

**SUPPLEMENTAL NARRATIVE**

**Three Mile Lane Comprehensive Plan Map Amendment and Zoning Change with Planned Development Overlay**

Applicants: DRS Land, LLC 3330 TML, LLC  
Tax Maps/Lots: 4-4-27, Tax Lot 100 4-4-26, Tax Lot 600

Applicants’ Representative: Ken Sandblast, Westlake Consultants, Inc.

**GREAT NEIGHBORHOOD PRINCIPLES**

**Policies:**

*187.10 The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.*

*187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today’s technology and infrastructure and can accommodate future technology and infrastructure.*

*187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.*

*187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.*

*187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.*

**APPLICANTS’ RESPONSE:**

This application for Comprehensive Plan Map and Zone Change includes a Planned Development (PD) overlay. As such, future development of the subject sites will be reviewed for consistency with the *Great Neighborhood Principles* under the applicable PD overlay

procedures and standards of *Chapter 17.51* of the *McMinnville Zoning Ordinance*. The subject sites are located within the Three Mile Lane Area. Accordingly, proposed development will also be reviewed for consistency with the Three Mile Lane Area Plan (3MLAP), now moving through the legislative process.

**Principles:**

1. *Natural Feature Preservation*. *Great Neighborhoods are sensitive to the natural conditions and features of the land.*

*a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.*

**APPLICANTS' RESPONSE:**

The subject sites do not include wetlands, sensitive lands, slopes, trees or other significant natural features.

2. *Scenic Views*. *Great Neighborhoods preserve scenic views in areas that everyone can access.*

*a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.*

**APPLICANTS' RESPONSE:**

Proposed development will be reviewed for consistency with the 3MLAP, which encourages an orientation of streets and open spaces to views. In addition, future design and development of the sites will provide connections through the plan area to the natural areas, parks and trail system in the vicinity.

3. *Parks and Open Spaces*. *Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.*

*a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.*

*b. Central parks and plazas shall be used to create public gathering spaces where appropriate.*

*c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.*

**APPLICANTS' RESPONSE:**

Future design of the site will incorporate appropriate gathering places for users of the site, in addition to providing connections to adjacent developments and neighborhoods, natural areas, parks and the trail system in the vicinity.

*4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.*

*a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.*

*b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).*

**APPLICANTS' RESPONSE:**

The future development of the sites will be consistent with the goals of the 3MLAP and will include on-site pedestrian features that provide circulation to key on-site features, and through the site and plan area to improve access, mobility and comfort for all users. The site plan design process will incorporate aesthetics and landscaping to enhance visitor experience on the site.

*5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.*

*a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.*

*b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.*

**APPLICANTS' RESPONSE:**

The future development of the sites will be consistent with the goals of the 3MLAP and will include bicycle features that provide safe routes to and through the sites and the plan area to improve access, mobility and comfort for bicycle riders.

*6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.*

*a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.*

*b. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.*

**APPLICANTS' RESPONSE:**

Future design and development of the sites will be reviewed for consistency with the McMinnville TSP, which identifies future local street connections for the Highway 18 Corridor. The design of transportation improvements will address future connectivity elements of the 3MLAP to provide for the safety and convenience of pedestrians, bicyclists, transit users, and freight and motor vehicle drivers—including meeting ADA guidelines in right-of-way improvements and at signalized intersections identified in the TIA.

*7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.*

*a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.*

*b. Design practices should strive for best practices and not minimum practices.*

**APPLICANTS' RESPONSE:**

Future design and development of the sites will be reviewed for consistency with the Local Street Connectivity map and the future access and connectivity elements of the 3MLAP. On-site connections, as well as traffic signal and intersection improvements identified in the TIAs will be designed and constructed in compliance with the Americans with Disability (ADA) guidelines.

*8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.*

*a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.*

*b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.*

*c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).*

**APPLICANTS' RESPONSE:**

The subject sites are located in the 3MLAP area, which includes as a key feature a pedestrian-oriented retail center. Future site design will be reviewed for consistency with 3MLAP elements addressing site features such as landscaping, lighting and CPTED.

*9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.*

*a. Neighborhood destinations including, but not limited to, neighborhood serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.*

*b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.*

*c. Neighborhoods are designed such that owning a vehicle can be optional.*

**APPLICANTS' RESPONSE:**

This application proposes rezoning of the subject sites to commercial use. Consistent with the 3MLAP concept, future development will include commercial retail and service uses that will serve the surrounding community. The site development review process will ensure that the scale of future development is appropriate.

*10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.*

*a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.*

**APPLICANTS' RESPONSE:**

The subject sites are located within the 3MLAP concept plan, which proposes a variety of complementary uses that will not conflict with the agricultural, aviation, residential, or other uses near the plan area. The proposed rezoning of the subject sites to commercial use is consistent with the 3MLAP and the McMinnville Comprehensive Plan. Future site design and development will be consistent with the design elements of the 3MLAP and will be reviewed under the applicable PD overlay standards.

*11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.*

*a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.*

**APPLICANTS' RESPONSE:**

This application proposes a Zone Change and Comprehensive Plan Map change to future commercial use on the subject sites. No housing is proposed.

*12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.*

*a. Neighborhoods shall have several different housing types.*

*b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.*

**APPLICANTS' RESPONSE:**

This application proposes a Zone Change and Comprehensive Plan Map change to future commercial use on the subject sites. No housing is proposed.

*13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:*

*a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.*

*b. Opportunities for public art provided in private and public spaces.*

*c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood. (Ord 5066 §2, April 9, 2019)*

**APPLICANTS' RESPONSE:**

The subject sites are located within the 3MLAP area with visibility from Highway 18. Future site design will be reviewed under the applicable PD overlay standards and will ensure that building and site design incorporate

integrated design elements of the 3MLAP and are appropriate for commercial development in the plan area, which is considered a “gateway” to McMinnville.