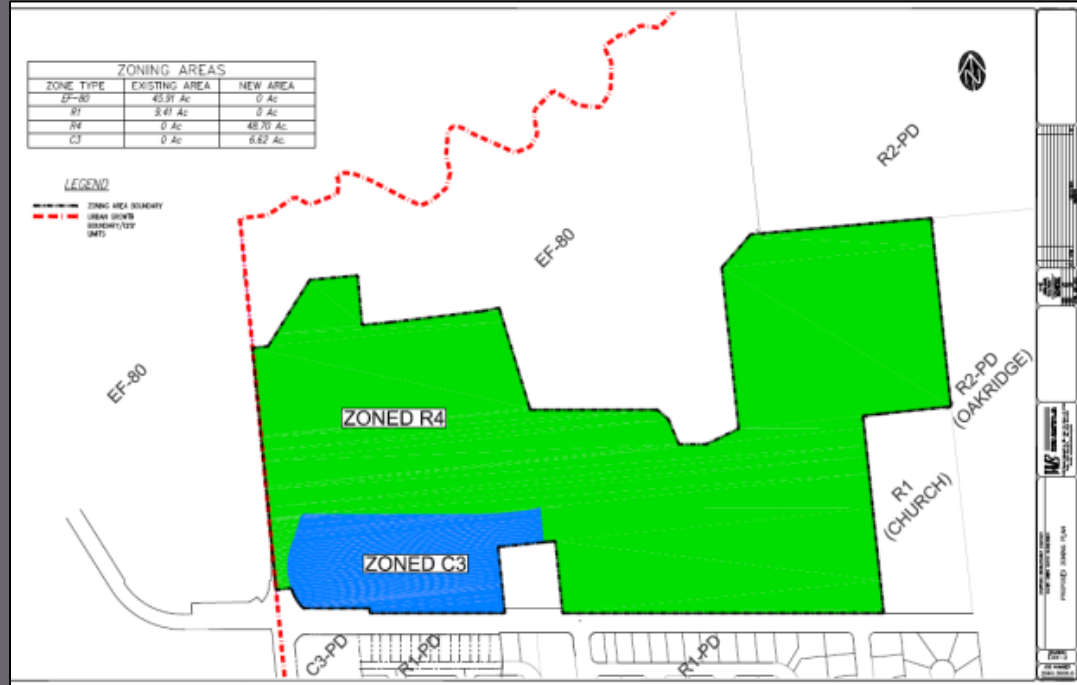
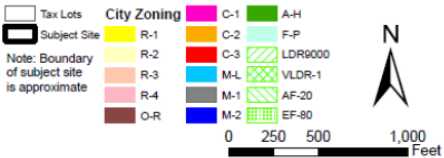


ZONING

Existing Zoning
Baker Creek North Area



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
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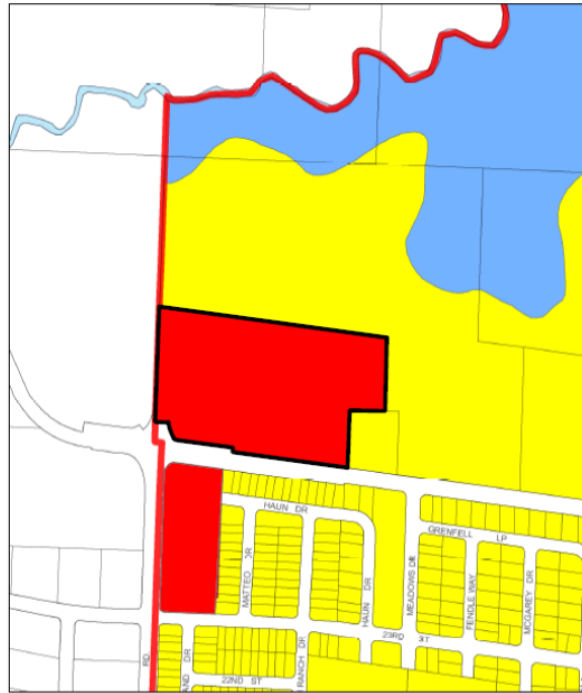
PROPOSED DEVELOPMENT PLAN



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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

Comprehensive Plan Amendment CPA 1-19

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COMP PLAN AMDT. REVIEW CRITERIA

Section 17.74.020

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

Chapter IV – Economy of McMinnville

- Goal IV 1: To encourage the continued growth and diversification of McMinnville's economy in order to enhance the general well-being of the community and provide employment opportunities for its citizens.

Chapter V – Housing and Residential Development

- Goal V 1: To promote development of affordable, quality housing for all city residents.

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COMP PLAN AMDT. REVIEW CRITERIA

- Deficit of Commercial and Residential lands
- 2001 /2003 Buildable Lands Inventory and McMinnville Residential Land Needs Analysis & Growth Management Plan
 - Approximate need of 537 acres of Residential land
- 2013 Economic Opportunities Analysis:

Figure 26. Comparison of Land Demand to Supply (2013-33)

Acres by Plan Designation				
	Commercial	Industrial	Total	Comments
Vacant Land Demand				Based on 2013-33 jobs forecast
Commercial	164.6	-	164.6	Commercial retail & service need
Industrial	-	145.1	145.1	Manufacturing & related sectors
Institutional	2.2	8.0	10.2	62% of need w/per job method
Totals	166.8	153.2	319.9	Employment land demand
Available Land Supply				Fully & partially vacant sites
2013 BLI Update	130.9	389.1	520.0	Revised per BLI update 7/13
Surplus/(Deficit)	(35.8)	235.9	200.1	As of 2033 forecast year

Notes: All acreage figures are rounded to nearest 1/10th of an acre.

Source: E. D. Hovee & Company, LLC.

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COMP PLAN AMDT. REVIEW CRITERIA

- Section 17.74.020 also states that that when considering a comprehensive plan map amendment, *“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.”*
- Reduction of size of Commercial land adds 4.68 acres of Residential land (also in deficit), while still providing some Commercial land need (6.62 acres)

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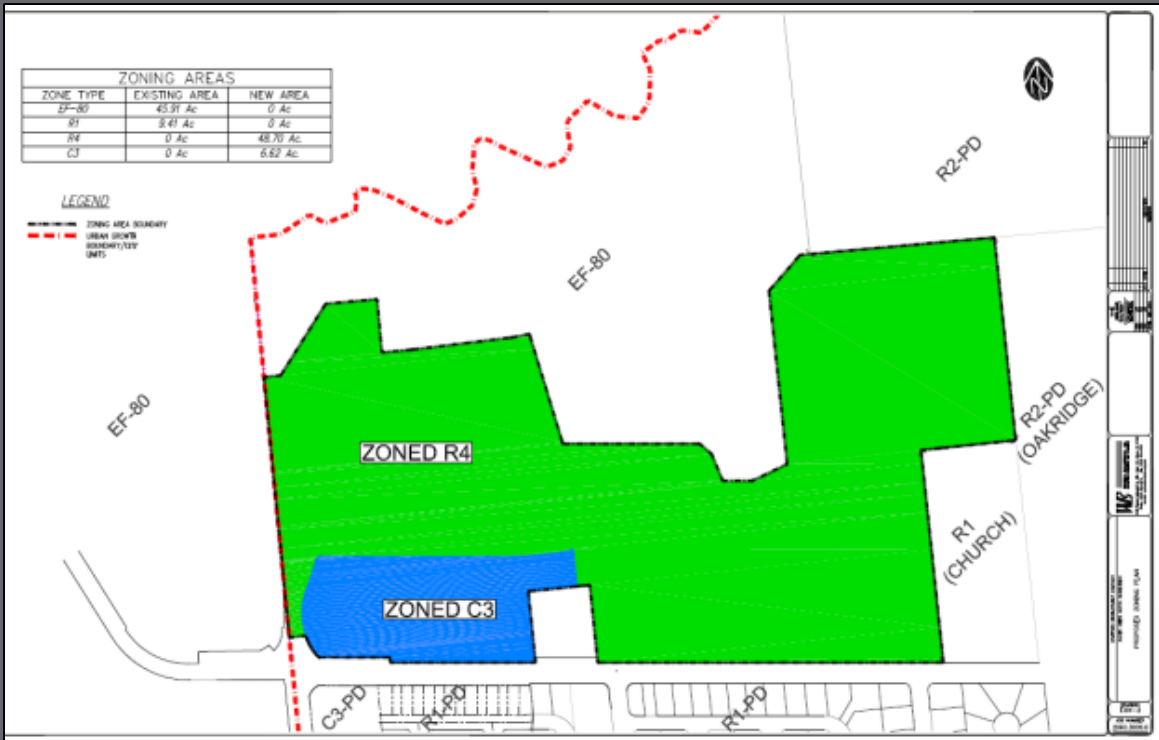
COMP PLAN AMDT. REVIEW CRITERIA

Section 17.74.020

- 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.
- Applicant cites housing need as a change in the community to warrant the amendment to reduce Commercial land and increase Residential land
 - Surrounding area is guided for Residential - smaller Commercial designation will allow for more appropriately scaled commercial development
 - Neighborhood commercial intended for Commercial land (discussed in concurrent PDA 2-19 request)

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Zone Change ZC 1-19

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ZONE CHANGE REVIEW CRITERIA

Section 17.74.020

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

Chapter IV – Economy of McMinnville

- Goal IV 3: To ensure commercial development that maximizes efficiency of land use through utilization of existing commercially designated lands, through appropriately locating future commercial lands, and discouraging strip development.

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ZONE CHANGE REVIEW CRITERIA

- Proposed C-3 zoning consistent with area of site designated as Commercial on Comprehensive Plan Map (following CPA 1-19)
- C-3 zone allows for diverse and more efficient use of site
 - However, existing PD will regulate use and development to ensure locational requirements and scale of commercial development are consistent with Comp Plan policies and support desired Neighborhood Commercial uses
- Applicant proposing Planned Development Amendment
 - *Staff suggesting ZC 1-19 not be approved unless PDA 2-19 approved*

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ZONE CHANGE REVIEW CRITERIA

Section 17.74.020

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

Chapter V – Housing and Residential Development

- Goal V 1: To promote development of affordable, quality housing for all city residents.
- Goal V 2: To promote a residential development pattern that is land-intensive and energy-efficient, that provides for an urban level of public and private services, and that allows unique and innovative development techniques to be employed in residential designs.

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POLICY 71.13: LOCATIONAL FACTORS

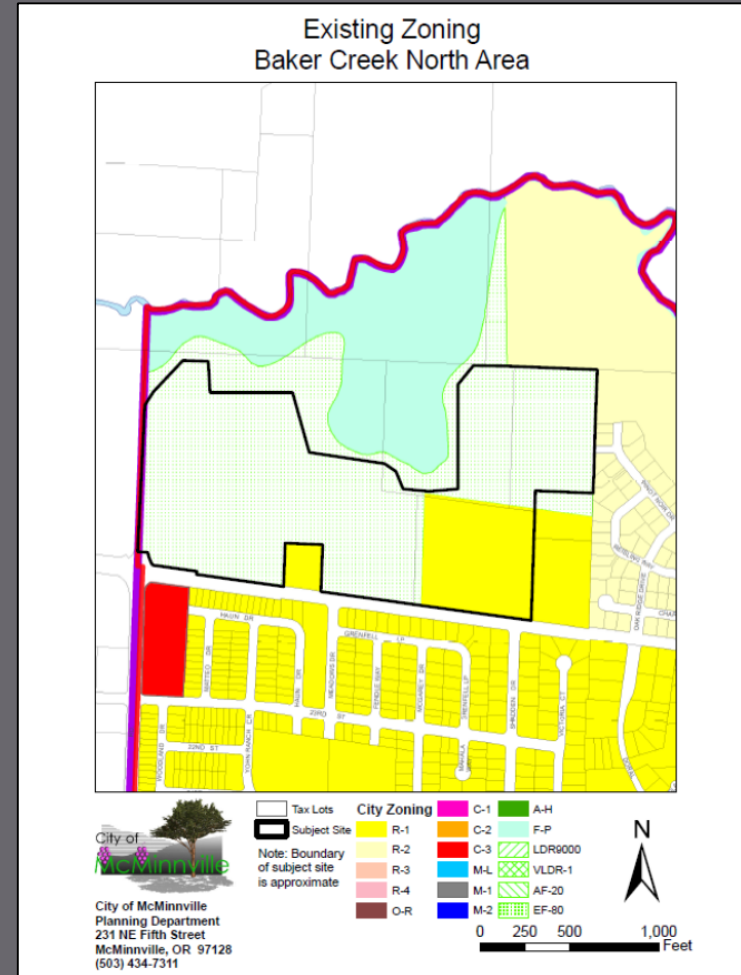
- Policy 71.13 includes factors to serve as criteria in determining areas appropriate for high-density residential development:
 1. Areas which are not committed to low or medium density development;
 2. Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;
 3. Areas which have direct access from a major collector or arterial street;
 4. Areas which are not subject to development limitations;
 5. Areas where the existing facilities have the capacity for additional development;
 6. Areas within a 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.

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ZONE CHANGE REVIEW CRITERIA

- Site meets most of the locational requirements for higher density housing
 - Located on arterial street and future transit corridor (Baker Creek Road)
 - Located adjacent to commercial services (proposed C-3 zoned portion of site)
 - Not subject to development limitations – located south of Baker Creek and floodplain lands



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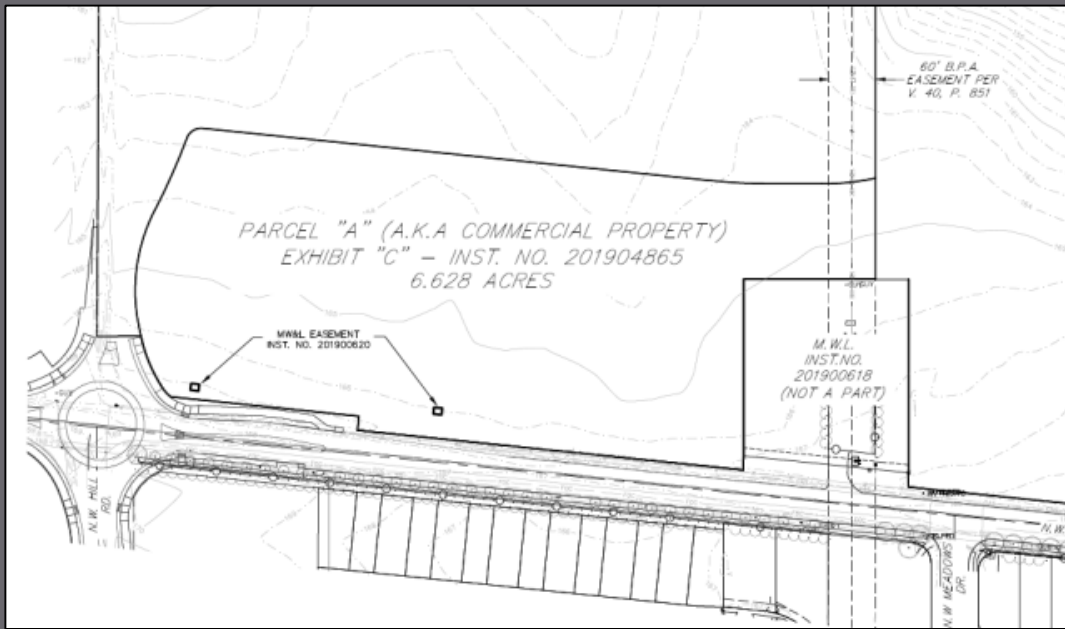


ZONE CHANGE REVIEW CRITERIA

- Site does not meet some of the locational requirements without more detail for development of site:
 - Adjacency to public or private open space
 - Ability to buffer from low density residential
 - Capacity of existing services to serve development
 - Traffic Impact Analysis does not analyze maximum development of R-4 zone
- These issues are addressed in proposed Planned Development (PD 1-19 & PDA 2-19) applications with specific development plan
 - *Staff suggesting ZC 1-19 not be approved unless PD 1-19 and PDA 2-19 are approved*

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Planned Development Amendment PDA 2-19

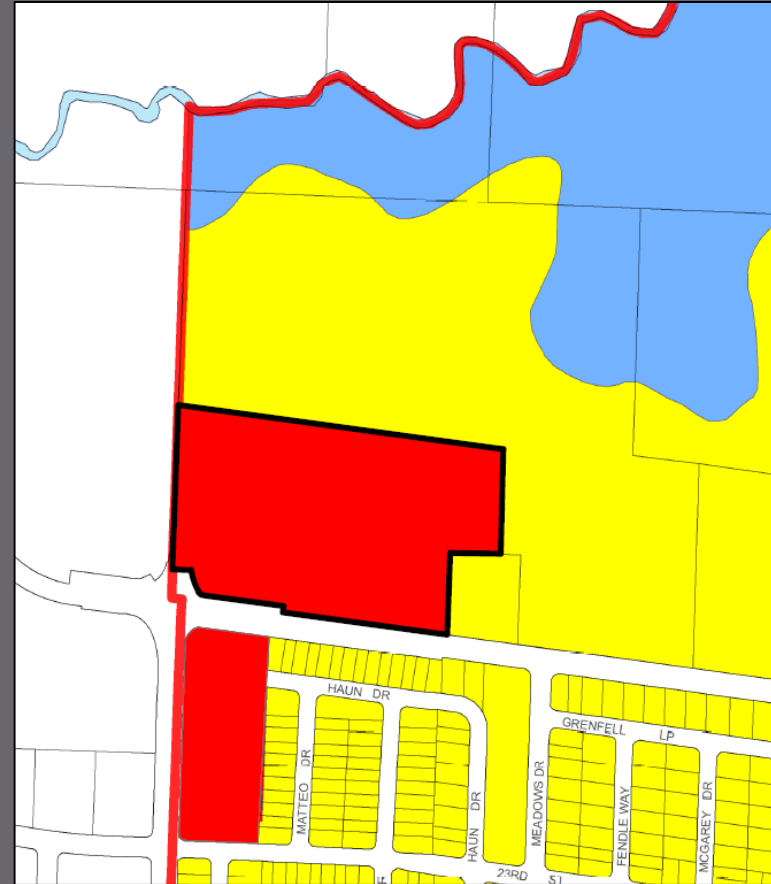


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PLANNED DEVELOPMENT AMENDMENT

- Ordinance 4633 – Commercial Planned Development Overlay District
- Proposal:
 - 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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ORDINANCE 4633 CONDITIONS OF APPROVAL

1. That development of the site is subject to the requirements of McMinnville Ordinance No. 4605, Section 2(a) – (g).
2. That no multiple-family residential use shall be allowed on the site.

Ordinance 4506, Section 2(a) – (g)

- a. That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee. A minimum of 14 percent of the site must be landscaped with emphasis placed at the street frontage. An arborvitae hedge or some similar type of planted visual screen shall be required along the property lines where adjacent to residentially zoned lands.
- b. Detailed plans showing elevations, site layout, signing, landscaping, parking, and lighting must be submitted to and approved by the Planning Commission before actual development may take place. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible.
- c. No use of any retail commercial use shall normally occur between the hours of 12:30 a.m. and 6:00 a.m.
- d. No building shall exceed the height of 35 feet.
- e. That if outside lighting is to be provided, it must be directed away from residential areas and public streets.
- f. That signs located within the planned development site be subject to the following limitations:
 1. All signs must be flush against the building and not protrude more than 12 inches from the building face, except that up to two free standing monument-type signs not more than six feet in height and which meet the requirements of (2) and (3) below are allowed;
 2. All signs, if illuminated, must be indirectly illuminated and nonflashing;
 3. No individual sign exceeding thirty-six (36) square feet in size shall be allowed.
- g. All business, service, repair, processing, storage, or merchandise displays shall be conducted wholly within an enclosed building except for the following:
 1. Off-street parking and loading;
 2. Temporary display and sales of merchandise, providing it is under cover of a projecting roof and does not interfere with pedestrian or automobile circulation.

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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;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

PLANNING COMMISSION. 12.05.19



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 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

- Staff believes 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
 - Development of site is consistent with applicable Comprehensive Plan policies



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PD AMENDMENT REVIEW CRITERIA

- Changes in conditions within City since original PD adoption in 1996:
 - Housing inventory and affordability issues
 - Residential Buildable Lands Inventory (acknowledged and more recent draft) identify need for additional residential land and dwelling units
- Preservation of commercial uses in the NW area of the City
 - Current 11.3 acres is larger than necessary for neighborhood serving commercial uses
 - However, the City has planned for at least 5 acres of commercial development in the NW area since 1991 (Ordinance 4506)
 - In order to maintain space for commercial development, a minimum size of 5 acres is suggested by staff with allowance for integration of multiple family units

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PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Goal IV 3: To ensure commercial development that maximizes efficiency of land use through utilization of existing commercially designated lands, through appropriately locating future commercial lands, and discouraging strip development.

Policy 22.00: The maximum and most efficient use of existing commercially designated lands will be encouraged as will the revitalization and reuse of existing commercial properties.

Policy 68.00: The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

Policy 69.00: The City of McMinnville shall explore the utilization of innovative land use regulatory ordinances which seek to integrate the functions of housing, commercial, and industrial developments into a compatible framework within the city.

PLANNING COMMISSION. 12.05.19



PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Suggested Condition of Approval:

2. That up to 120 multiple family dwelling units are allowed within the Planned Development Overlay District, but only if the multiple family units are integrated with neighborhood commercial uses. “Integrated” means that uses are within a comfortable walking distance and are connected to each other with direct, convenient and attractive sidewalks and/or pathways. This integration of multiple family units and neighborhood commercial uses shall either be within a mixed use building or in a development plan that integrates the uses between buildings in a manner found acceptable to the Planning Commission.

8. The minimum commercial development shall be five acres. Five acres of this site must retain ground floor commercial uses, allowing multiple family development to occur on the remainder of the site and as part of a mixed-use development. The five acres of commercial development will be calculated based upon all of the development requirements associated with the commercial development including any standards related to the mixed-use residential development.

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PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Policy 27.00: Neighborhood commercial uses will be allowed in residential areas. These commercial uses will consist only of neighborhood oriented businesses and will be located on collector or arterial streets. More intensive, large commercial uses will not be considered compatible with or be allowed in neighborhood commercial centers.

Suggested Condition of Approval:

3. For the purposes of this Planned Development Overlay District, allowed neighborhood commercial uses are defined as those that are permitted in the C-1 (Neighborhood Business) zone in Section 17.27.010 of the MMC. In addition, “Restaurant” shall be permitted as a neighborhood commercial use in this Planned Development Overlay District. No retail uses should exceed 10,000 square feet in size, except for grocery stores. The applicant may request any other use to be considered permitted within the Planned Development Overlay District at the time of the submittal of detailed development plans for the site.

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PD AMENDMENT REVIEW CRITERIA

17.27.010 Permitted uses. In a C-1 zone, the following uses and their accessory uses may be permitted:

- A. Bakery, provided all products produced are sold only at retail on the premises;
- B. Barbershop or beauty shop;
- C. Confectionery or candy store, provided all products produced are sold only at retail on the premises;
- D. Drugstore or pharmacy;
- E. Florist, garden shop or nursery, retail;
- F. Food store, retail;
- G. Laundry or dry cleaning distributing station;
- H. Laundry or dry cleaning, self-service;
- I. Medical or dental office;
- J. Shoe repair shop;
- K. Sewage pump station;
- L. Wireless communications facilities, not to include antenna support structures and their associated facilities, subject to the provisions of Chapter 17.55 (Wireless Communications Facilities).

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PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Policy 24.00: The cluster development of commercial uses shall be encouraged rather than auto-oriented strip development.

Policy 25.00: Commercial uses will be located in areas where conflicts with adjacent land uses can be minimized and where city services commensurate with the scale of development are or can be made available prior to development.

Policy 26.00: The size of, scale of, and market for commercial uses shall guide their locations. Large-scale, regional shopping facilities, and heavy traffic-generating uses shall be located on arterials or in the central business district, and shall be located where sufficient land for internal traffic circulation systems is available (if warranted) and where adequate parking and service areas can be constructed.

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PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Policy 29.00: New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.

Policy 31.00: Commercial developments shall be designed in a manner which minimizes bicycle/pedestrian conflicts and provides pedestrian connections to adjacent residential development through pathways, grid street systems, or other appropriate mechanisms.

Proposal 6.00: A planned development overlay should be placed on the large cluster commercial development areas and the entrances to the City to allow for review of site design, on-site and off-site circulation, parking, and landscaping. The areas to be overlaid by this designation shall be noted on the zoning map and/or comprehensive plan map.

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PD AMENDMENT REVIEW CRITERIA

Section 17.74.070

B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Suggested Condition of Approval:

4. Detailed development plans showing elevations, site layout, signing, landscaping, parking, and lighting must be submitted to and approved by the Planning Commission before actual development may take place. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. The detailed development plans shall identify the following site design components: [...]

Site Design Components:

- Shared Access Points & Internal Circulation
- Parking Location Behind Building
- Parking Maximums (110% of minimum)
- Building Orientation Toward Right-of-Ways
- Human Scale Building Façade Features
- Building Height: Maximum 45 Feet
- Pedestrian Connections & Amenities
- Landscaping (minimum 14% of site)
- Community Gathering Space
- Open Space for Multiple Family Units (minimum 10% of site)
- Signs (appropriate for mixed use & neighborhood commercial buildings)
- Lighting

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PD AMENDMENT REVIEW CRITERIA

- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Policy 29.00: New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.

Policy 30.00: Access locations for commercial developments shall be placed so that excessive traffic will not be routed through residential neighborhoods and the traffic-carrying capacity of all adjacent streets will not be exceeded.

Suggested Condition of Approval:

7. Prior to any future development of the site, a traffic impact analysis shall be provided. The traffic impact analysis shall include an analysis of the internal circulation system, the shared access points, and the traffic-carrying capacity of all adjacent streets and streets required to provide eventual access to Baker Creek Road.

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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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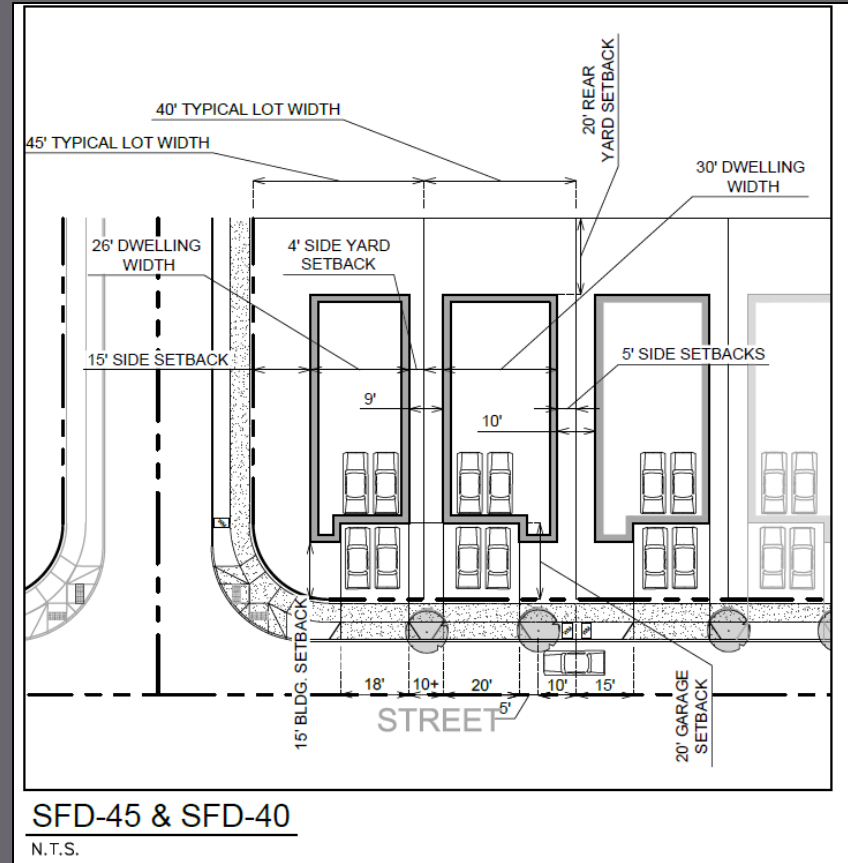
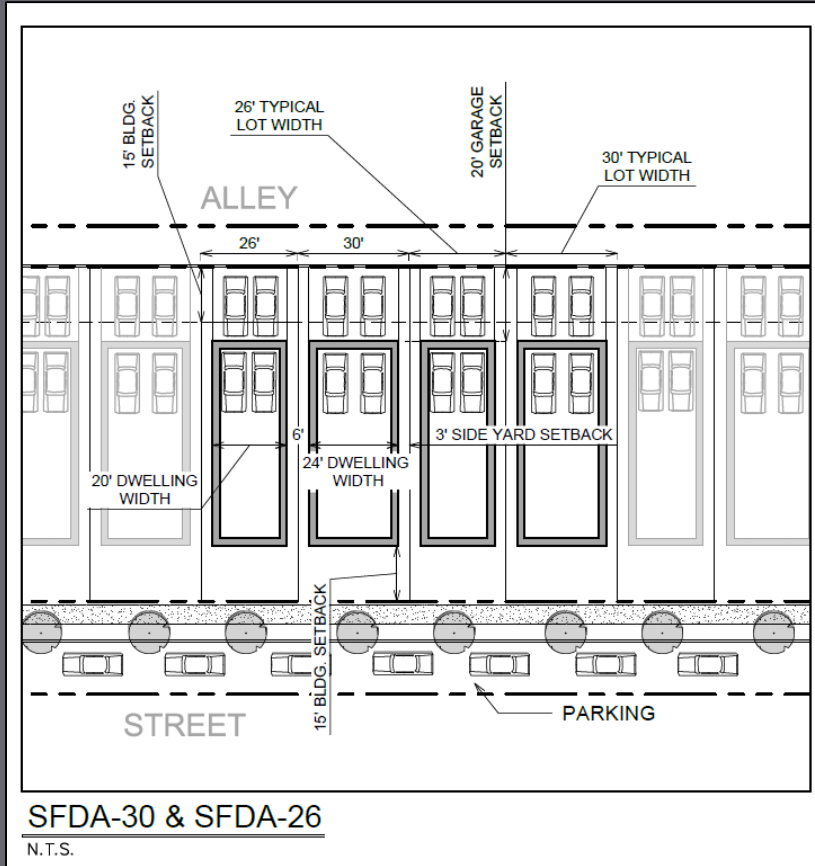
SETBACKS

- 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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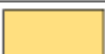

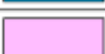


TYPICAL SMALL LOTS



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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.

PLANNING COMMISSION. 12.05.19



PD REVIEW CRITERIA

Section 17.51.030(C)

1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
3. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
4. The plan can be completed within a reasonable period of time;
5. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
7. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

PLANNING COMMISSION. 12.05.19



PD REVIEW CRITERIA

Section 17.51.030(C)

1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
 - Applicant's stated special objectives:
 1. Preserve trees in rear yards and tracts.
 2. Accommodate homes along the bluff while keeping appropriate separation from the natural areas on the adjacent property.
 3. Developing around the BPA Easement that traverses the site.
 4. Provide a diversity of lot sizes to accommodate a mix of housing sizes at various price points to meet the goals and policies of the City's Comprehensive Plan and this code to serve today's market needs of home consumers in McMinnville.
 5. Focus on the detached Single-Family Residential housing type.
 6. Offer on-site open space amenities to the residents who cannot cross a minor arterial to reach the nearest neighborhood park.
 7. Provide access to City park facilities.
 8. Create a sense of place.
 9. Ensure adequate off-street parking.
 10. Avoid "cookie cutter" approach to housing on any block face.
 11. Promote future transit service.

PLANNING COMMISSION. 12.05.19

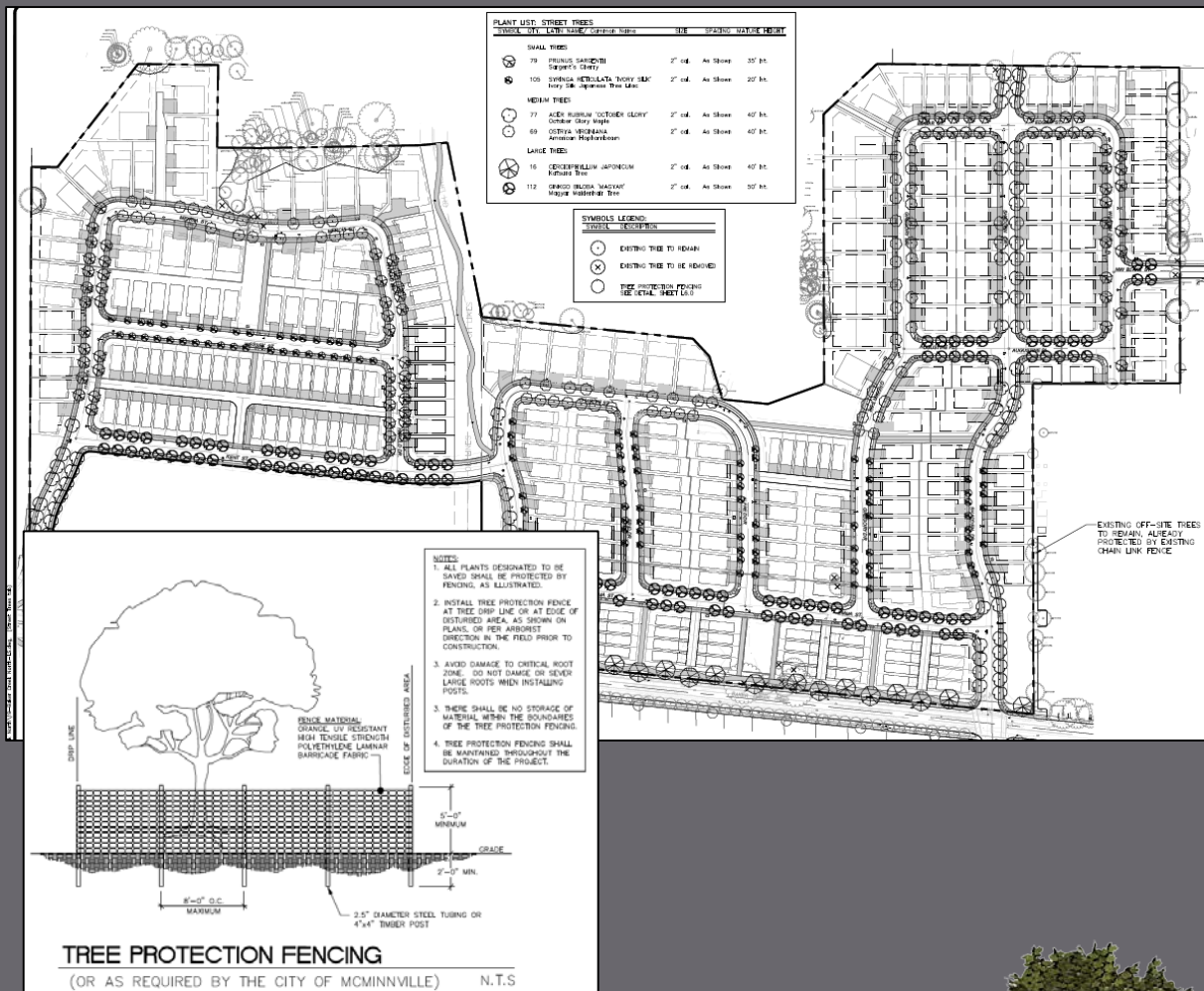


TREE PRESERVATION

- Trees proposed to be preserved in open space tracts and rear yards
- Conditions of Approval:

Condition #3: Require larger rear yard setback on Lots 131-135 and Lots 269-280

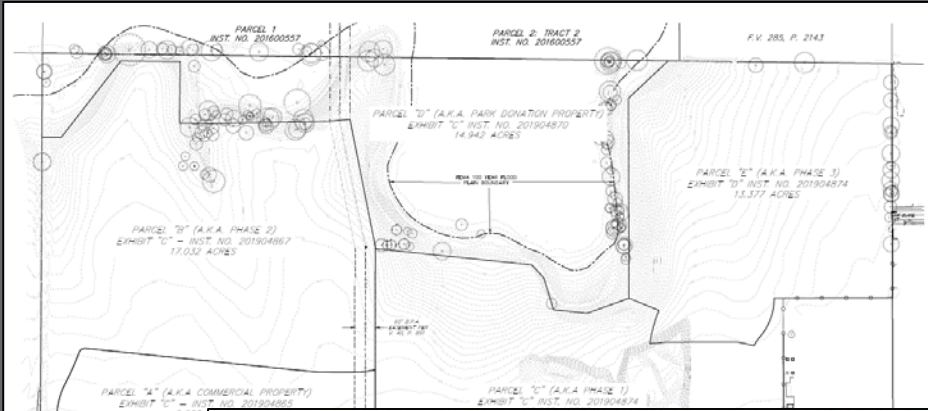
Condition #14: Require tree inventory and arborist's report prior to any removal of tree greater than 9 inches DBH (other than those shown to be removed in L 12-19)



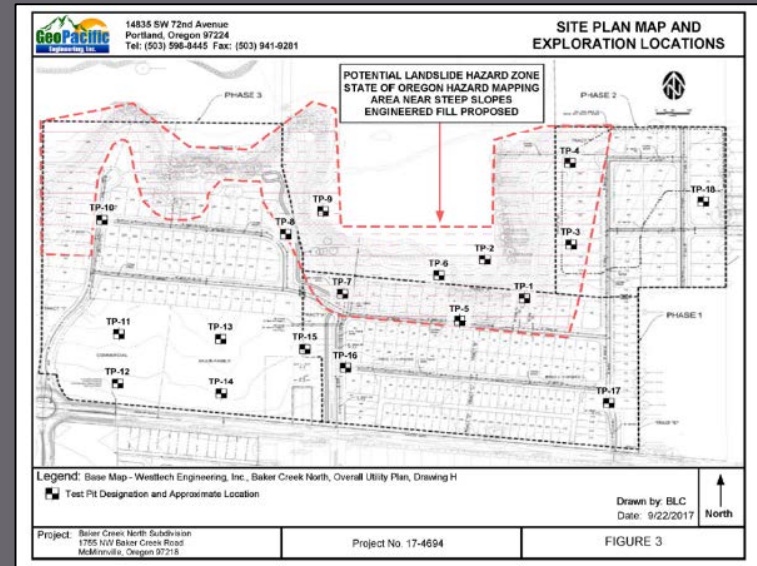
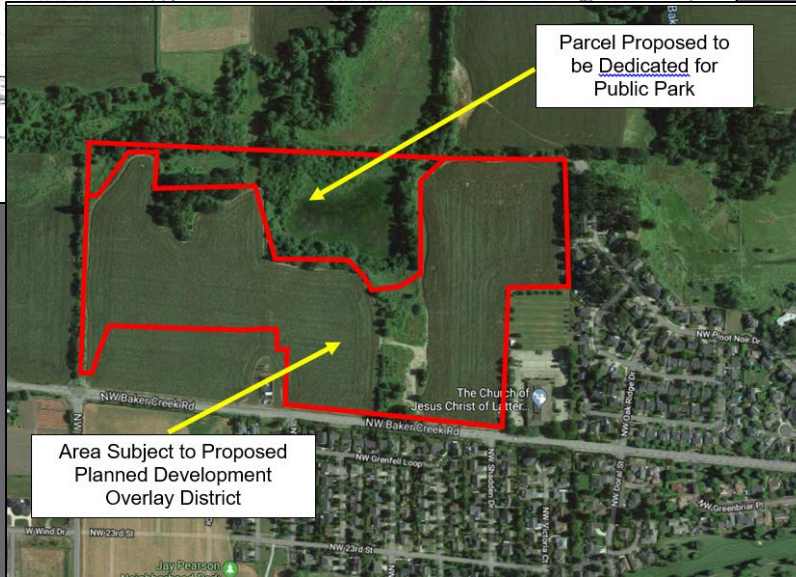
PLANNING COMMISSION. 12.05.19



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

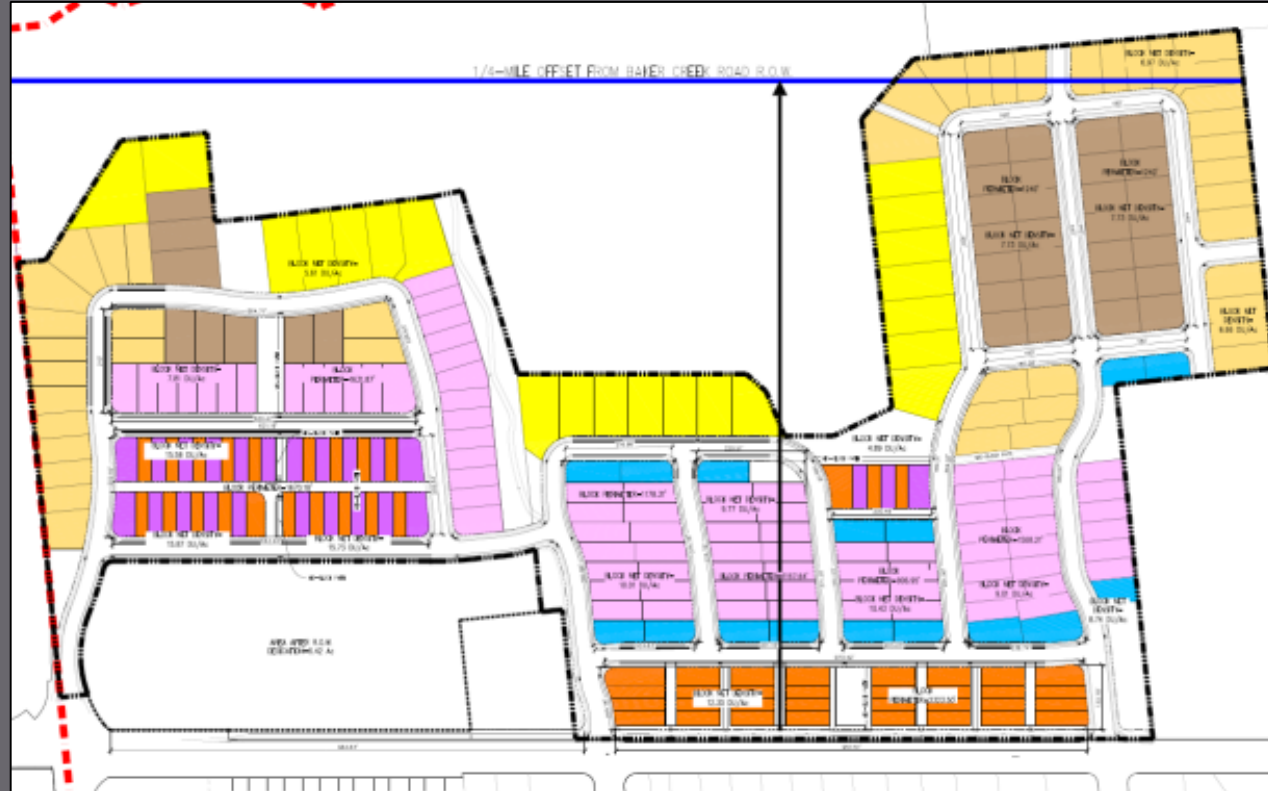


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MIX OF HOUSING TYPES

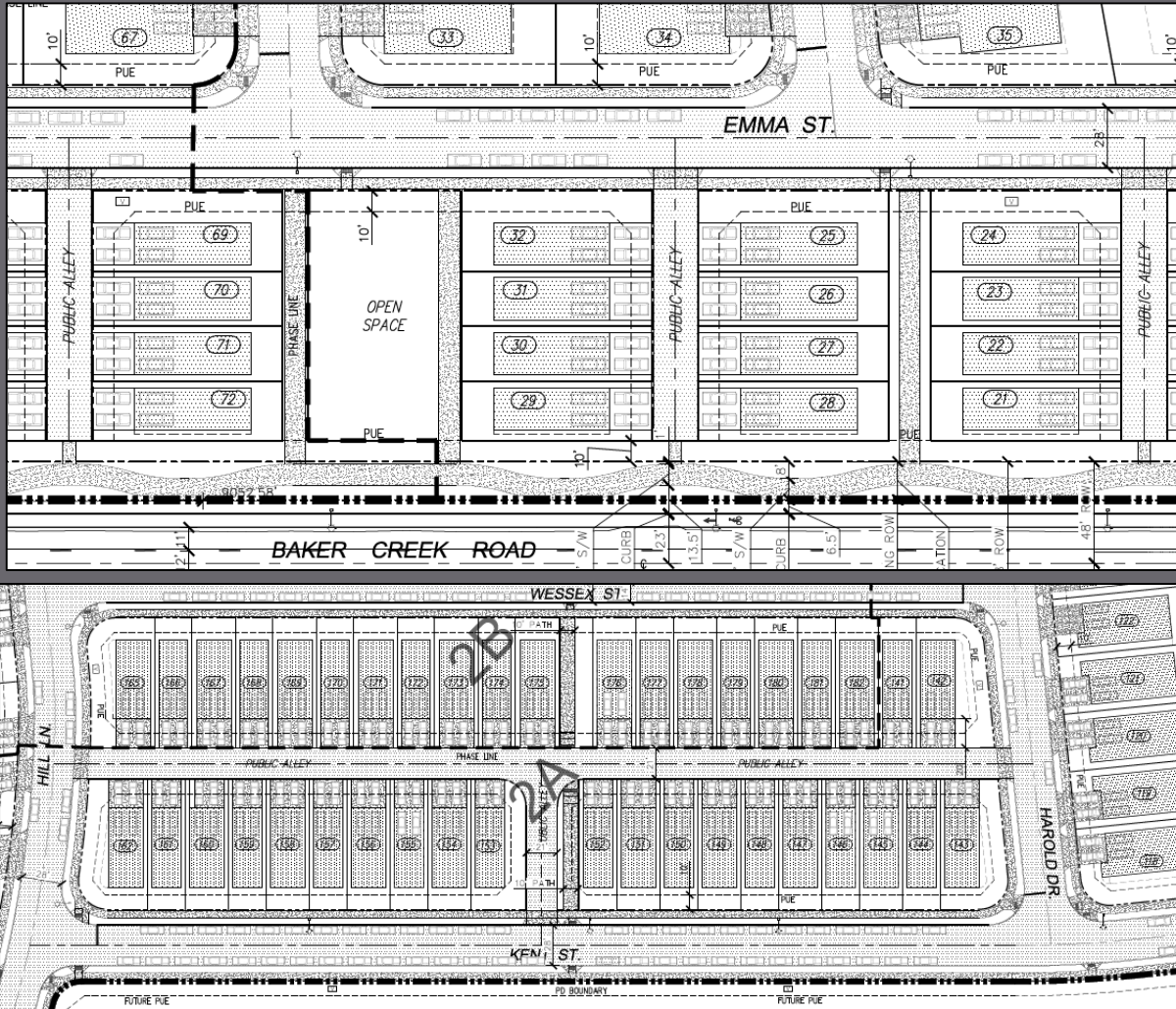
- Transition from higher to lower density (south to north)
- Provide more dense lot types near arterial street and future transit route (Baker Creek Road)
- Less dense lot types along bluff and sloped portions of site to transition between development and natural areas
- Condition of Approval #1 & #2: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



PLANNING COMMISSION. 12.05.19



MIX OF HOUSING TYPES



- Smaller lots proposed to be alley-loaded
 - Reduce vehicle conflicts with sidewalk space
 - Lessen garage door prominence on front façade
 - 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

PLANNING COMMISSION. 12.05.19



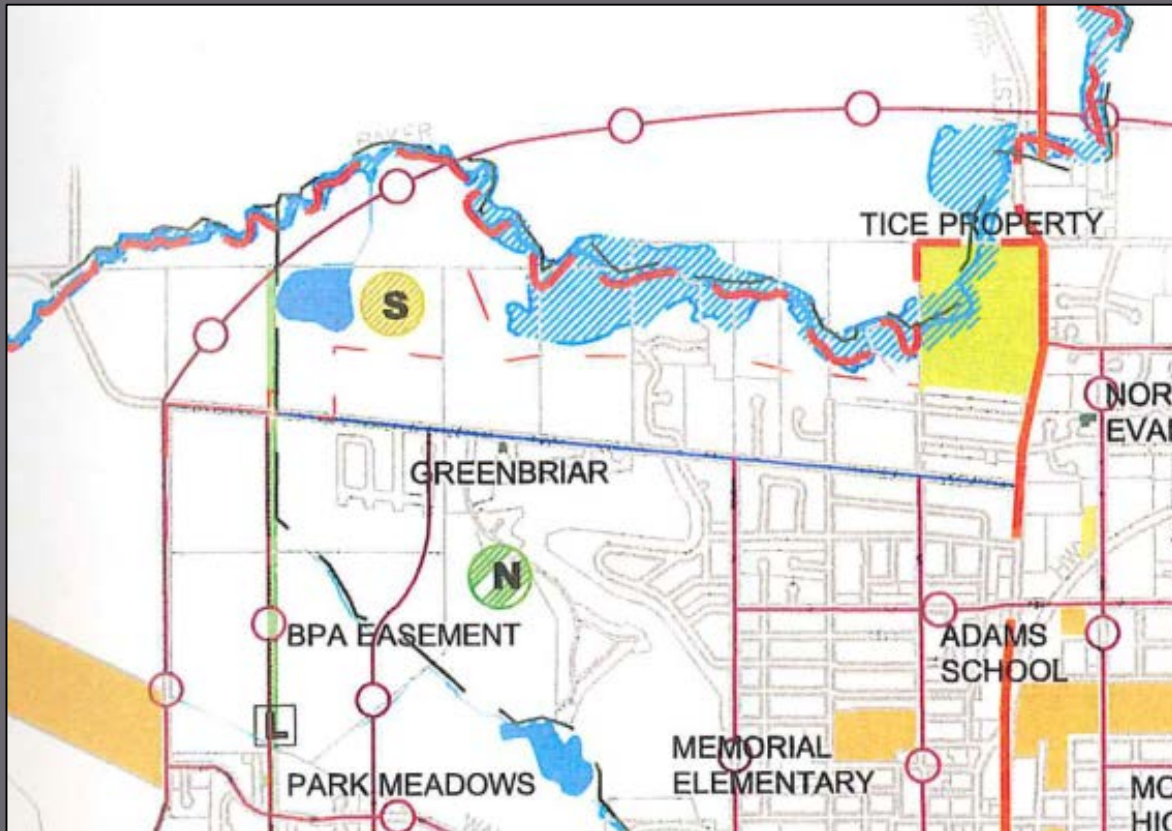
OPEN SPACE AMENITIES

- 18 open space tracts proposed
- City to accept Tracts G, I, J, K & L
- Tracts A – F, H and N – S to be private & maintained by HOA
- Conditions of Approval #5, 7 & 8: State which tracts are accepted by City and require improvements as shown in plans (or amended by condition of approval)

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CITY PARK DEDICATION



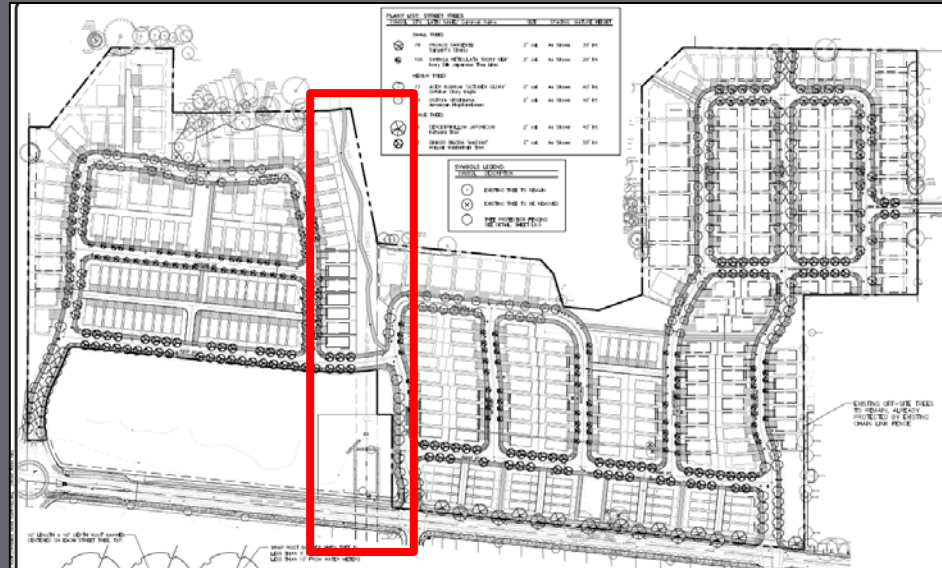
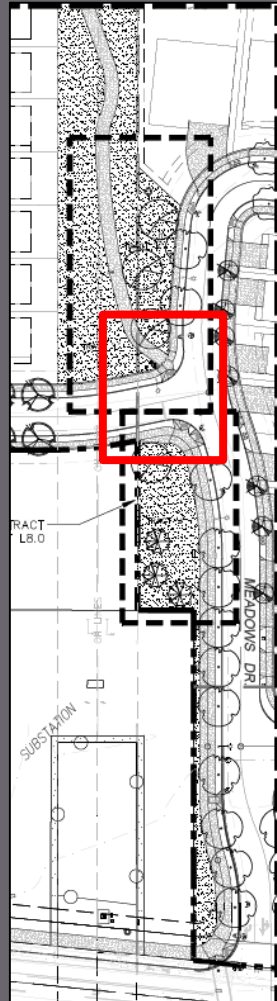
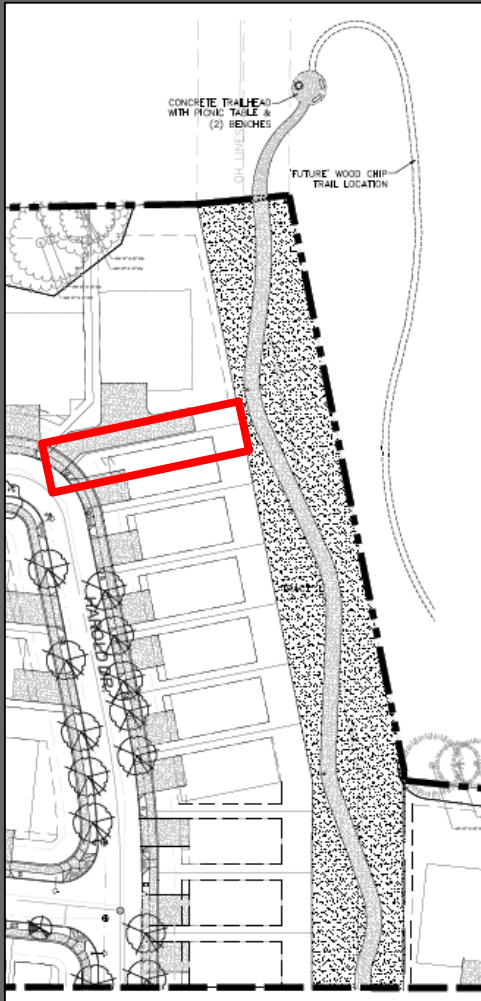
Parks Master Plan Actions

- Special Use Parks: Acquire a special use park adjacent to the BPA Easement/acquire Elks Park
- Greenspace/Greenway: Acquire a greenway along Baker Creek connecting Tice/BPA Easement
- Trails and Connectors: Develop the Westside Trail (BPA Easement)
- Trails and Connectors: Develop a trail in the Baker Creek greenway

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BPA EASEMENT & TRAIL

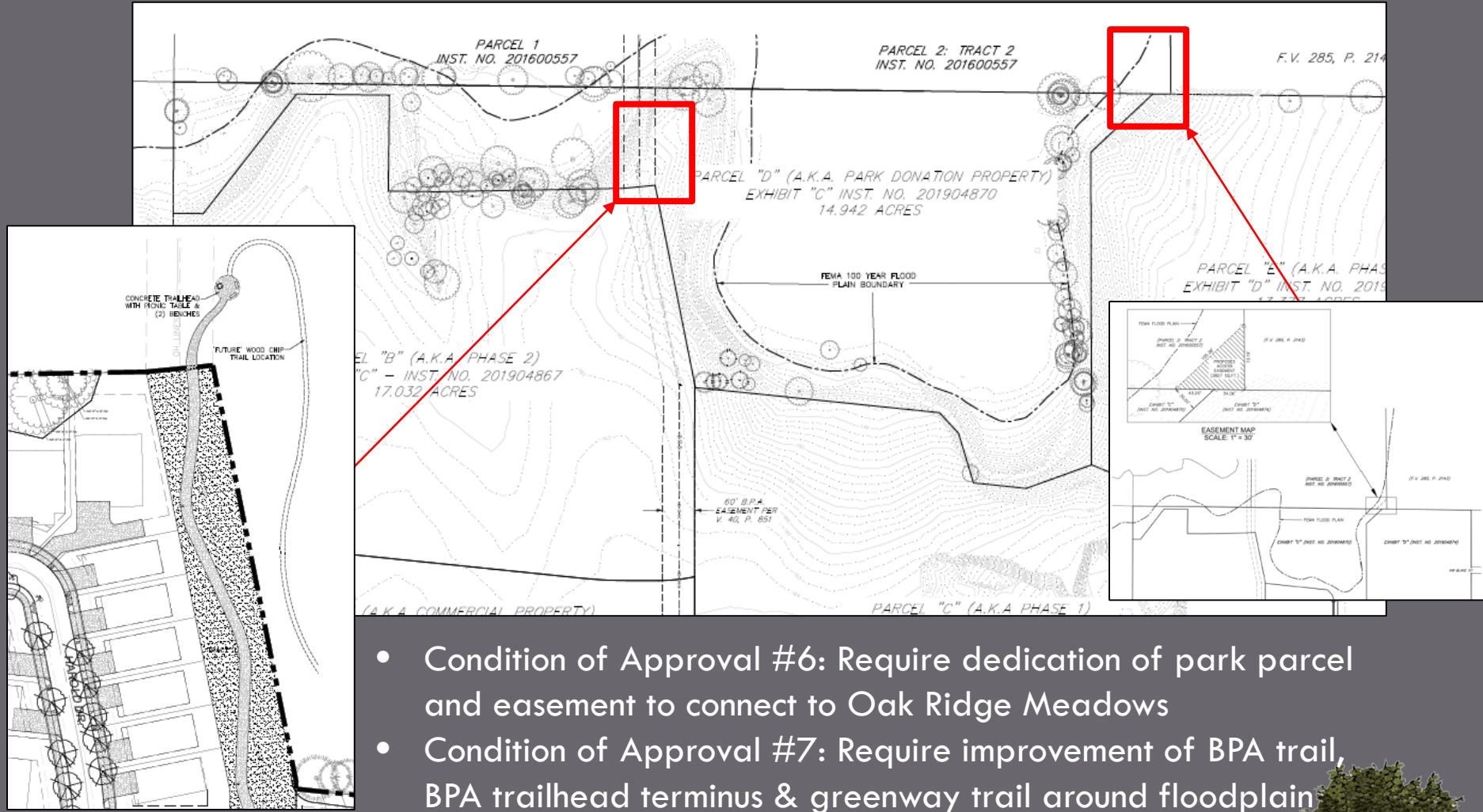


- Conditions of Approval #5 - 7: Require dedication of BPA Trail tracts (Tracts I, J, K & L) and require trail improvement to same standard as exists south of Baker Creek Road
- Condition #9: Require additional connection for pedestrian and MW&L access
- Condition #11: Enhanced x-ing at Kent Street

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CITY PARK DEDICATION

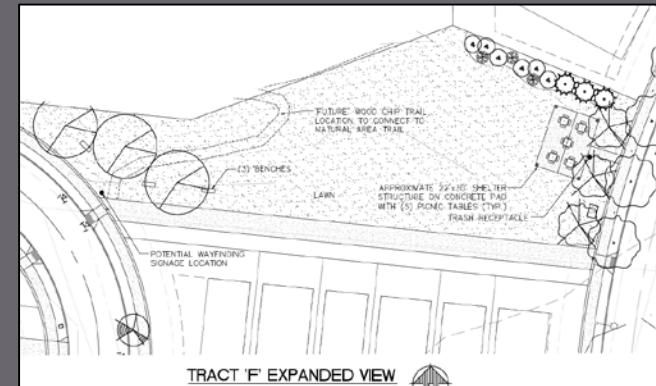
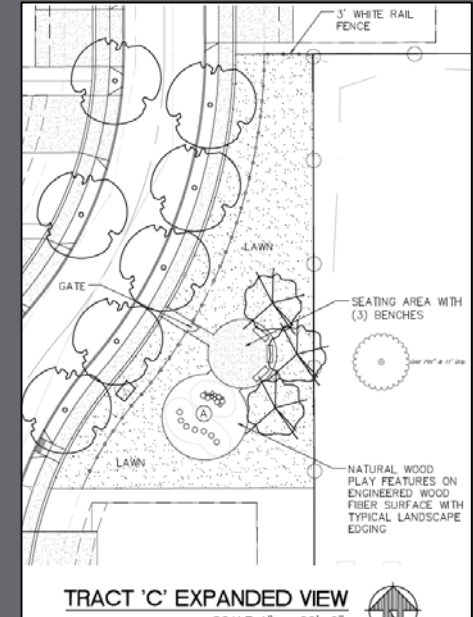
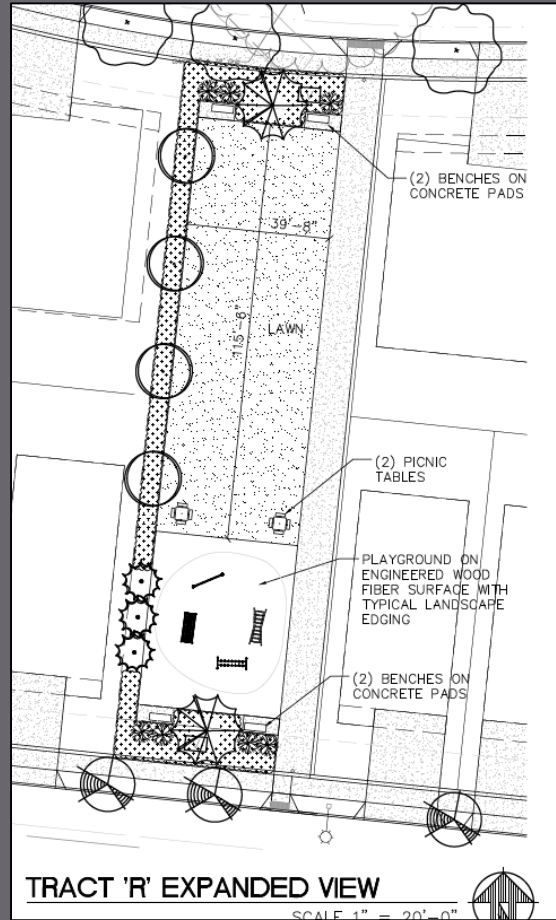
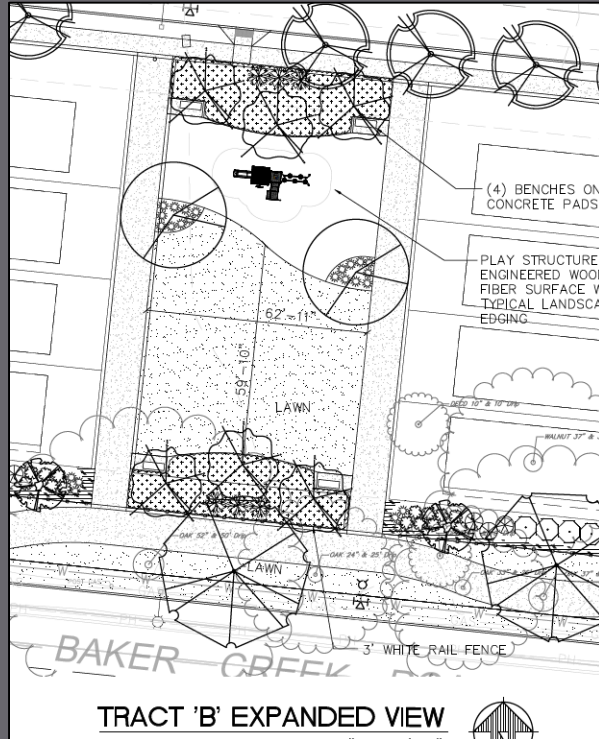


- Condition of Approval #6: Require dedication of park parcel and easement to connect to Oak Ridge Meadows
- Condition of Approval #7: Require improvement of BPA trail, BPA trailhead terminus & greenway trail around floodplain

PLANNING COMMISSION. 12.05.19



PRIVATE RECREATIONAL AMENITIES



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OFF-STREET PARKING

- Applicant requested driveways wider than allowed by MMC:
 - SFD-70 & SFD-60 lots: 30'
 - SFD-40 lots: 20'
 - SFD-45 lots: 18'
 - SFD-30a & SFD-26a lots: driveways the same width of the dwelling from an alley
- Condition of Approval #18: Allow driveway widths proposed on private lots, but require driveway width to not exceed maximum width between property line and street (no more than 40% of lot frontage)
 - To reduce vehicle conflicts in sidewalk and provide more space for trees & utilities



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AVOID “COOKIE CUTTER” HOUSING

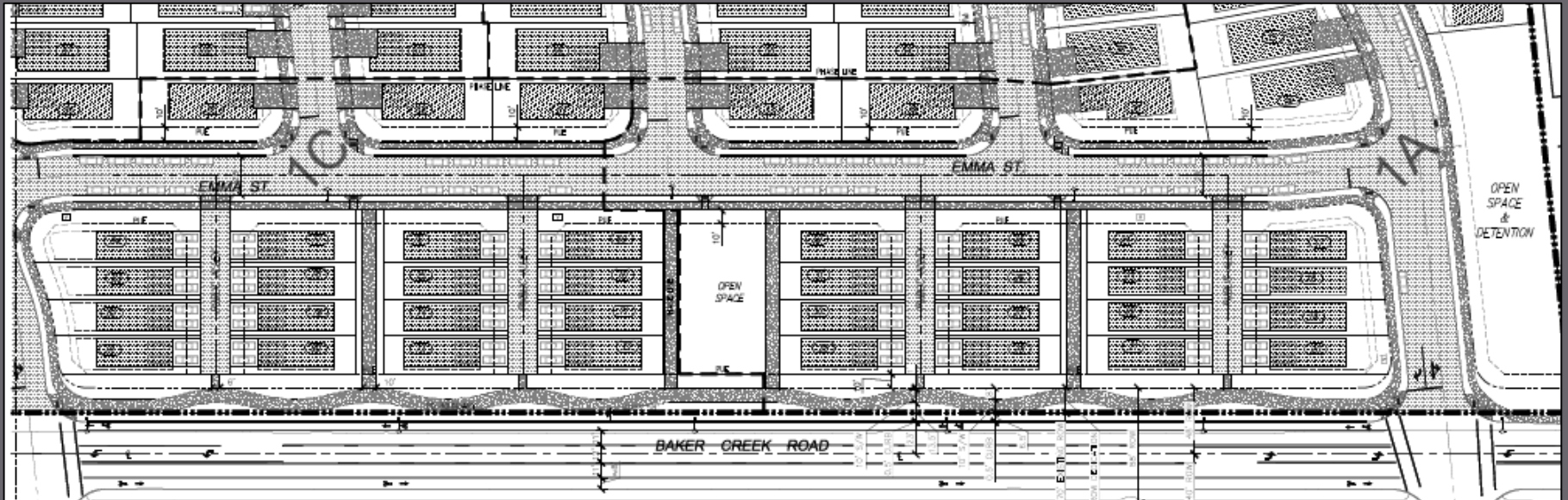
- Lot sizes and dimensions proposed will result in denser detached single family housing
- To avoid “cookie cutter” housing as described by the applicant, staff suggesting Architectural Pattern Book and specific design standards
- Condition of Approval #20: Design standards related to:
 - Style & Massing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

PLANNING COMMISSION. 12.05.19



OTHER PROPOSED DESIGN FEATURES

- Condition of Approval #10: Require proposed meandering, wider sidewalk along Baker Creek Road

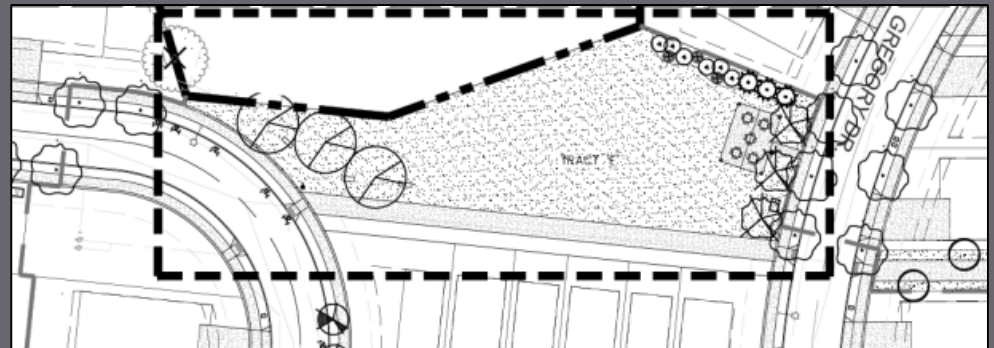
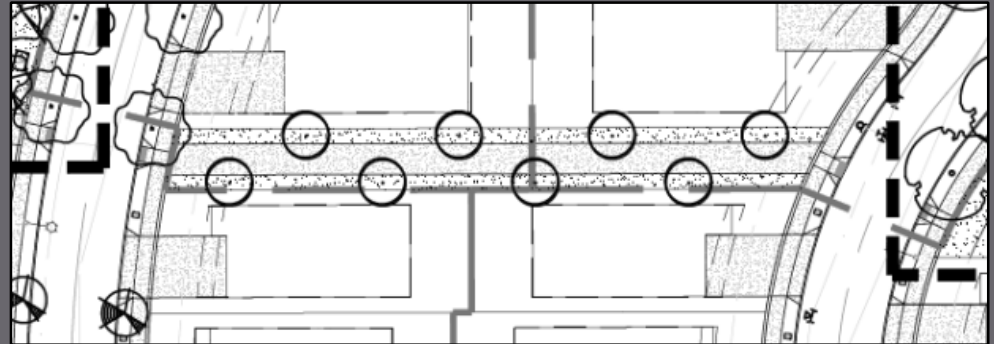
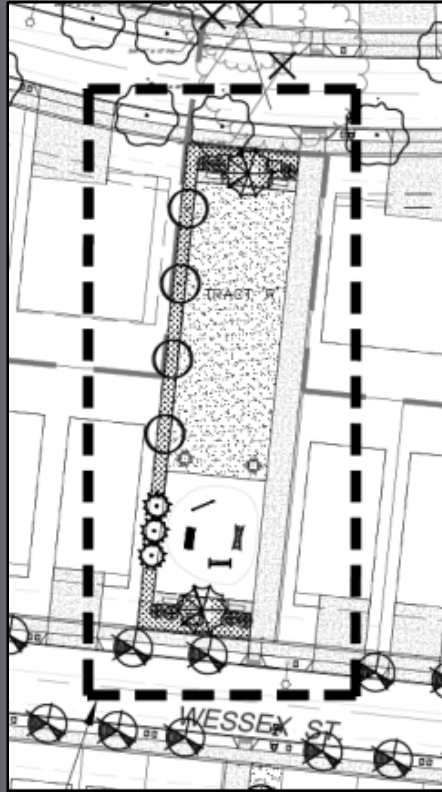
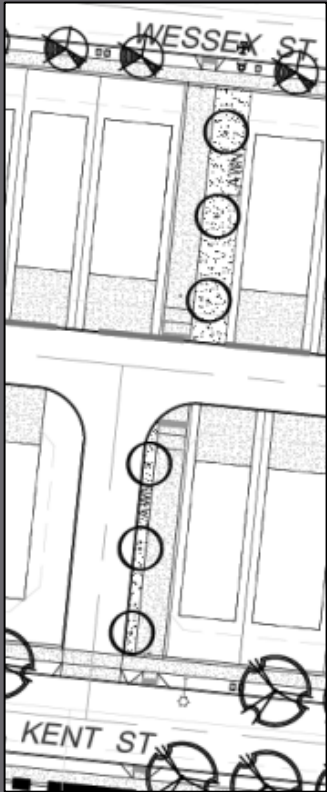


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OTHER PROPOSED DESIGN FEATURES

- Condition of Approval #19: Allow longer block lengths and block perimeter lengths
 - Mid-block pedestrian connections proposed



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PD REVIEW CRITERIA

Section 17.51.030(C)

5. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

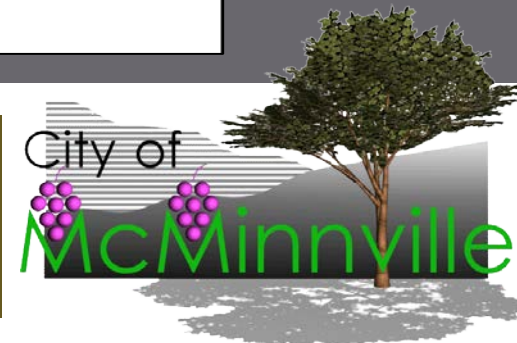
Table 2 Capacity Analysis Summary

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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Tentative Subdivision S 1-19

PLANNING COMMISSION. 12.05.19



TENTATIVE SUBDIVISION REQUEST

- Subdivision consistent with Baker Creek North Planned Development plans (PD 1-19)
- Request:
 - 280 lot detached single family subdivision
 - 10 Phases
- Criteria:
 - Chapter 17.53 - Land Division Standards
 - Requirements of PD 1-19



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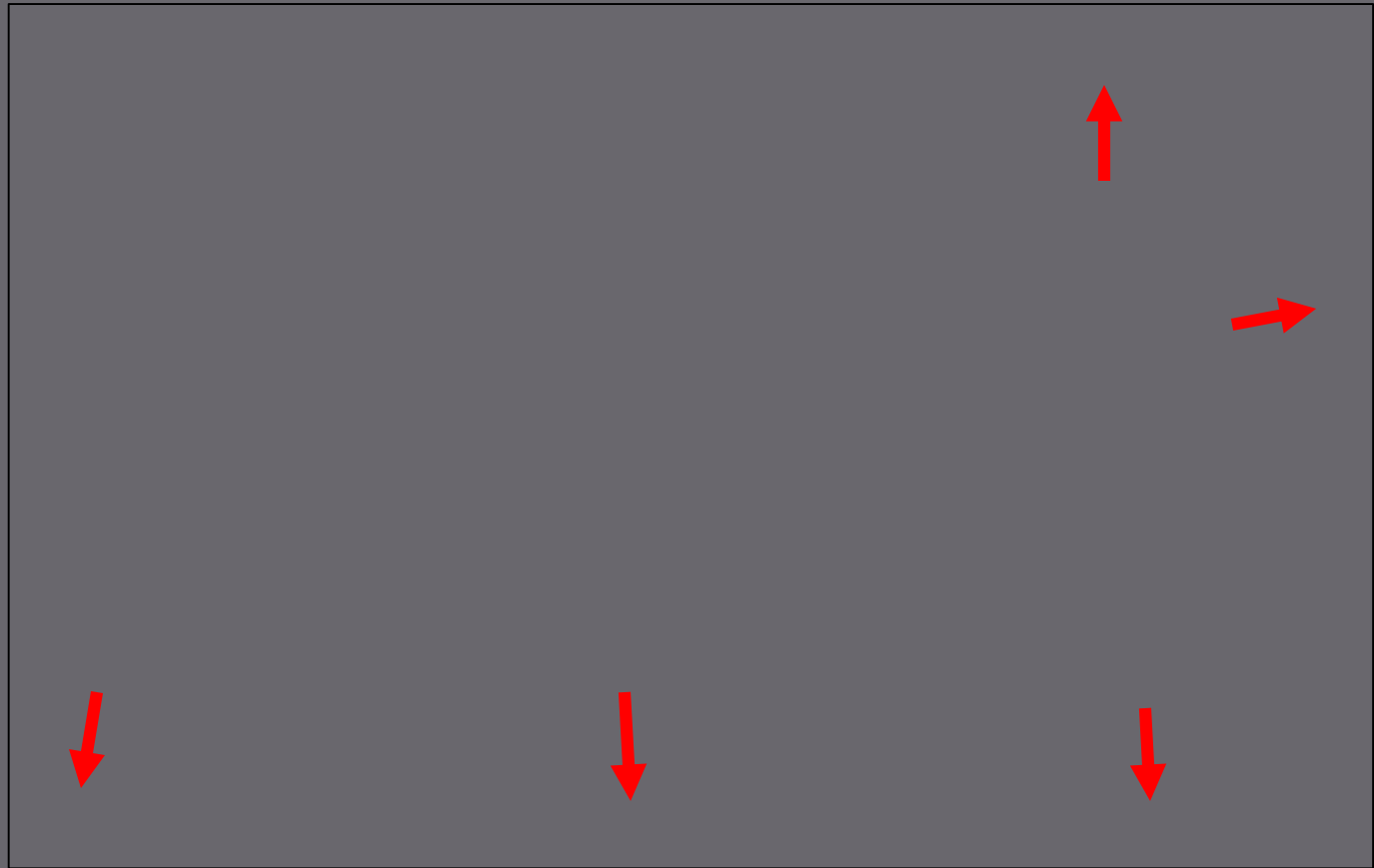


§ 1-19 REVIEW CRITERIA

Chapter 17.53 – Land Division Standards Approval of Streets and Ways

17.53.101 – Streets

- Alignment with surrounding existing streets
 - Hill Road
 - Meadows Dr
 - Shadden Dr
- Connections to surrounding subdivisions
 - Shadden Dr
 - Blake St



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S 1-19 REVIEW CRITERIA

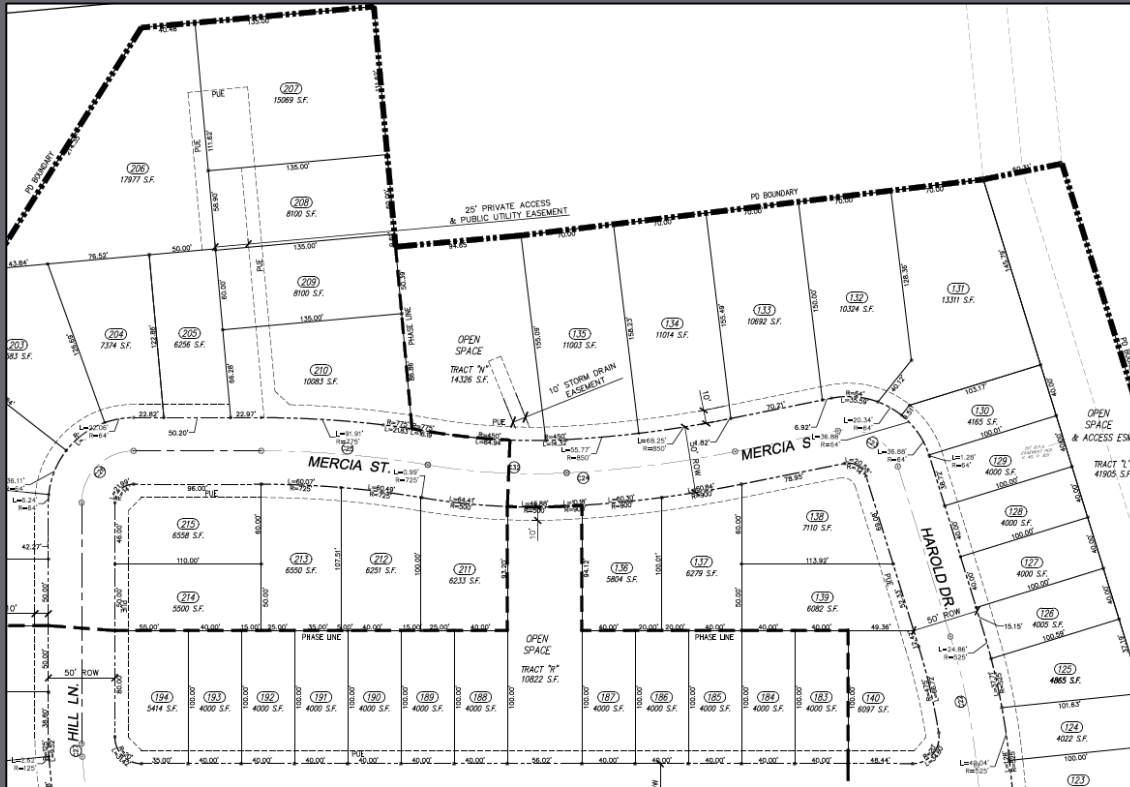
Approval of Streets and Ways (cont'd)

17.53.103(3) – Easements

- Public Utility Easements provided along all ROWs
- Drainage & access easements provided where necessary

17.53.103(3) – Pedestrian Ways

- Meets requirements of PD 1-19



PLANNING COMMISSION. 12.05.19

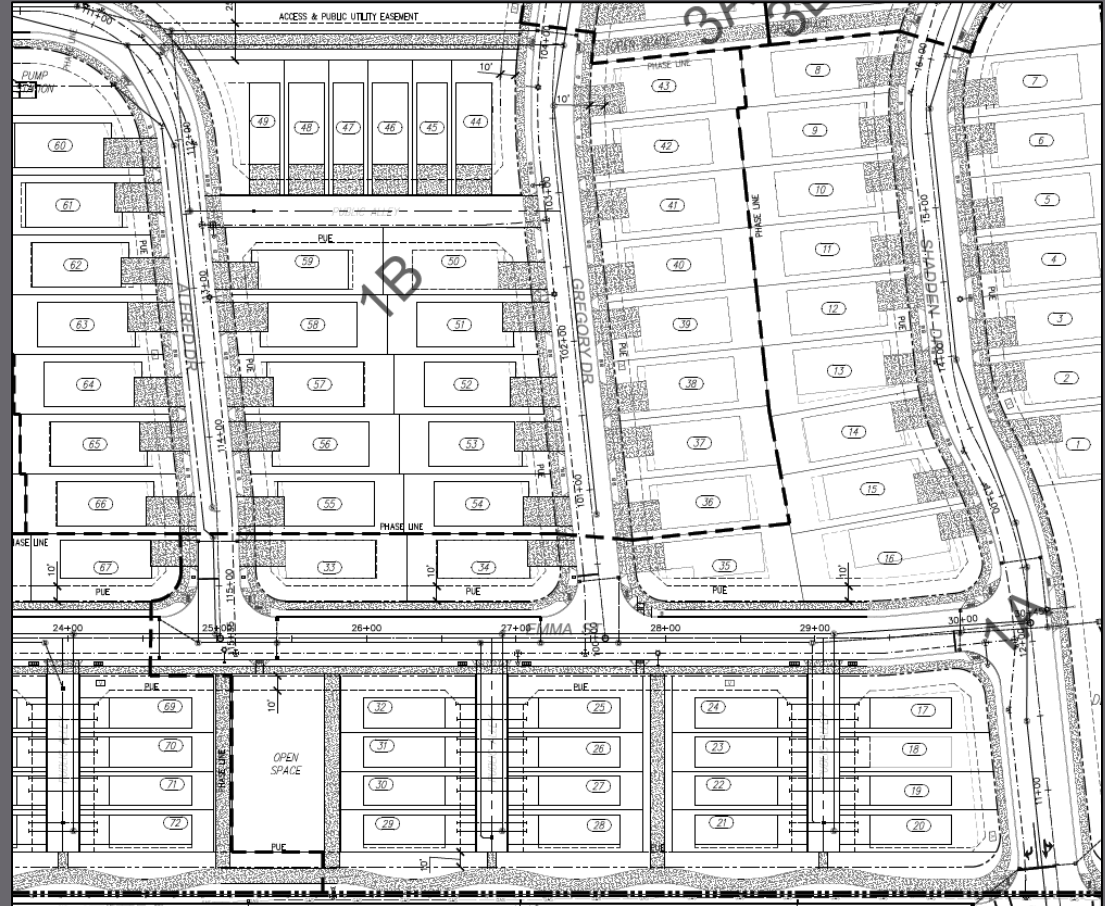


S 1-19 REVIEW CRITERIA

Approval of Streets and Ways (cont'd)

17.53.105 – Lots

- Consistent with PD 1-19
- Size and shape of lots are appropriate for proposed use, respond to topographic conditions of site
- Street access provided to each proposed lot per City standards
 - Alley access on smaller lots per PD 1-19



PLANNING COMMISSION. 12.05.19

§ 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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§ 1-19 CONDITIONS OF APPROVAL

Lot Sales Policy:

Policy 99.10: The City of McMinnville recognizes the value to the City of encouraging the sale of lots to persons who desire to build their own homes. Therefore, the City Planning staff shall develop a formula to be applied to medium and large size subdivisions, that will require a reasonable proportion of lots be set aside for owner-developer purchase for a reasonable amount of time which shall be made a part of the subdivision ordinance.

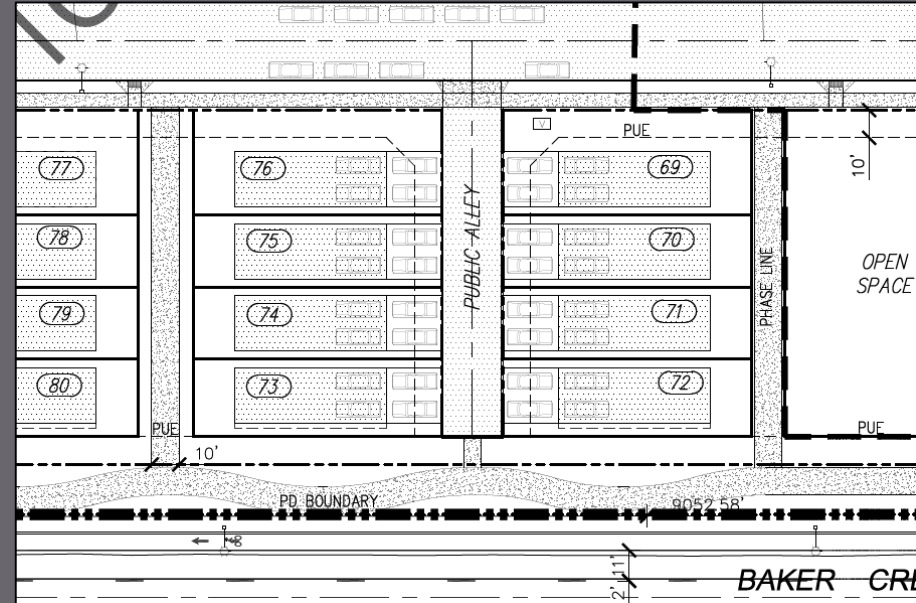
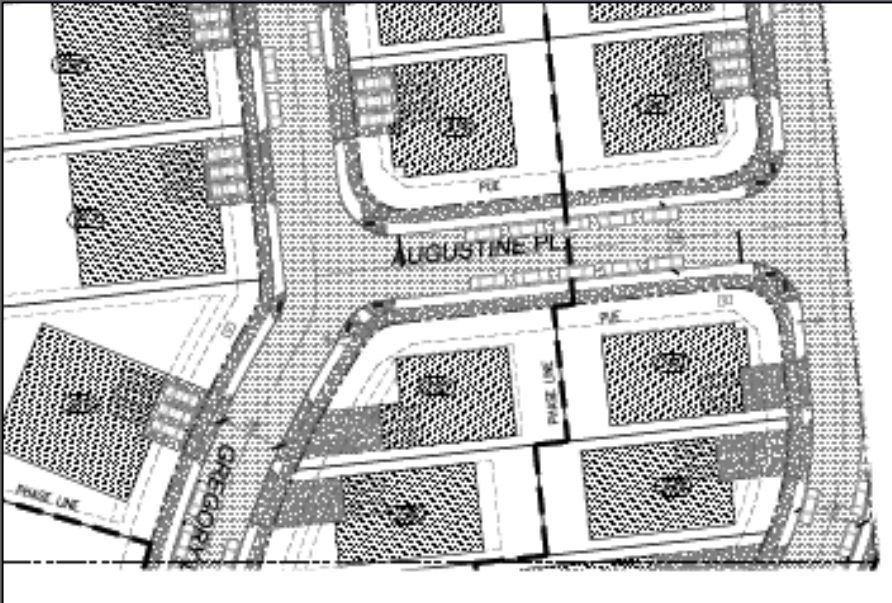
- Condition of Approval #8: That the applicant shall provide twenty-five percent (25%) of the single family lots within each phase of the subdivision for sale to the general public for a period of six months for each subdivision phase. The applicant shall provide information detailing the number of lots that will be made available for individual sale to builders for review and approval by the Planning Director prior to recording of the final plat for each subdivision. Upon approval, the referenced lots will be made available for sale to the general public for a minimum of one hundred eighty (180) days prior to building permit issuance for said lots.

PLANNING COMMISSION. 12.05.19



S 1-19 CONDITIONS OF APPROVAL

- Condition of Approval #13: Redesign of intersection geometry at Gregory & Augustine Streets
- Condition of Approval #14: Require alleys to be private either in tract or easement



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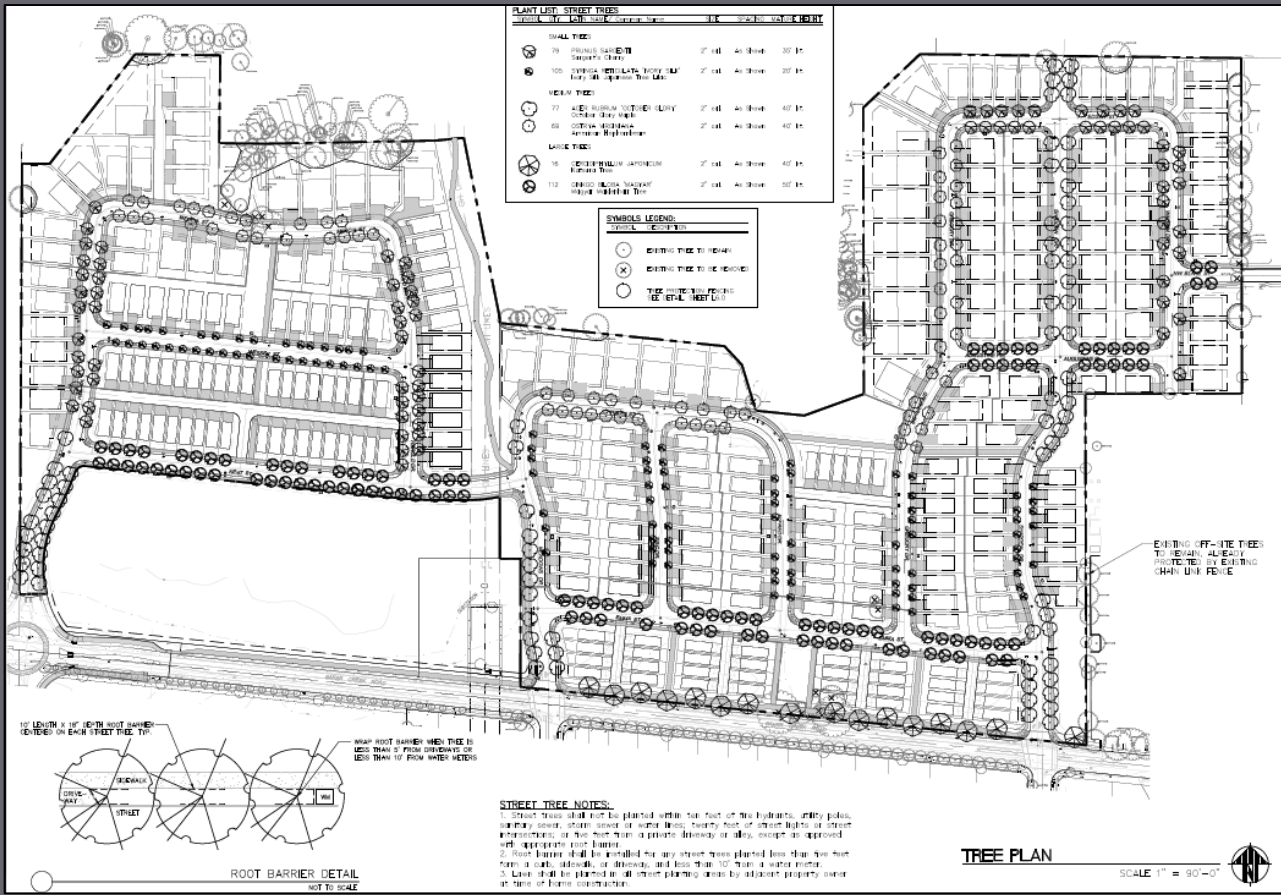


§ 1-19 CONDITIONS OF APPROVAL

- General Conditions:
 - CC&Rs and Homeowner's Association
 - Assume maintenance of open space tracts and public park until 2032
 - Right-of-way dedication along Baker Creek Road
 - Standards for right-of-way improvements
 - Process for improvements and review of final plats
 - Requirement for applicant to obtain permits (if necessary) from:
 - Department of Environmental Quality (stormwater and water quality)
 - Department of State Lands
 - US Army Corps of Engineers

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Landscape Plan Review L 12-19

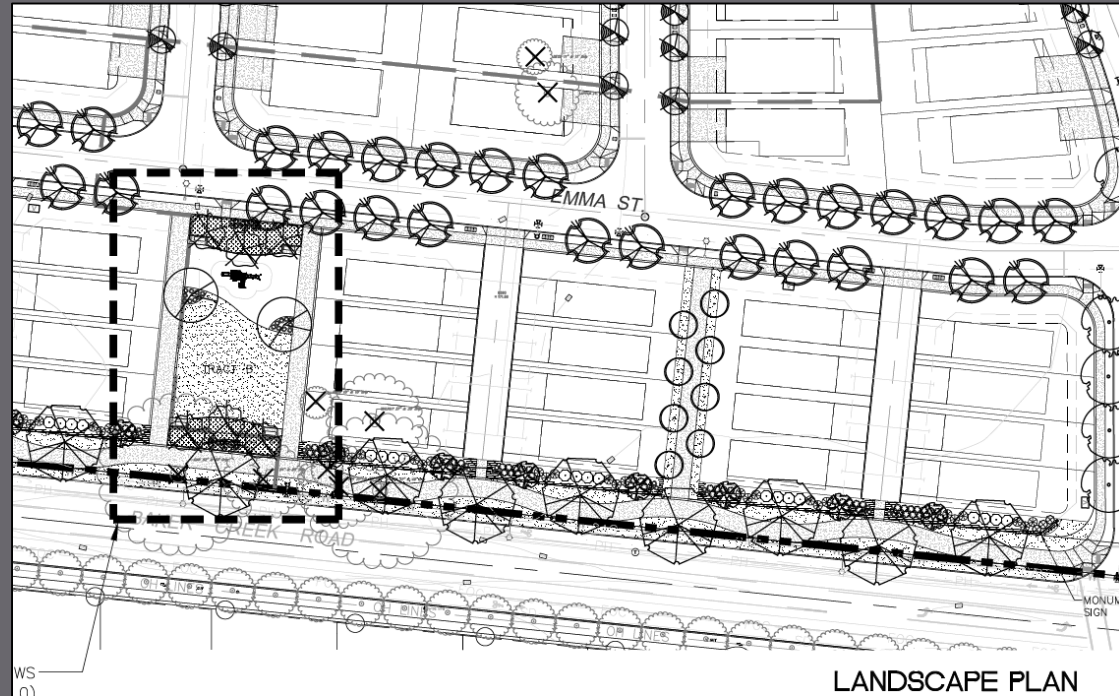
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L 12-19 – LANDSCAP PLAN REVIEW

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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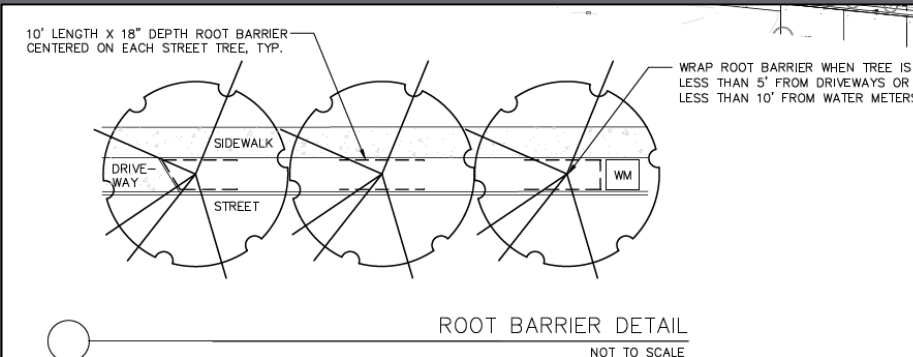


L 12-19 CONDTIONS OF APPROVAL

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

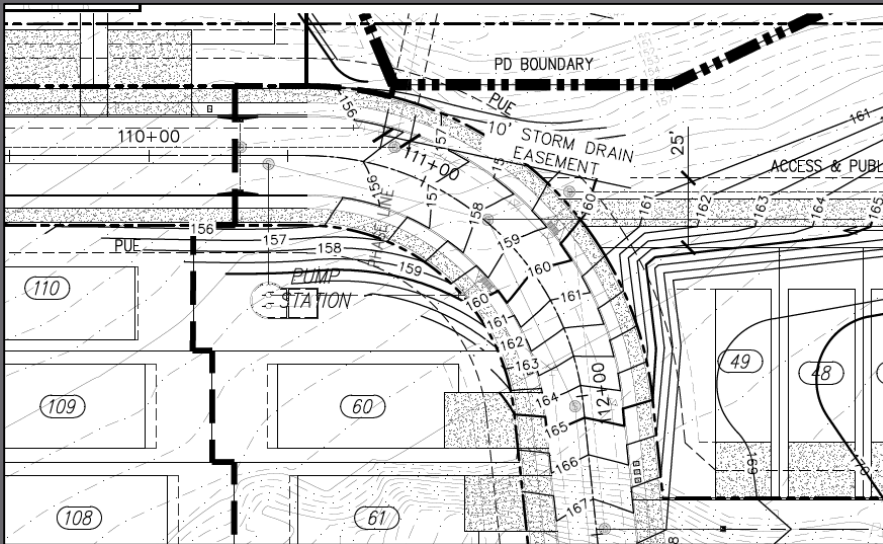


PLANNING COMMISSION. 12.05.19



L 12-19 CONDTIONS OF APPROVAL

- Require submittal of landscape and development plan for public sewer pump station (Tract G)
 - Include street trees along Tract G
 - Screening of pump station
 - Minimum 25% of site landscaped



PLANNING COMMISSION. 12.05.19



TESTIMONY RECEIVED

- One item of public testimony received prior to public hearing
 - Letter – Patty O’Leary – Received 12/4/19
- All agency testimony included in Decision Documents

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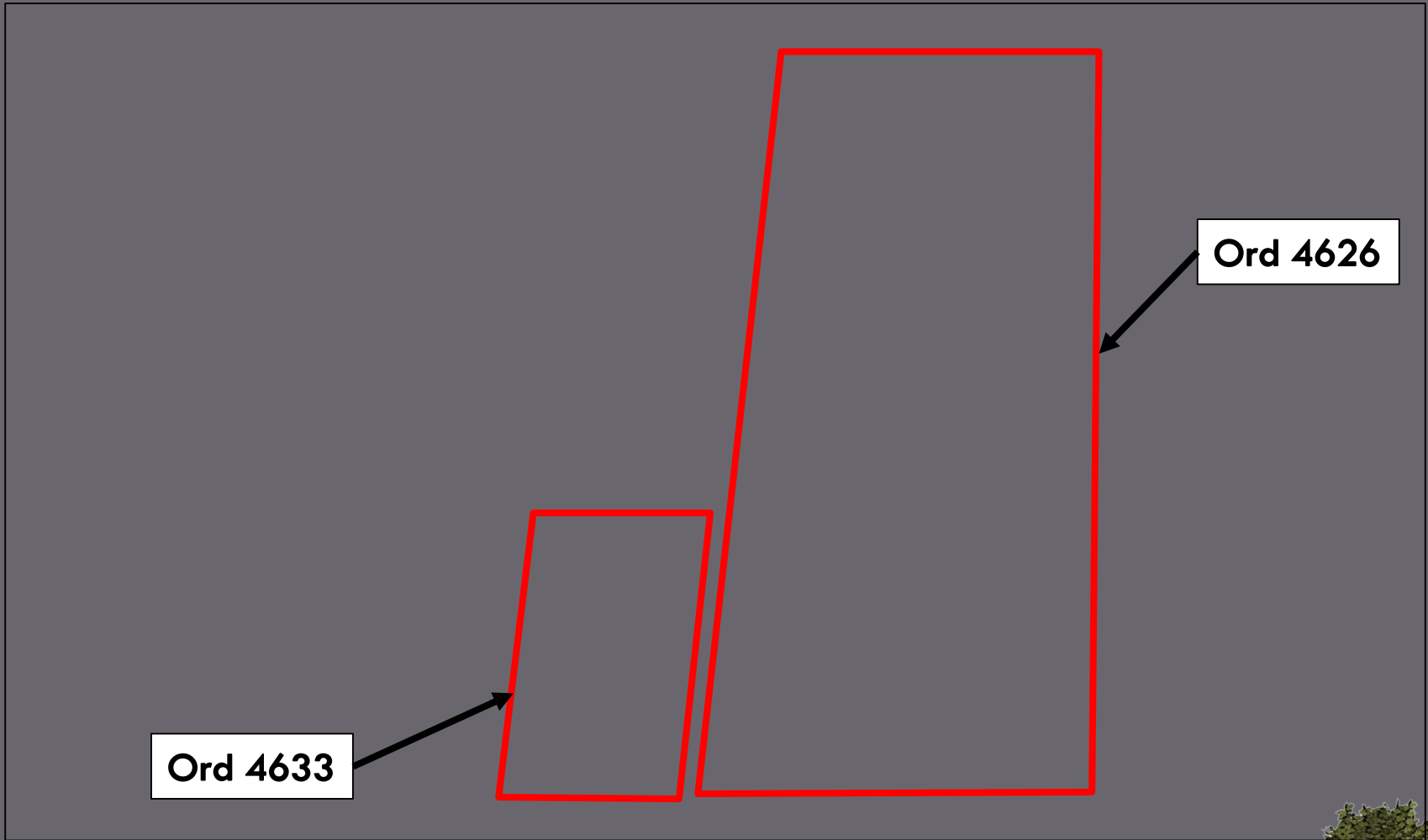
SITE HISTORY

- 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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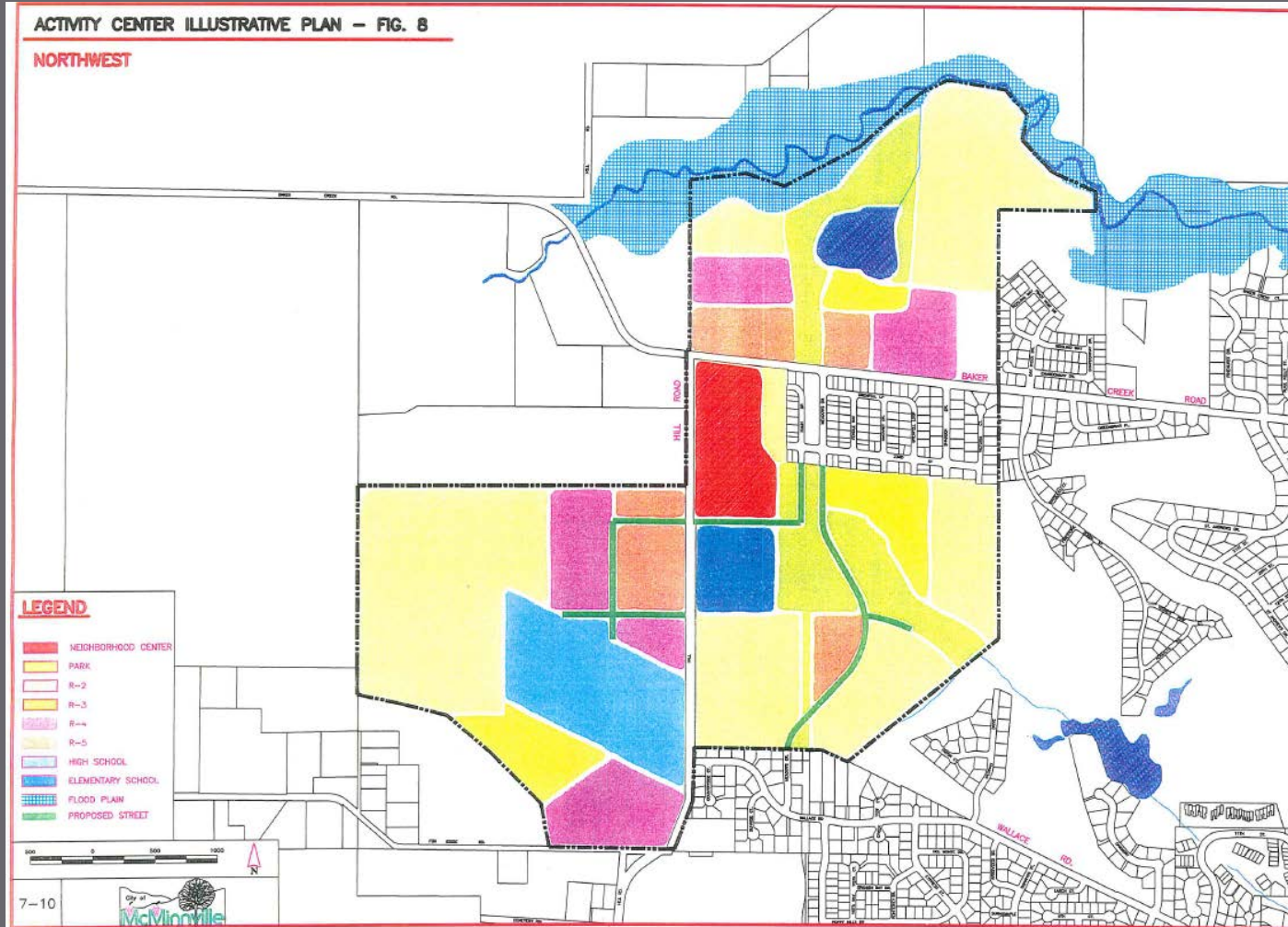
SITE HISTORY

- 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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NEIGHBORHOOD ACTIVITY CENTER



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STAFF RECOMMENDATION

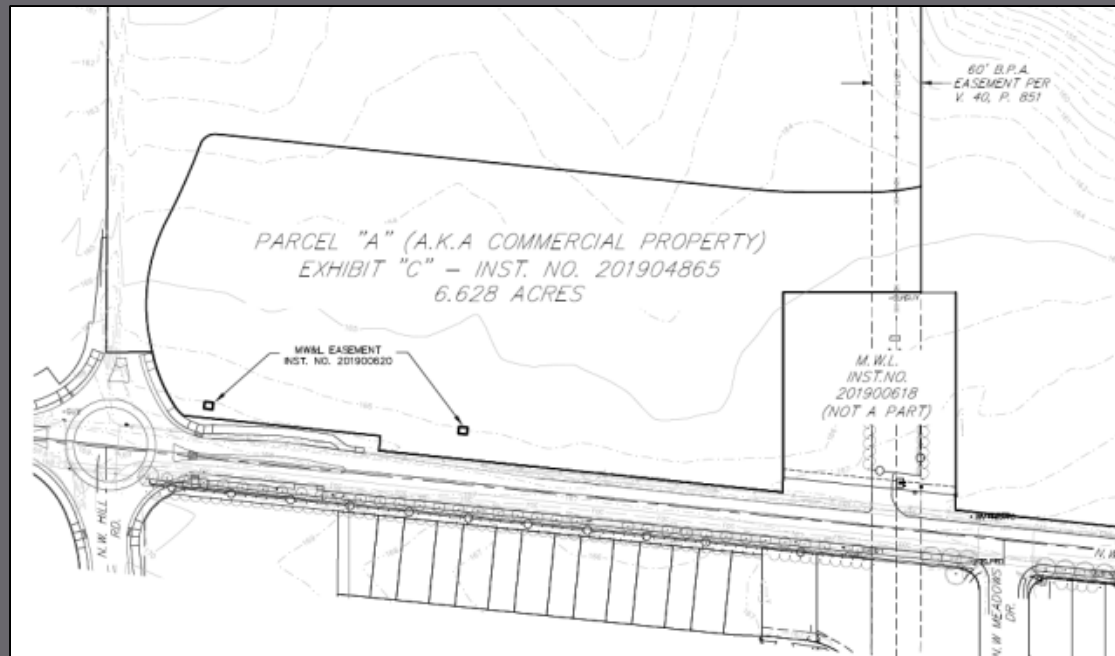
- CPA 1-19: Approval
- ZC 1-19: Approval with conditions
 - Recommendation: Not be approved unless PDA 2-19 & PD 1-19 are approved
- PDA 2-19: Approval with conditions
- PD 1-19: Approval with conditions
- S 1-19: Approval with conditions
 - Recommendation: Not be approved unless PD 1-19 is approved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

PLANNING COMMISSION. 12.05.19



REVISED CONDITIONS OF APPROVAL

- PDA 2-19:
 - Condition #4: Provide language to give Planning Commission some flexibility in design standards for review of future detailed development plans

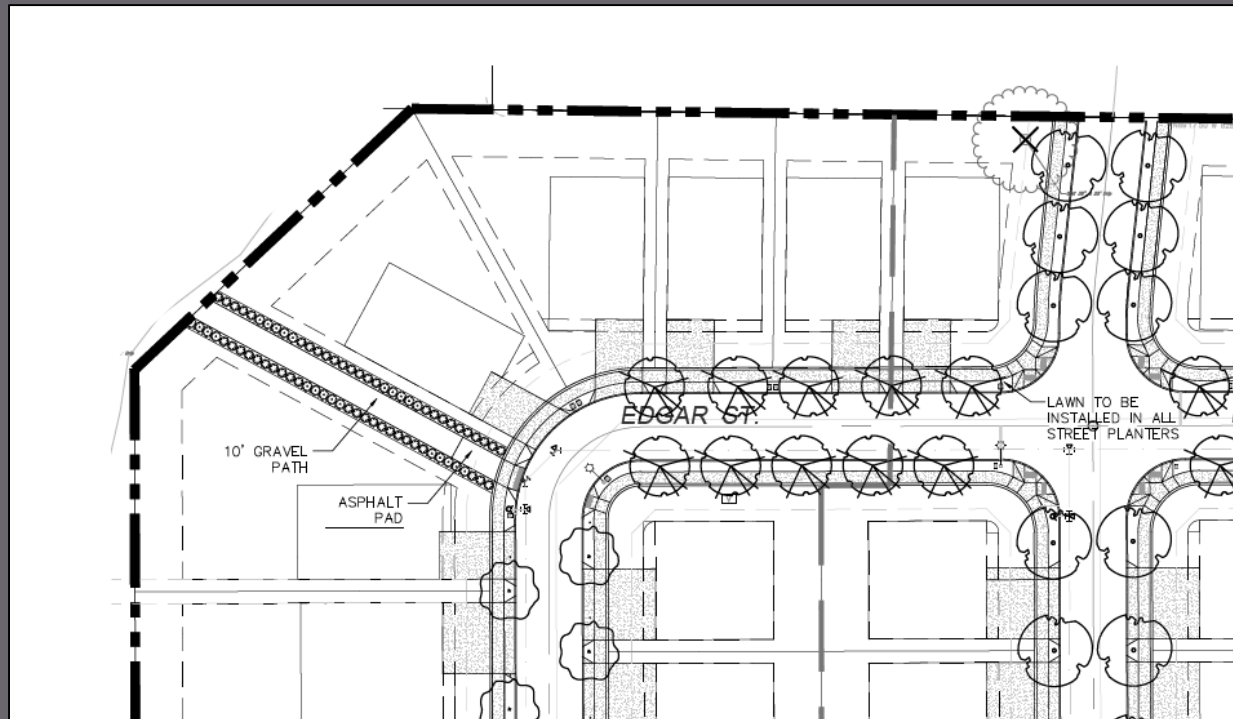


PLANNING COMMISSION. 12.05.19



REVISED CONDITIONS OF APPROVAL

- PD 1-19:
 - Condition #8(m): Require path to be paved rather than gravel (as proposed) to avoid path being washed out



PLANNING COMMISSION. 12.05.19

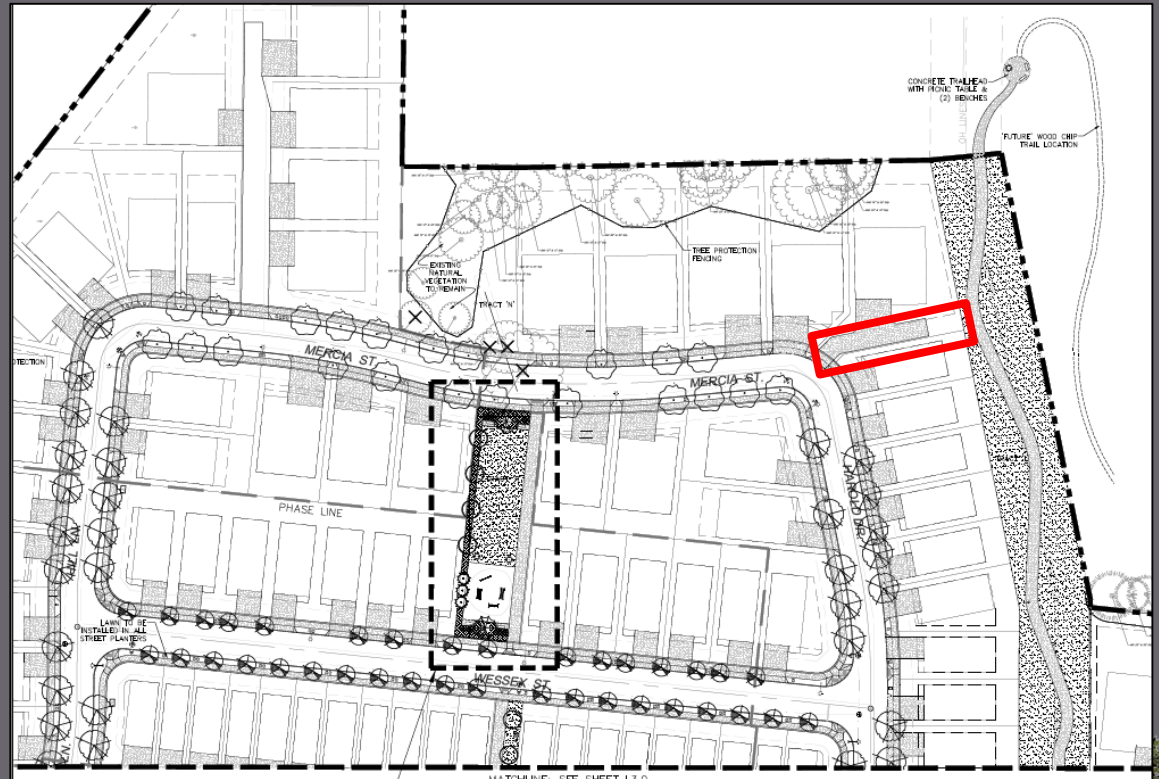


REVISED CONDITIONS OF APPROVAL

PD 1-19:

- Condition #9:
Revise pedestrian connection to change improvement standard due to MW&L no longer needing it for vehicle access

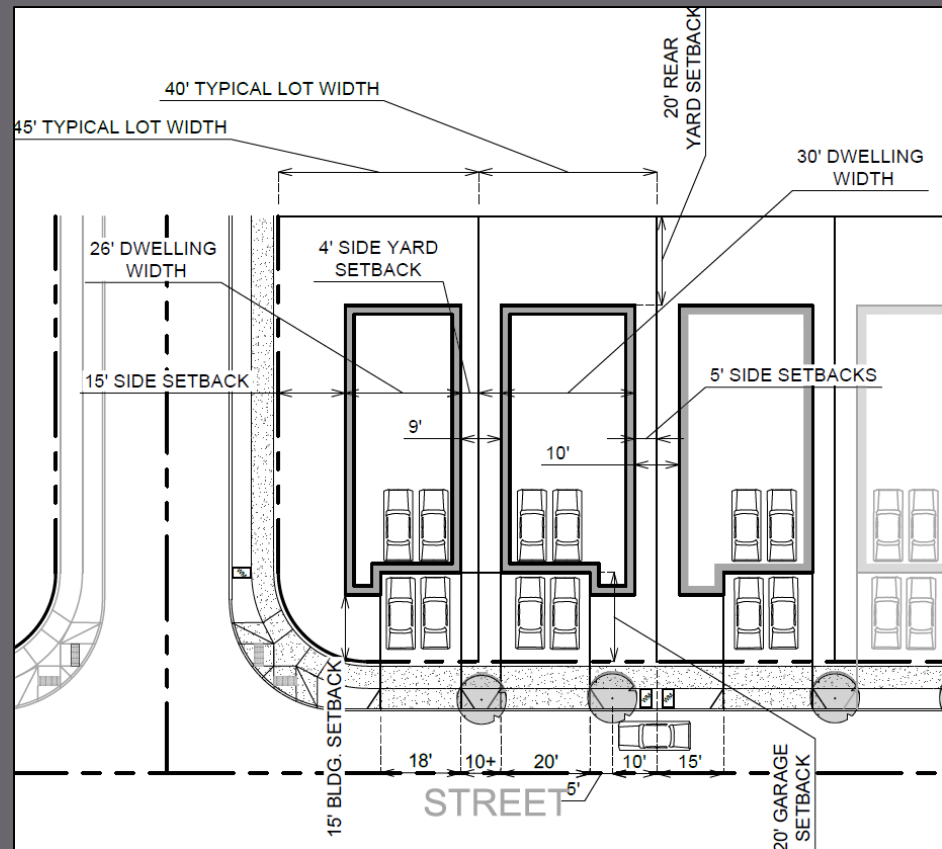
- Also allow alternative location from Northwest portion of site



PLANNING COMMISSION. 12.05.19

REVISED CONDITIONS OF APPROVAL

- PD 1-19:
 - Condition #18:
Allow 20' wide driveways in the ROW for SFD-40 Lots (40 foot wide lots)



PLANNING COMMISSION. 12.05.19



REVISED CONDITIONS OF APPROVAL

- PD 1-19:
 - Condition #20: Architectural Design Standards
 - Revise from “Architectural Pattern Book” to just design standards that apply to building plans
 - Design standards applied to Front façade and public-facing elevations (exterior side yards and elevations facing public parks)
 - Front porch size aligned with 36 square feet and minimum dimension of 6 feet by 6 feet
 - Vertical projections: Allow to encroach into exterior side yard setback by up to 3 feet (20% of setback)

PLANNING COMMISSION. 12.05.19



REVISED CONDITIONS OF APPROVAL

- PD 1-19:
 - Condition #20: Architectural Design Standards
 - Continuous Ridgelines/Eaves: Remove specific dimensions and prohibit use of one, single ridgeline or eave
 - Intent: Prevent monotonous and boxy-type of building envelope and massing
 - Garage Width: Allow to exceed 50% of front façade if certain additional architectural design standards are achieved
 - Intent: Reduce garage-dominated front façades

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REVISED CONDITIONS OF APPROVAL

- S 1-19:
 - Condition #2: Street Tree Plan Review: Change to reference Planning Director instead of LRC (based on L 12-19 review)
 - Condition #8: Lot Sales Policy: Generalize language to not specify who the lots are made available to – just that they are made available for sale
 - Condition #11: Revise Architectural Design Standards: To be consistent with PD 1-19 condition #20 (if necessary)

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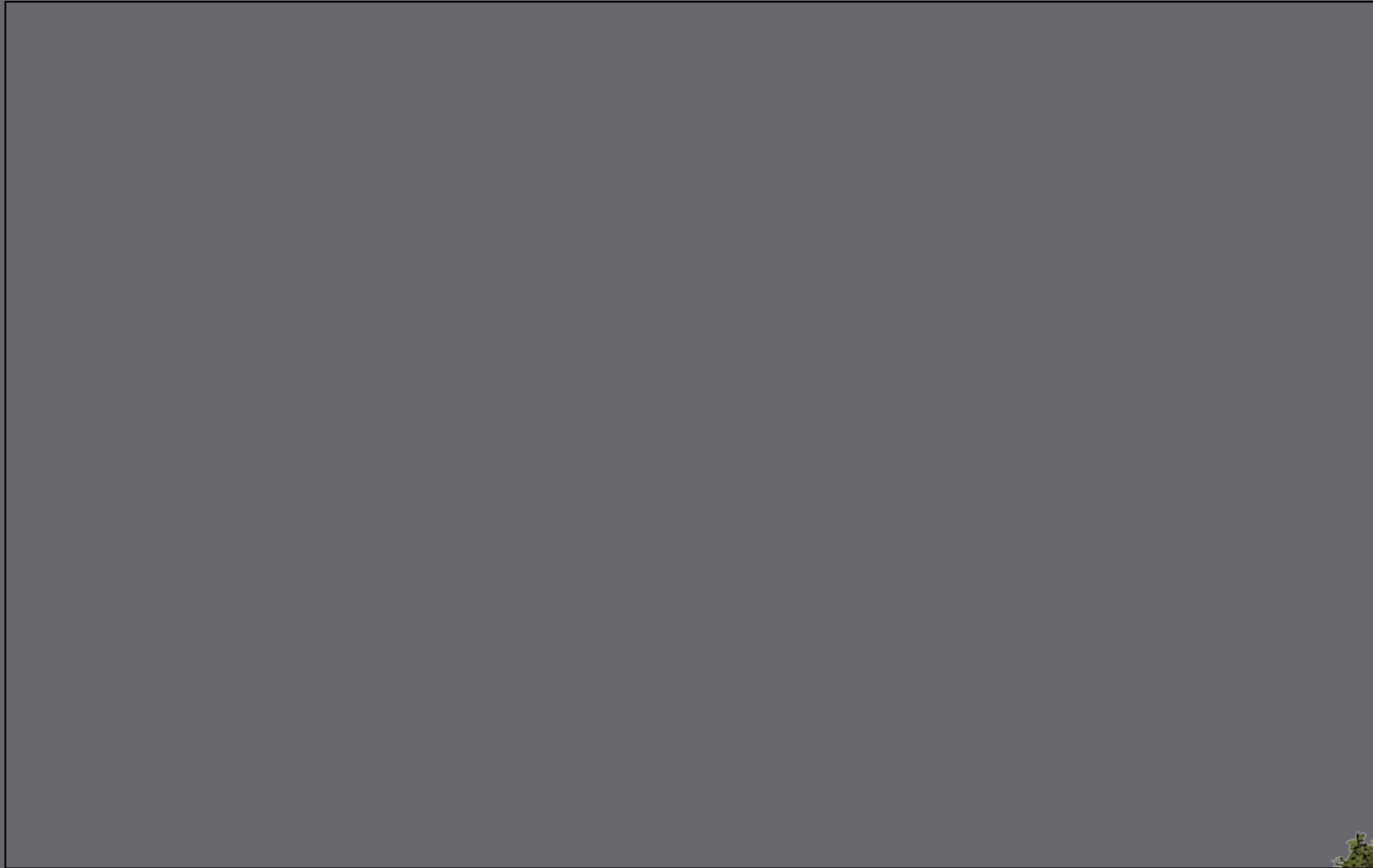
NEXT STEPS

- Complete public hearing
 - Applicant & public testimony
- Potentially close public hearing, deliberate, and take action on each request (six separate land use applications)
- Planning Commission action would be recommendation of approval to City Council

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QUESTIONS?



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