

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

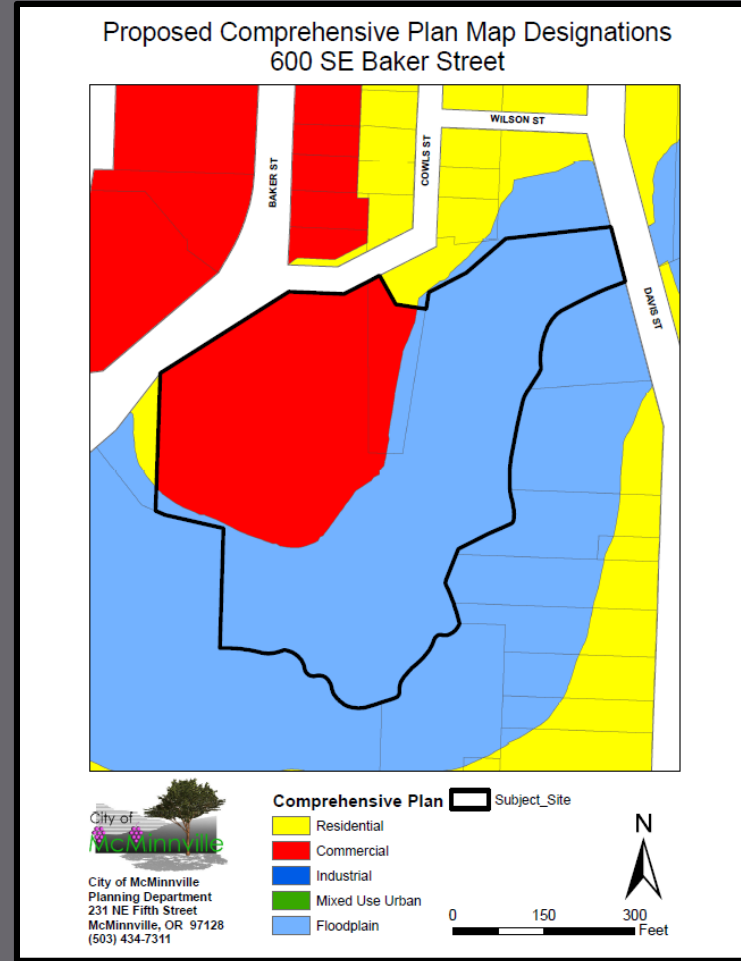
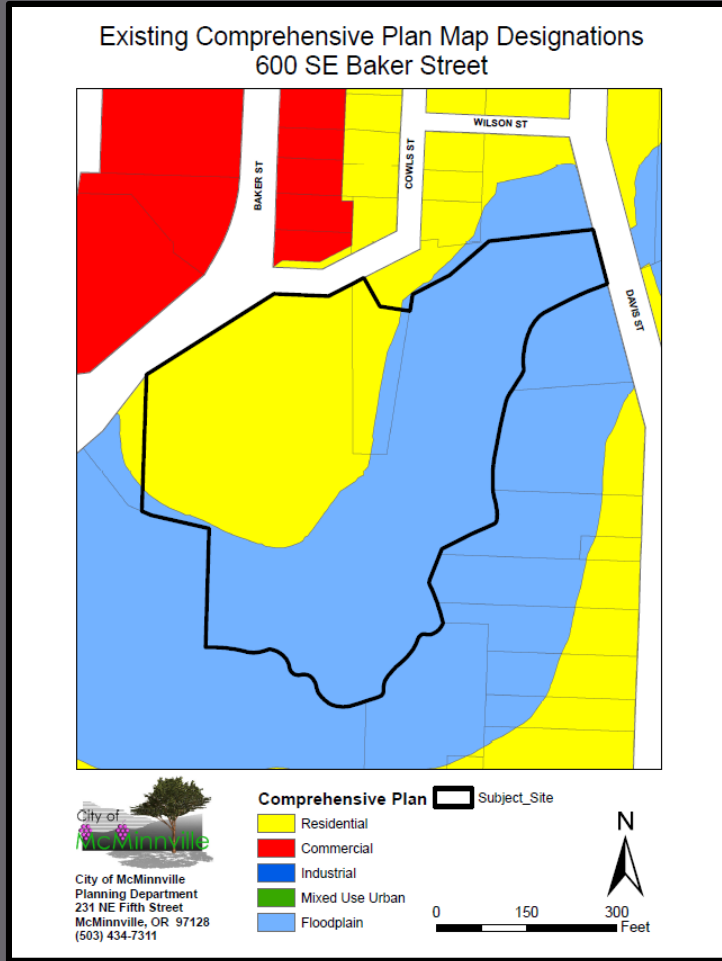
CPA 2-18 / ZC 4-18 / PDA 1-18
600 SE Baker Street

Planning Commission
December 20, 2018

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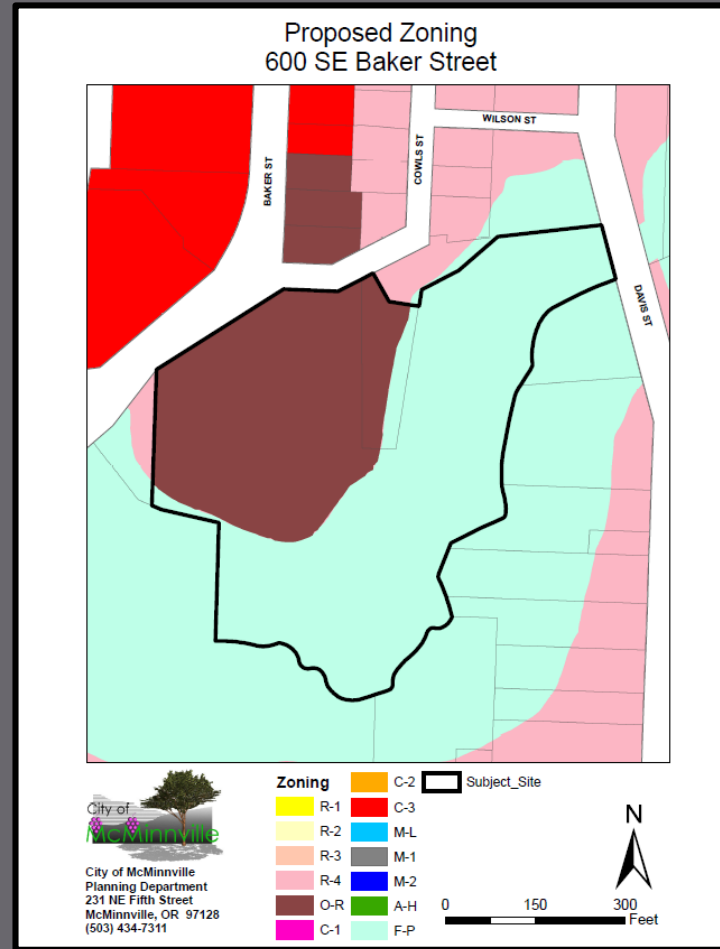
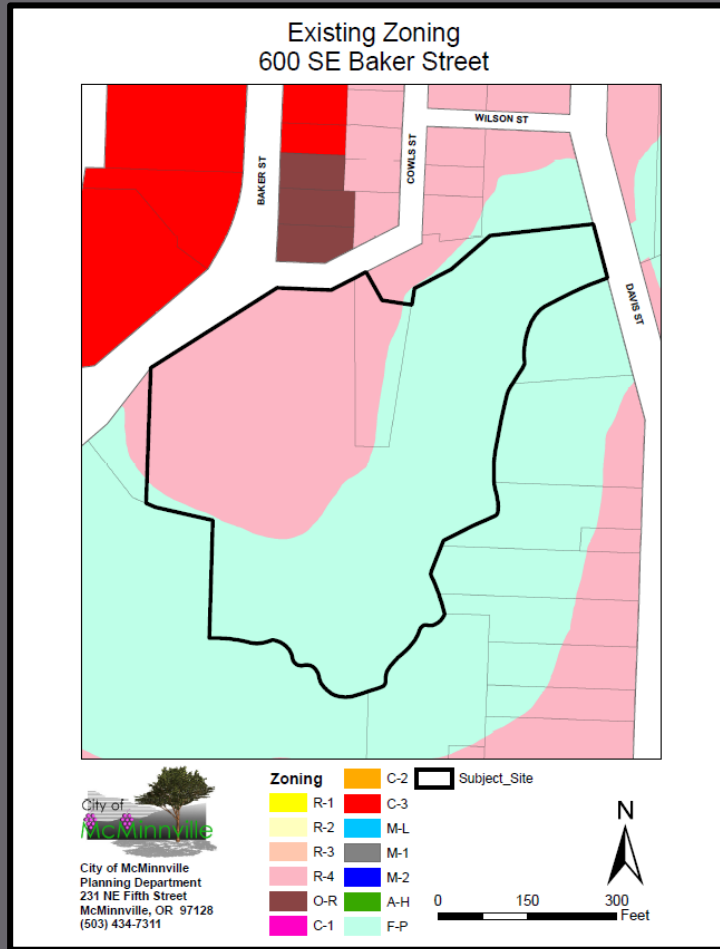
COMP PLAN DESIGNATION



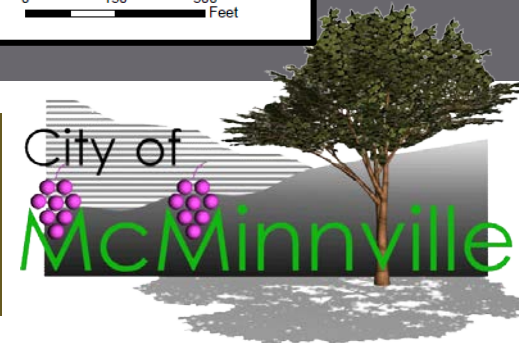
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ZONING



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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.

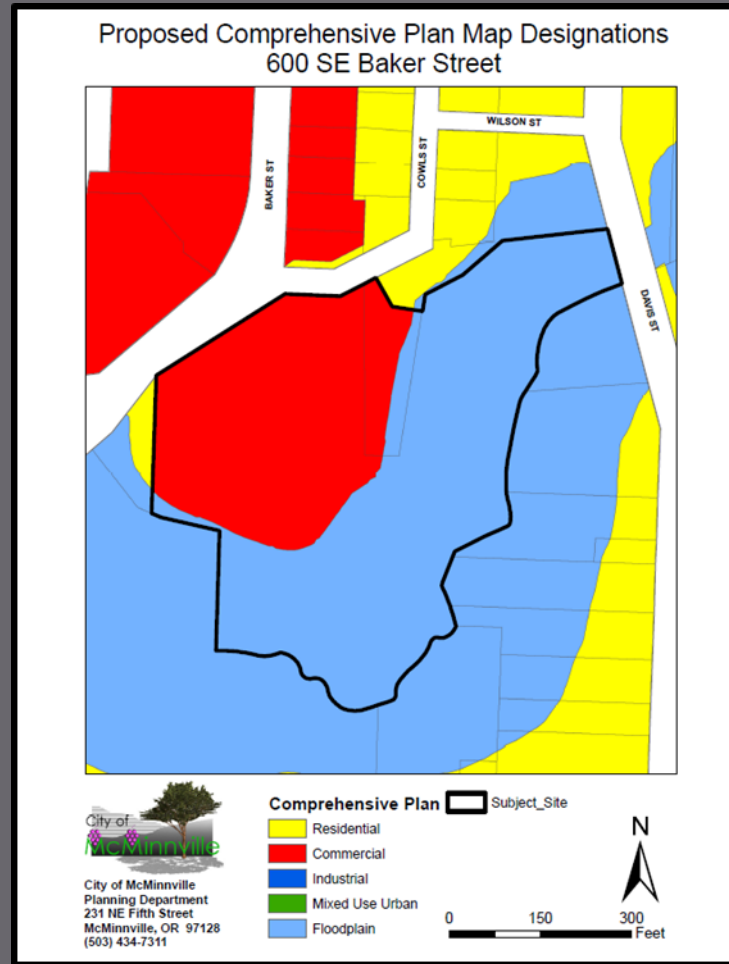
Chapter II – Natural Resources

- Goal II 1: To preserve the quality of the air, water, and land resources within the planning area.
- Policy 9.00: The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

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COMP PLAN AMDT. REVIEW CRITERIA



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COMP PLAN AMDT. REVIEW CRITERIA

Section 17.74.020

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Chapter III – Cultural, Historical, & Educational Resources

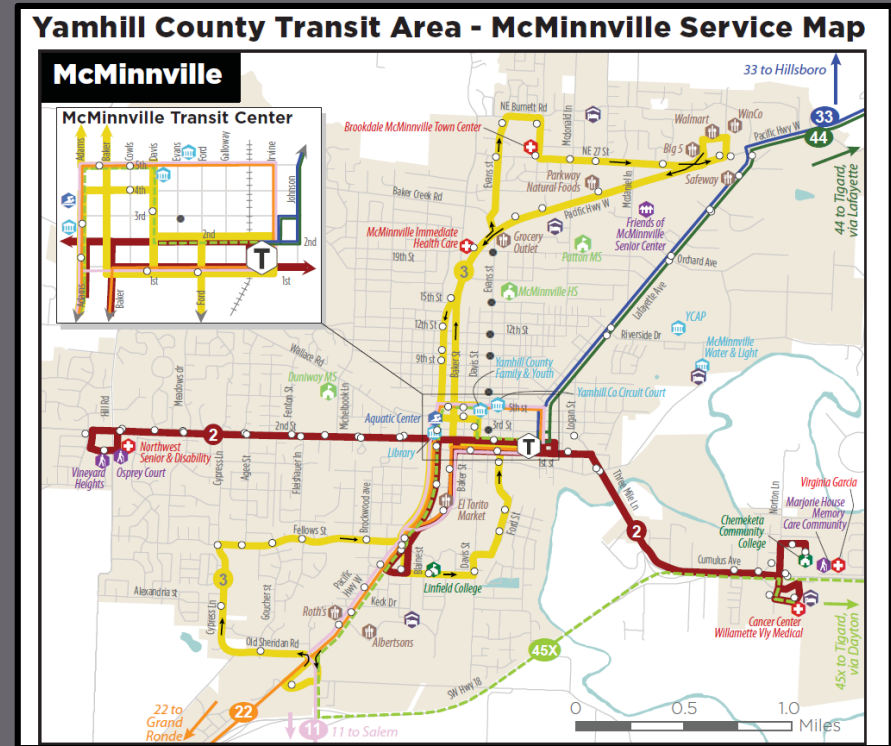
- Goal III1: To provide cultural and social services and facilities commensurate with the needs of our expanding population, properly located to service the community and to provide positive impacts on surrounding areas.

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COMP PLAN AMDT. REVIEW CRITERIA

- MV Advancements is an organization that provides social services to individuals who experience disabilities
- Site selected due to proximity to other community services that their clients would access
 - Close to downtown area and other social services
 - Transit access



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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
- 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

- Deficit of Commercial and Residential lands
- 2001 Buildable Lands Inventory:

Table B-11:
Year 2020 McMinnville Housing and Buildable Land Needs By Type and Zone
Based on Actual Development 1988-1997

Type	Mix ¹	Population Increase ²	Density ³	Household Size ⁴	Occupancy rate ⁵	DU ⁶	Needed Acres ⁷
Single Family	59%	15,237	5.0	2.4	95%	3,915	785
Multifamily	19%	15,237	22.2	2.4	95%	1,294	58
Manufactured Housing	22%	15,237	6.2	2.4	95%	1,474	238
Totals	100%		6.2			6,683	1,082

Zone	Mix ¹	Population Increase ²	Density ³	Household Size ⁴	Occupancy rate ⁵	DU ⁶	Needed Acres ⁷
R1	15%	15,237	3.9	2.4	95%	995	257
R2	41%	15,237	6.4	2.4	95%	2,762	432
R3	20%	15,237	5.8	2.4	95%	1,337	231
R4	24%	15,237	9.8	2.4	95%	1,589	162
Totals ⁸	100%		6.2			6,683	1,082

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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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ZONE CHANGE REVIEW CRITERIA

- Deficit of land zoned for R-4 (Multiple-Family Residential) in 2001 Buildable Lands Inventory
- Proposal: O-R Zone to allow for both commercial and residential uses
- Applicant stated intent to construct up to 24 residential units
 - Restrictive covenant suggested by current owner (Linfield College) to:
 - Limit the number of units to 24
 - Restrict use to residential units in conjunction with MV Advancements services or senior housing

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POLICY 71.13: LOCATIONAL FACTORS

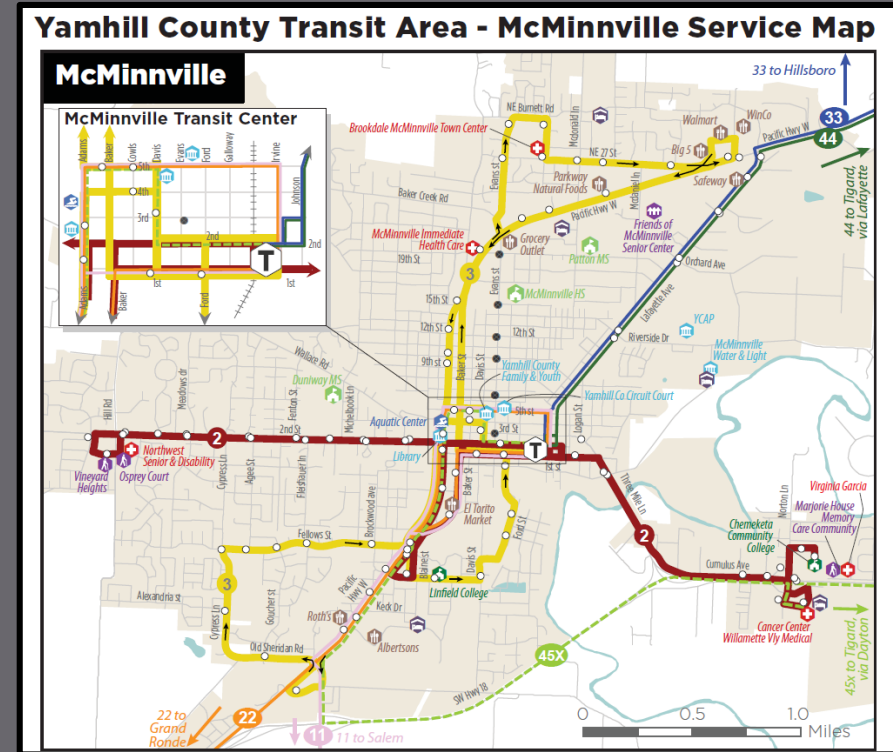
- Policy 71.13 includes factors to serve as criteria in determining areas appropriate for high-density residential development:
 1. Areas which are not committed to low or medium density development;
 2. Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening 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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POLICY 71.13: LOCATIONAL FACTORS

- Factors being achieved:
 - Not committed to low density development
 - Not subject to development limitations
 - Existing facilities have capacity for development
 - Within one-quarter mile of transit service & commercially zoned property
 - Not adjacent to low density residential



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POLICY 71.13: LOCATIONAL FACTORS

- Factors not being achieved:
 - Access to major collector or major arterial
 - Traffic study provided analyzing use of access on Cows Street
- Adjacency to public or private open space
 - Immediately adjacent to floodplain area proposed to be preserved
 - Question for Planning Commission of whether floodplain satisfies private open space reqt.



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MULTIPLE-FAMILY COMP PLAN POLICIES

- Policy 91.00: Multiple-family housing developments, including condominiums, boarding houses, lodging houses, rooming houses but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the City to have sufficient traffic carrying capacities to accommodate the proposed development.
- Policy 92.01: High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.

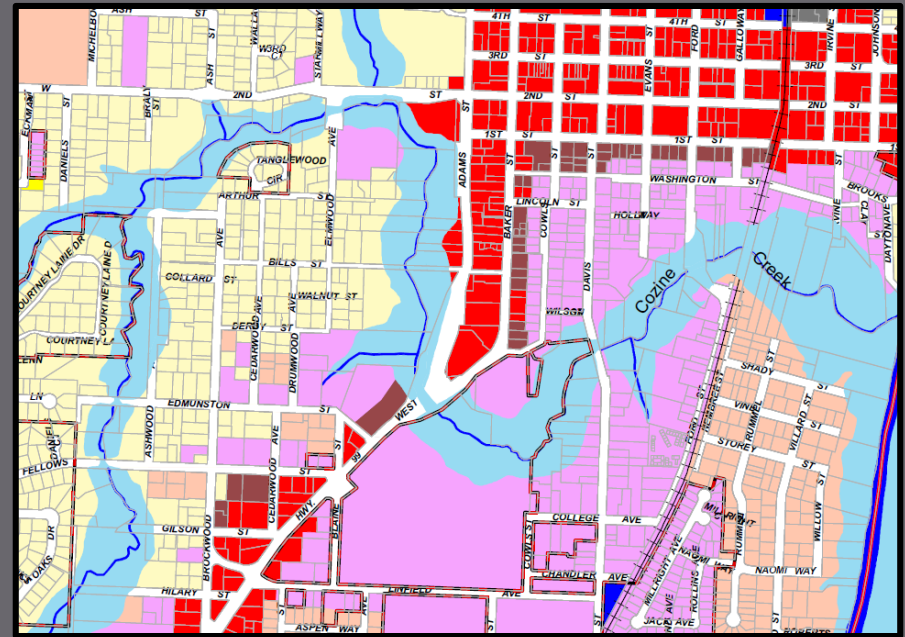
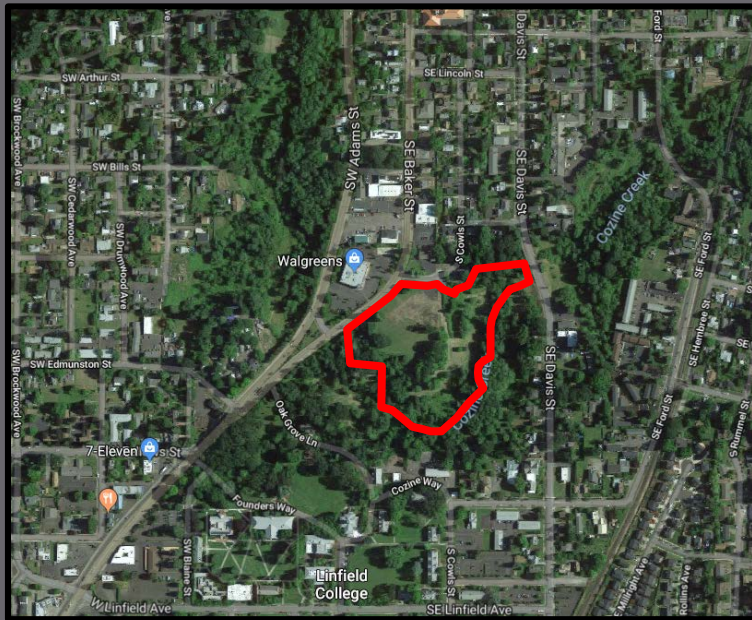
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ZONE CHANGE REVIEW CRITERIA

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- 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.



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ZONE CHANGE REVIEW CRITERIA

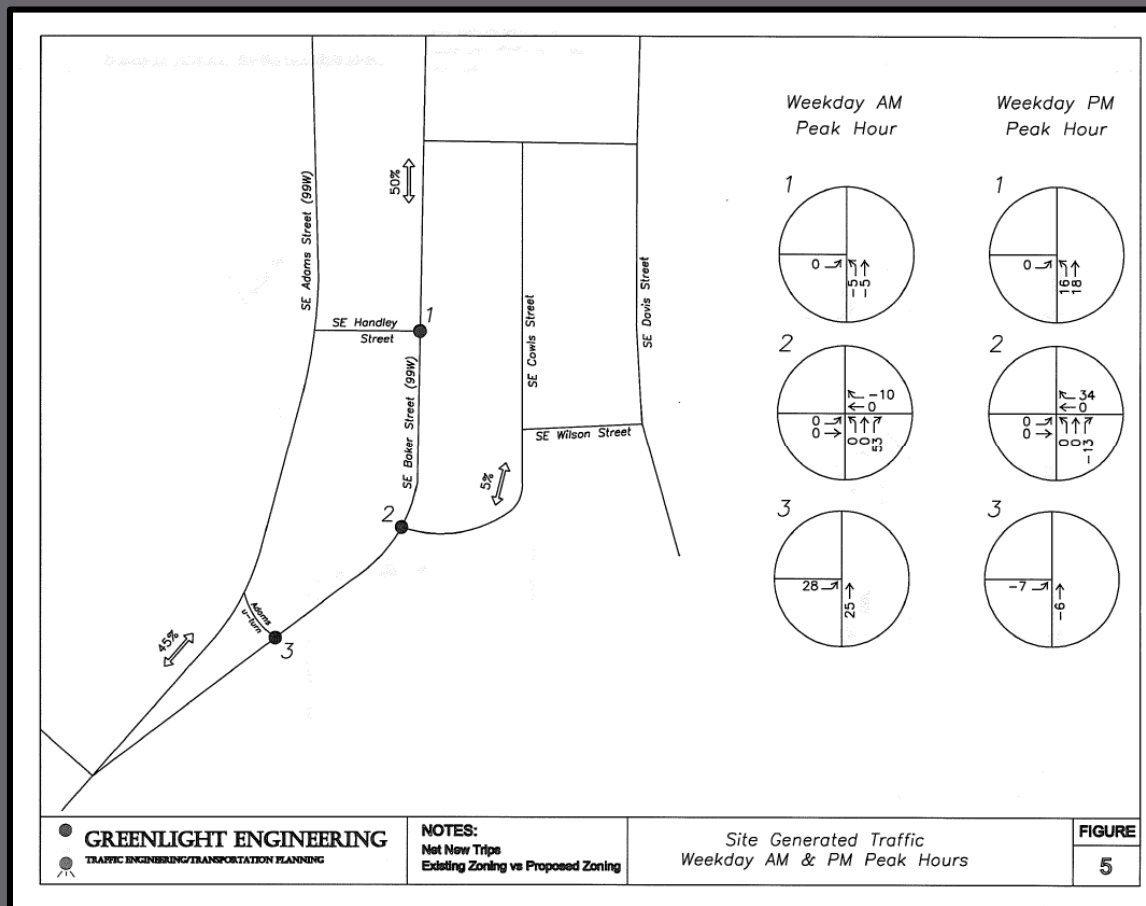
Section 17.74.020

- C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
- Engineering Department and utility providers have no concerns with providing adequate services to the site to support higher density development
 - Traffic Impact Analysis and Transportation Planning Rule (TPR) Analysis
 - TPR Analysis compared proposed development against development currently allowed under current zoning

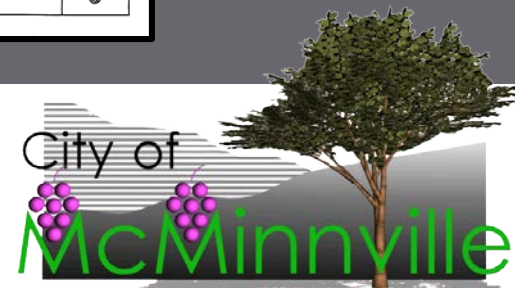
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TRAFFIC ANALYSIS FINDINGS



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TRAFFIC ANALYSIS FINDINGS

Table 2. SE Baker Street (Highway 99W)/SE Handley Street

Traffic Scenario	2010 HCM Methodology	
	Weekday AM Peak Hour	Weekday PM Peak Hour
	Intersection V/C	Intersection V/C
2018 Existing Traffic	0.03	0.05
2023 Background Traffic	0.03	0.09
2023 Total Traffic	0.03	0.11

Note: 2010 Highway Capacity Manual methodology used in analysis.

Table 3. SE Baker Street (Highway 99W)/SE Cows Street

Traffic Scenario	2010 HCM Methodology	
	Weekday AM Peak Hour	Weekday PM Peak Hour
	Intersection V/C	Intersection V/C
2018 Existing Traffic	0.06	0.16
2023 Background Traffic	0.16	0.38
2023 Total Traffic	0.10	0.40

Note: 2010 Highway Capacity Manual methodology used in analysis.

Table 4. SE Baker Street (Highway 99W)/Adams U-turn

Traffic Scenario	2010 HCM Methodology	
	Weekday AM Peak Hour	Weekday PM Peak Hour
	Intersection V/C	Intersection V/C
2018 Existing Traffic	0.06	0.06
2023 Background Traffic	0.08	0.14
2023 Total Traffic	0.13	0.09

Note: 2010 Highway Capacity Manual methodology used in analysis.

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TRAFFIC ANALYSIS FINDINGS

Table 1. Trip Generation of Existing Zoning vs. Proposed Zoning

Existing Zoning Description & ITE Code	Units	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise) (ITE #221)	83	451	29	7	22	37	23	14
Proposed Zoning Description & ITE Code	KSF	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
General Office (ITE #710)	49.835	540	73	63	10	59	9	50
Net Increase in Trips		+89	+44	+56	-12	+22	-14	+36

Source: ITE Trip Generation Manual, 10th Edition

Fitted curve equations used

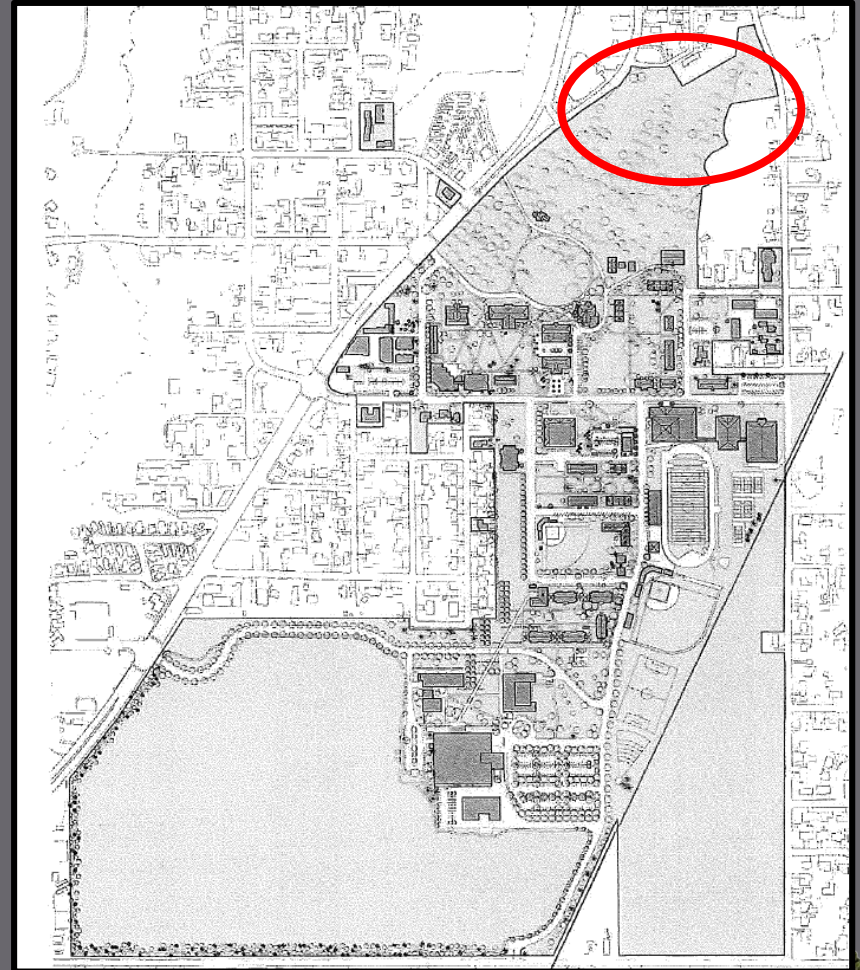
KSF = 1000 square feet

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PLANNED DEVELOPMENT AMENDMENT

- Ordinance 4739 – Linfield College Master Plan
- Subject site included, but not identified for future use
- Master Plan Goal: “The College should decide whether to keep outlying parcels including the Columbus School site...” (Page 21)
- Master Plan Open Spaces – identifies Cozine Creek Park, but property to north not included (Page 36)



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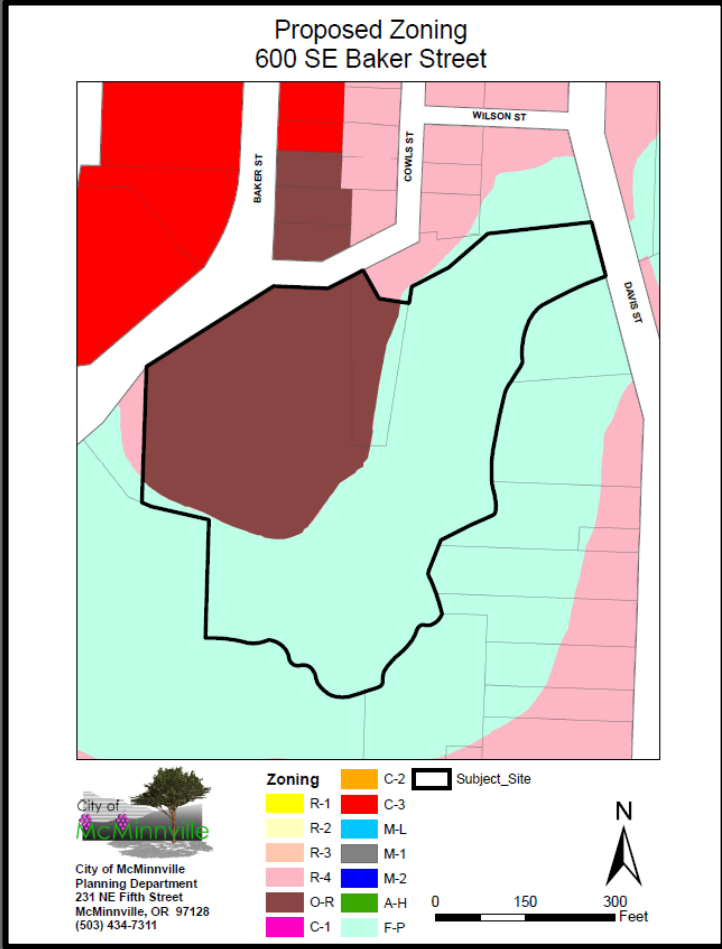
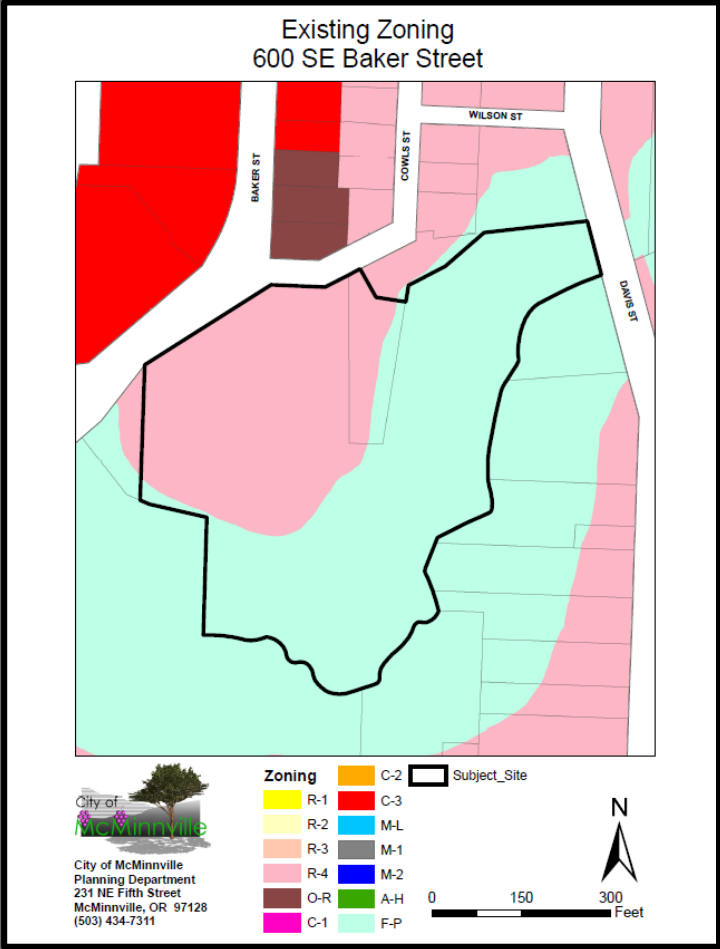
NEXT STEPS

- Staff Recommendation
 - Approval of Comprehensive Plan Map Amendment
 - Approval of Zone Change
 - Approval of Planned Development Amendment with Conditions outlined in Decision Document

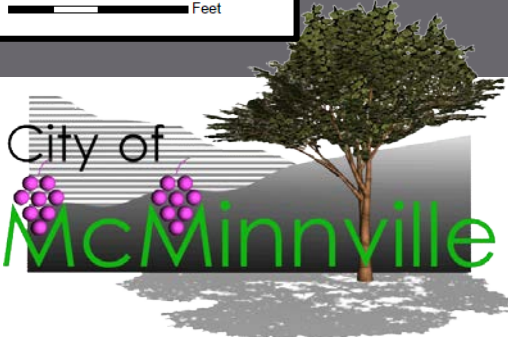
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QUESTIONS?



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CONDITION OF APPROVAL

- In response to factor requiring open space (Policy 71.13):
 - **If the site is developed as multiple-family residential, an additional area equivalent to 7 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The usable open space area shall be a contiguous area, shall be located outside of the front yard setback area, and may be counted towards the minimum percent of the total area of the site required to be landscaped by Section 17.57.070(A) of the McMinnville City Code. The 7 percent usable open space area shall be calculated based on the area of the site outside of the floodplain zone.**

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