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TECHNICAL MEMORANDUM #17B

MGMUP UGB REMAND UPDATE

DATE: December 2, 2020
TO: Heather Richards, Planning Director
FROM: Heather Richards, Planning Director
SUBJECT: Multi-Family Residential Development – Within Existing UGB

This technical memorandum provides information about the development of multi-family residential housing within the existing UGB for the MGMUP.

The 2001 Housing Needs Analysis identified the need for 1,685 apartment units as a housing type to meet the future residential needs of McMinnville for the planning horizon of 2003-2023 (1083 in the R5 zone and 602 in the R4 zone). (See Table 2 and Table 3 in the Plan, and Table 7 and Table 8 in Appendix B).

In Section 17.06.015 of the McMinnville Municipal Code (MMC) – General Definitions, a multi-family dwelling is defined as a building containing three or more dwelling units.

The City anticipated that this would be achieved with 72 acres of R5 zoned land and 40 acres of R4 zoned land. (See Table 3 of the Plan, and Table 8, Appendix B). Per the original Plan, all 72 acres of R5 zoned land would be accommodated in the planned Neighborhood Activity Center (NAC). 36 acres within the existing UGB in two of the planned NACs within the city limits and 36 acres in the UGB expansion area in two planned NACs. Since the Plan was appealed, the Neighborhood Activity Centers did not move forward as a planning mechanism the land within the City of McMinnville identified for these special districts has since been developed.

In order to ensure that the adequate amount of multi-family residential housing is provided for the planning horizon, staff reviewed multifamily developments that have been constructed since the Plan was first developed within the existing UGB (see attached Table).

900 of the needed 1,685 apartment units have been achieved or are planned to be developed within the existing UGB leaving 785 apartment units needed in the expansion area (47% of the overall multi-family housing needed), which would calculate to 33.84 acres of R5 zoning and 18.8 acres of R4 zoning, similar to the original Plan allocations.

These developments have already been calculated as part of the revised land-use efficiencies identified in Technical Memorandum #13 so they should not be impactful to the overall residential housing land need.

Multi-Family Residential Developments

Tax Lot	Lot Size	Rezone From	Rezone To	Developed	Number of Units	Subdivision name	Year of Rezone	Location
R4422DD07600	5.17 acres	O-R PD/FP		Yes	24	Villa Del Sol	2004	NE 3 Mile Lane/Hwy 18
R4421BD90000	1.0 acre	C-3		Yes	50	Village Quarter	2007	NE 2 nd Street
R4420BC00100	0.29 acres	R-4		Yes	5		2016	NW 2 nd Street
R4420DC00400	4.23 acres	R-4		Yes	27 (add'l units)	Drumwood Apt	2018	NW 2 nd Street
R4427 00400 R4427 00404 R4427 00405	6.98 acres	C-3 PD	C-3 PD	No	120	YCHA	2020	NE 3 Mile Lane / Hwy 18
R4418 00203	3.337 acres	EF-80/R-1	R-1 PD	Yes	70	Baker Creek Apartments	2017	NW Hill Road / Baker Creek Road
R4416BC03200 R4416BC03201	4.6 acres	EF-80/R-2	R-4	Yes	110 MF	Evans Street Apartments	2017	NE Evan Street
R4427 00701	4.93 acres	AH	R-4	No	Up to 120		2018	NE 3 Mile Lane / Hwy 18
R4423 00900	4.93 acres	AH	R-4	Yes	66 MF	Evergreen Valley Apartments	2017	NE 3 Mile Lane/Hwy 18
R4418 00100(p)	6.62 acres	C-3 PD	C-3 PD	No	Up to 120 MF			NW Hill Road NW Baker Creek Road
R4419AD01500	.23 acres	R-1	R-4	No	8 MF		2019	NW 2 nd Street
R4422DD07603	2.12 acres	O-R PD		Yes	33	Sunflower Park	2005	NE 3 Mile Lane/Hwy 18
R4415 1000	4.87 acres	C-3		Yes	132	Lafayette Place	2014-16	NE Highway 99W
R4415 01100	1.42 acres	C-3		Yes	15	Sunnyside Apts		
TOTAL:	50.73 acres				900 Units			