



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
 File No. PDA 3-18
 Date Received 10/24/18
 Fee 442.50
 Receipt No. 18MD227
 Received by JF

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Premier Development, LLC Phone (503) 472-7514

Contact Name Lori Zumwalt Phone _____
(If different than above)

Address 1312 NE Hwy 99W

City, State, Zip McMinnville, OR 97128

Contact Email loriz.premier@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address North of Baker Creek Road and the Oak Ridge Neighborhood and south of Baker Creek

Assessor Map No. R4 4 - 17 - 01300 Total Site Area 11.47 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2 PD

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely: _____

See attached narrative, findings and exhibits

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: _____

See attached narrative, findings and exhibits

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: _____

See attached narrative, findings and exhibits

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? _____

See attached narrative, findings and exhibits

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Jon Zimmalt, Member
Applicant's Signature

10/23/18
Date

Jon Zimmalt, Member
Property Owner's Signature

10/23/18
Date



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>PDA 4-18</u>
Date Received	_____
Fee	<u>442.50</u>
Receipt No.	<u>18M0227</u>
Received by	<u>YF</u>

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Premier Development, LLC Phone (503) 472-7514

Contact Name Lori Zumwalt Phone _____
(If different than above)

Address 1312 NE Hwy 99W

City, State, Zip McMinnville, OR 97128

Contact Email loriz.premier@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address North of Baker Creek Road and the Oak Ridge Neighborhood and south of Baker Creek

Assessor Map No. R4 4 - 07 - 00602 Total Site Area 24.00 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2 PD

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property: _____

This Planned Development Amendment application requests approval to
amend the existing Oak Ridge Meadows Planned Development (ORD 4822 to:
Add the replatted 4th phase of the Oak Ridge PD to the boundary of ORD 4822;
Modify setbacks from those previously approved; Allow design modifications
to a portion of NW Pinehurst Dr.; Allow some lots to exceed the lot depth to
width standard; Allow some block lengths to exceed the recommended standard;
Allow for designation of a private Nature Park; and Allow for dedication of a
public open space greenway.

This Planned Development Amendment application is a companion to
another Planned Development Amendment application and a Subdivision
application to allow single-family residential development of this site.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II): _____

See attached narrative, findings and exhibits

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely: _____

See attached narrative, findings and exhibits

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: _____

See attached narrative, findings and exhibits

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: _____

See attached narrative, findings and exhibits

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? _____

See attached narrative, findings and exhibits

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Jon Zumwalt, Member
Applicant's Signature

10/23/18
Date

Jon Zumwalt, Member
Property Owner's Signature

10/23/18
Date



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>9 S 3-18</u>
Date Received	<u>10/24/18</u>
Fee	<u>3215.⁰⁰</u>
Receipt No.	<u>18MD227</u>
Received by	<u>JF</u>

Tentative Subdivision Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Premier Development, LLC Phone (503) 472-7514

Contact Name Lori Zumwalt Phone _____
(If different than above)

Address 1312 NW Hwy 99W

City, State, Zip McMinnville, OR 97128

Contact Email loriz.premier@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address North of Baker Creek Road and the Oak Ridge Neighborhood and south of Baker Creek

Assessor Map No. R44 17 01300 Total Site Area 35.47 Acres
R44 - 07 - 00602

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2 PD

Subdivision Information

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
 Subdivision (more than 10 (ten) lots)

2. Briefly describe the project: With approval of two companion PD Amendment applications, develop 106 single-family detached residences in a two-phase residential subdivision on lots ranging in size from 4,950 to 14,315 square feet and averaging 7,738 sq. ft. in size. Deisignation of a 0.85-acre Nature Park and public dedication of a 5.6 acre open space greenway along Baker Creek are also proposed

3. Name of proposed subdivision: Oak Ridge Meadows

4. Size of proposed subdivision in acres or square feet: 35.47 Acres

5. Number of lots: 106 Minimum lot size: 4,950 sq. ft.

6. Number and type of Residential Units: 106 single-family detached residences

7. Average lot size: 7,738 sq. ft. Gross density per acre of entire subdivision: 3.55 du/ac after Public park dedication

8. Total anticipated population: 265 (estimate of 2.5 persons per SFD residence)

9. Size of park(s)/open space in acres or square feet: 6.45 Acres

10. General description of the subject site and current land use: Vacant. Generally level with gradual to very steeply sloping perimeter areas. Low lying wetlands. Oaks are the predominant tree species and located mostly along slopes and one south-centrally located flatter area.

11. Describe existing uses and zoning of surrounding properties:

	<u>Zoning</u>	<u>Current Use</u>
North	<u>Yamhill Couty EF-80</u>	<u>Farming - located across Baker Creek</u>
South	<u>R-2 PD</u>	<u>Single Family Development</u>
East	<u>EF-80 and F-P</u>	<u>Vacant and Flood Plain</u>
West	<u>EF-80 and F-P</u>	<u>Vacant and Flood Plain</u>

12. Describe the topography of the subject site: Generally level with gradual to very steeply sloping perimeter areas. Low lying wetlands. Oaks are the predominant tree species and located mostly along slopes and one south-centrally located flatter area.

13. Does the site contain any existing structures, wells, septic tanks? Explain None

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity).
All utilities are available or can be made available to sufficiently serve the site. See attached.

15. What is the anticipated date construction will begin? Spring, 2019

16. What is the anticipated date of completion? Spring, 2023

17. If applicable, explain how the subdivision will be phased? _____
Two phases (generally oriented as east and west phases.) See attached for more detail.

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).
Yes No N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?
Yes No N/A

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

John Zimmelt, member
Applicant's Signature

10/23/18
Date

John Zimmelt, member
Property Owner's Signature

10/23/18
Date