

Planned Development Amendments and Subdivision Requests

PDA 3-18 / PDA 4-18 / S 3-18
Oak Ridge Meadows

Planning Commission
Continued Public Hearing
May 16, 2019

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EXISTING PLANNED DEVELOPMENT



Oak Ridge P.D.

- Ord. No. 4722 (2000)

Oak Ridge Meadows P.D.

- Ord. No. 4822 (2005)

Development Plans previously approved with each P.D.

- Any new subdivision proposal in compliance with existing PDs would be approved

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EXISTING PLANNED DEVELOPMENT



Oak Ridge Phase 4 (2004)
30 lots approved



Oak Ridge Meadows (2005)
99 lots approved

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EXISTING PLANNED DEVELOPMENT

What is in existing approved development plans vs. **proposed**?

- 129 total lots **108 lots proposed**
- Common tract with preserved wetlands **proposed**
- Wetland impacting development **proposed**
 - Pinehurst Drive
 - Residential lots
- Private development up to Baker Creek..... **public greenway proposed**

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EXISTING PLANNED DEVELOPMENT

What isn't in existing approved development plans, but **proposed**?

- Recreational open space.....**6.45 acres of parks proposed**
- Additional protections for environmentally sensitive areas
 - Slopes**large lots proposed minimize impact on environmentally sensitive features**
 - Trees
 - Riparian corridor.....**Floodplain protected through dedication**

Is proposed planned development better than what is currently approved for the sites today?

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PLN. DEV. AMENDMENT 4-18



Oak Ridge Meadows PD

- Ord. No. 4822 (2005)
- 24 acres

Request:

- Add 11.47 acres property to PD
- Zoning departures
- Require amenities

Criteria:

- Section 17.74.070
- Applicable criteria met

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PLN. DEV. AMENDMENT 4-18



- Max. Lot Depth:Width of 2.75:1
- Minimum 0.85 acre private active neighborhood park be provided
- Minimum 5.6 acre public greenway be dedicated and improved
- Wetland preservation and viewing areas

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SUBDIVISION 3-18



Oak Ridge Meadows PD (PDA 4-18)

- 35.47 total acres

Request:

- 108 lot single-family residential subdivision
- Public & private open space amenities

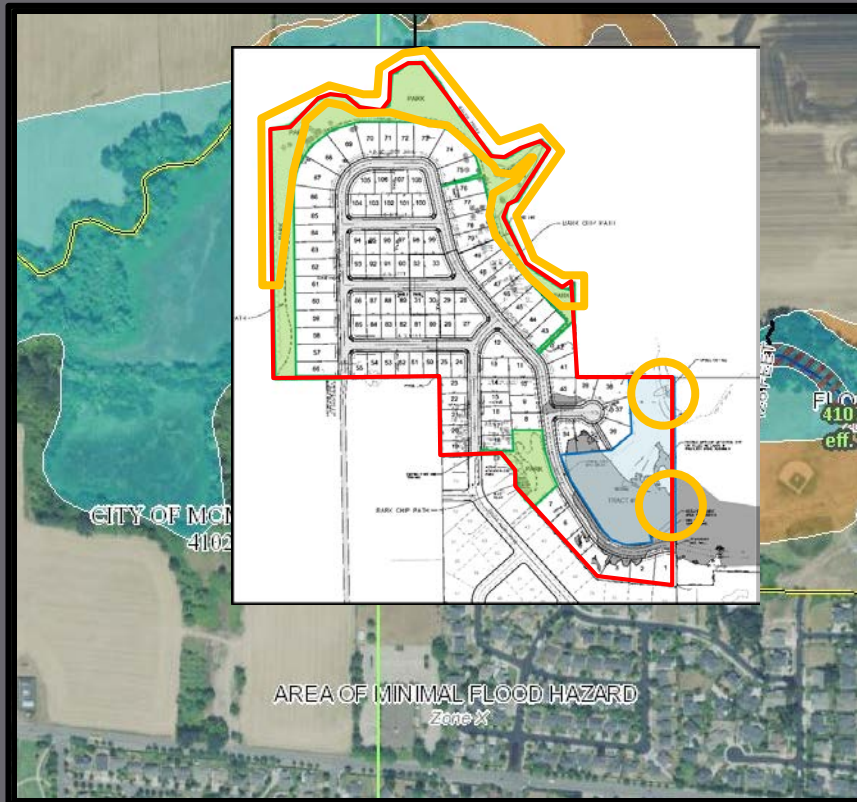
Criteria:

- Ch. 17.53 Land Division Standards
- Applicable criteria met

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SITE LOCATION & CONTEXT



2010 FEMA Flood Map

North of Baker Creek Rd,
South of Baker Creek

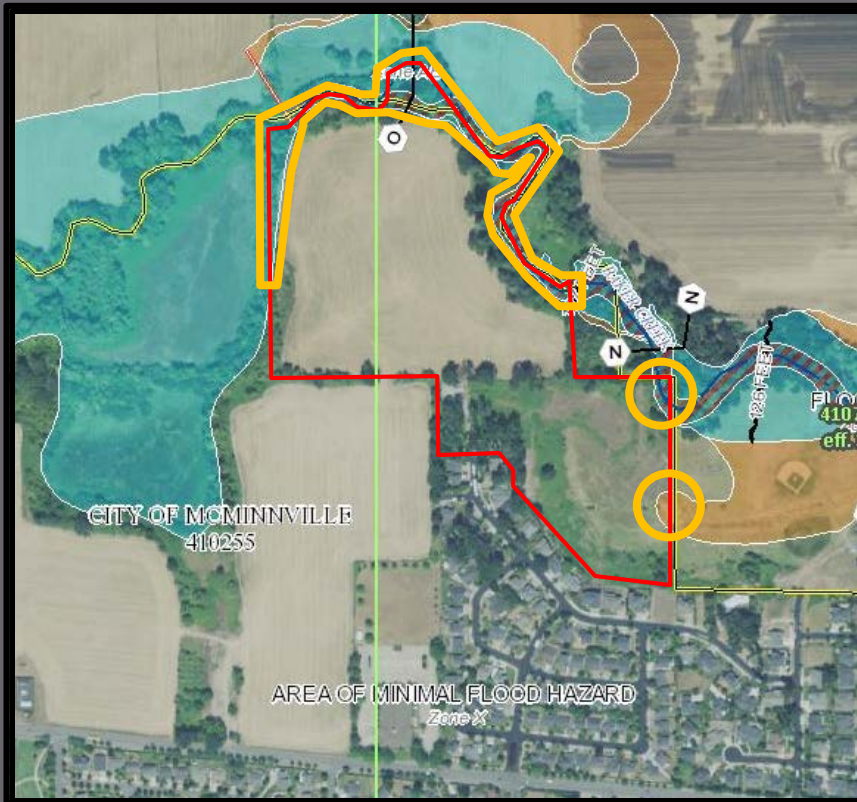
FEMA FIRM panels updated in 2010

- 1% Annual Chance Floodplain (100 year) found on site along the banks of Baker Creek
- 0.2% Annual Chance Floodplain (500 year) found on southeastern portion of site

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SITE LOCATION & CONTEXT



2010 FEMA Flood Map

- Development not allowed in 1% Annual Chance Floodplain
- 0.2% Annual Chance Floodplain is not regulated

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SITE LOCATION & CONTEXT



Wetlands found on the 11.47 acre parcel

- 3.09 total acres wetlands
 - 1.06 acres impacted
 - 2.03 acres untouched

McMinnville relies on state and federal agencies for wetland regulation

- Department of State Lands
- Army Corps of Engineers

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NEW DOCUMENTS & INFORMATION

- Decision Documents for PDA 3-18 / PDA 4-18 / S 3-18 updated
 - Editorial corrections to correct errata
 - Revised conditions to clarify intent

PDA 4-18 Condition 9

- Defines intent and limit of pedestrian access ways into the public park
- Access ways extend from ROW to rear lot line
- Multi-use trail for 2 way ped/bike traffic



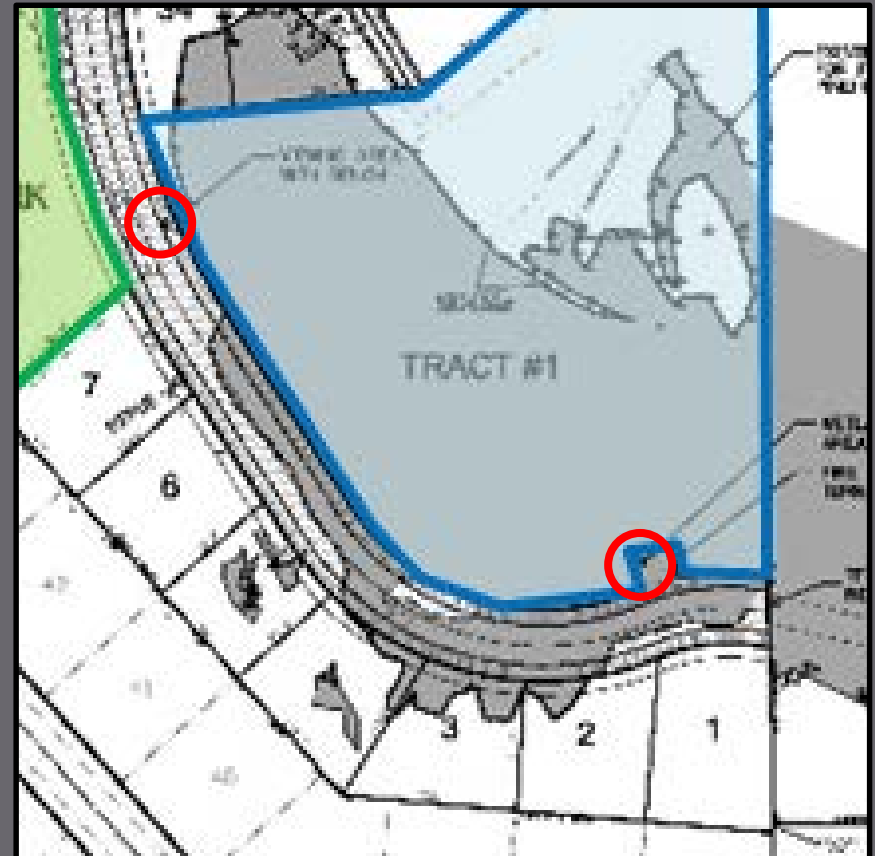
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NEW DOCUMENTS & INFORMATION

PDA 4-18 Condition 10

- Allows wetland viewing areas in ROW
- Revocable License agreement for ROW use
- Maintenance to be by HOA

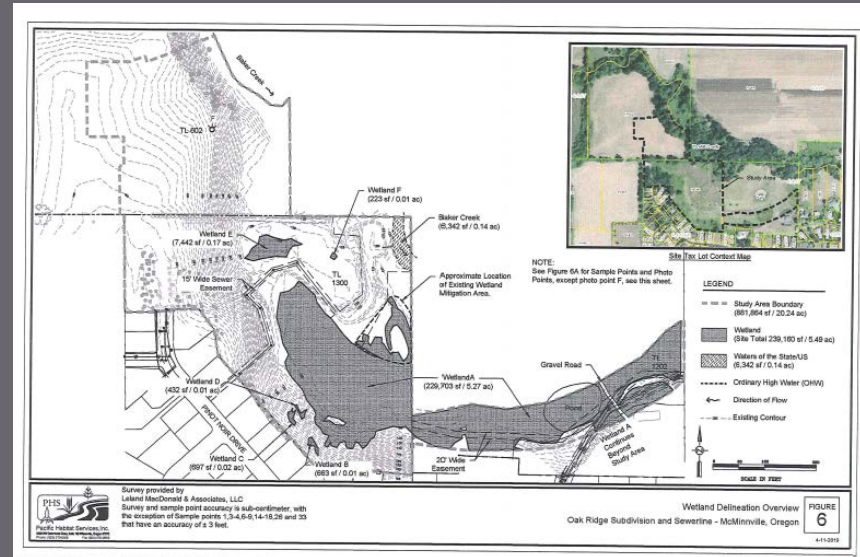


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NEW DOCUMENTS & INFORMATION

- Wetland Delineation Report – Pacific Habitat Services
 - Plans incorporated results of wetland delineation



- DSL Wetland Land Use Notification and Response

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NEW DOCUMENTS & INFORMATION

- Frequently Asked Questions Sheet – Premier Development
 - Response to issues raised at first Public Hearing – 4/18/19

Ordinance 4845

- Ord. 4845 amended findings relative to a condition found in Ordinance 4822
- Ord. 4845 contains only amended findings, not the condition
- Ord. 4822 can be repealed and replaced without consequence to Ord. 4845

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NEW DOCUMENTS & INFORMATION

- Supplemental Traffic Evaluation Memo – DKS Associates
 - Additional traffic evaluation of the intersection of Oak Ridge Drive and Baker Creek Road at AM peak period

Source	Vehicles Exiting Oak Ridge Drive (7:30 AM – 8:15 AM)	Delay (s)			Level of Service
		Average	Minimum	Maximum	
HCM Calculations (using traffic counts from February 12th)	29	17.3 ¹	N/A ^a	N/A ^a	C (stable flow with acceptable delays)
Field Observations (conducted April 30th)	33	9.6	1.0	37.2	A (Free flow traffic conditions)

^aThe HCM methodology allows for calculating average delay only, minimum and maximum not available..

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NEW DOCUMENTS & INFORMATION

- Baker Creek Hydrologic Analysis – PBS Engineering and Environmental, Inc.
 - Evaluates potential floodplain impact of recent and proposed development
 - Conclusions:
 - Floodplains in lower Baker Creek watershed could change with new SFHA mapping
 - Impact from potential blockages from proposed development does not appear to propagate downstream

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NEW DOCUMENTS & INFORMATION

- McMinnville Zoning Ordinance 17.48.010:
“[...] all property within the corporate limits of the City lying within Special Flood Hazard Areas (100-year flood) identified by the Federal Insurance Administration in the report entitled “The Flood Insurance Study for Yamhill County, Oregon and Incorporated Areas,” (effective date March 2, 2010), and accompanying Flood Rate Insurance Maps (FIRM) is declared to be flood area zone property and subject to the requirements of this Chapter.”
- City must review the application under regulations in place at the time of application

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NEW DOCUMENTS & INFORMATION

- Memorandum - 5/15/19 – Navigation Land Use Consulting
 - “Goal Post Rule”
 - Rules in existence when an application is complete are the rules that govern the approval or rejection of the application

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NEW DOCUMENTS & INFORMATION

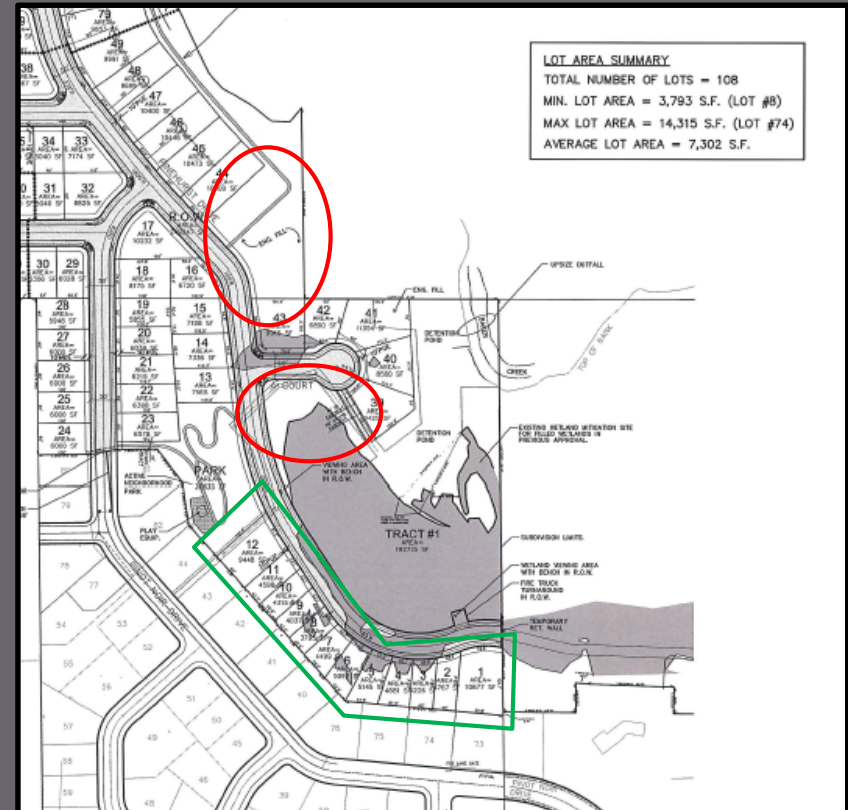
- Memorandum - 5/15/19 – Kellington Law Group
 - “Goal Post Rule”
 - Disputes Methodology of Baker Creek Hydrologic Analysis
 - Traffic - existing and proposed traffic systems function with or without Shadden Drive
 - Ordinance 4845
 - Approved PDs vs. Proposed Development

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NEW DOCUMENTS & INFORMATION

- Memorandum - 5/15/19 – Kellington Law Group
 - Possible approach to resolution of 100 year flood plain issue
 - Remove 5 potentially impacted lots
 - Replace with 5 smaller lots elsewhere in subdivision



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TESTIMONY RECEIVED

- Ten (10) new public testimonies received after the meeting packet was published
- Les Toth: Letter received May 13, 2019
 - Expresses opposition to applications based on impact of proposed Pinehurst Dr. on wetlands, adjacent property
- Carmen Mendenhall: Letter received May 16, 2019
 - Expresses opposition due to loss of wetlands, traffic impact
- Eight (8) testimonies primarily express concern about the proposed development's impact on traffic in Oak Ridge

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TESTIMONY RECEIVED

- 2010 McMinnville Transportation System Plan (TSP)
 - Local roads designed for 1 200 Average Daily Trips (ADT)

Complete Street Design Standards										
			Arterial		Collector		Neighborhood Connector	Local Residential	Alley	
			Major	Minor	Major	Minor				
Streetscape	Street Profile	Auto/Truck Amenities (lane widths) ¹	2-4 lanes (12 ft.)	2 lanes (11 ft.)	2 lanes (11 ft.)	2 lanes (10 ft.)	See Street Width	See Street Width	20 ft.	
		Median / Center Turn Lane	14 ft.	12 ft.	12 ft.	10 ft.	None	None	None	
		Bike	Bike Facility ²	2 Lanes (6 ft.)	2 Lanes (6 ft.)	2 Lanes (5 ft.)	2 Lanes (5 ft.) or Shared Lane	Shared Lane	Shared Lane	None
		Curb-to-curb Street Width ³	na	na	na	30 or 40 ft.	28 ft.	28 ft.	Not Apply	
		On-Street Parking	Two Sides	na	na	na	30 or 40 ft.	28 ft.	28 ft.	Not Apply
	None	74 ft.	46 ft.	44 ft.	30 or 40 ft.					
	Pedestrian Zone <small>(with ADA requirements)</small>	Pedestrian Amenities ⁴	Sidewalks (both sides)	8 ft. Com	5 ft. Res 10-12 ft. Com	5 ft. Res 10-12 ft. Com	5 ft. Res 10-12 ft. Com	5 ft.	5 ft.	None
		Planter Strips			6 ft. Res na Com	6 ft. Res na Com	6 ft. Res na Com	5 ft. Res	5 ft. Res	None
		Preferred Adjacent Land Use - Intensity	High	Medium to High	Medium	Medium	Medium to Low	Low	Low	
	Traffic Management	Maximum Average Daily Traffic	32,000	20,000	16,000	10,000	1,200 - 3,000	1,200	500	
Traffic Calming		Not Typical	Not Typical	Not Typical	Permissible/ Not Typical	Permissible/ Not Typical	Typical	Not Typical		
Managed Speed ⁵		35 mph	30-35 mph	25-30 mph	25 mph	25 mph	15-25 mph	10 mph		
Through-traffic Connectivity		Primary	Typical	Typical	Typical	Not Typical	Not Permissible	Not Permissible		
Access Control		Yes	Yes	Some	Some	No	No	No		
Maximum Grade		6%	6%	10%	10%	12%	12%	12%		
Right-of-Way:			104 ft.	96 ft.	74 ft.	56 ft. (no bike lane) 66 ft. (bike lane)	50 ft.	50 ft.	20 ft.	

- Traffic Impact Analysis (TIA) and Supplemental TIA Memo indicate proposed and existing street network would function within City standards prior to Shadden Dr.

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NEXT STEPS: PDA 3-18

Staff Conclusion

- Review criteria met with conditions

Staff Recommendation

- PDA 3-18: Recommend Approval of Planned Development Amendment with Conditions outlined in Decision Document

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NEXT STEPS: PDA 4-18

Staff Conclusion

- Review criteria met with conditions

Staff Recommendation

- PDA 4-18: Recommend Approval of Planned Development Amendment with Conditions outlined in Decision Document

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NEXT STEPS: § 3-18

Staff Conclusion

- Review criteria met with conditions

Staff Recommendation

- § 3-18: Approval of Tentative Subdivision with Conditions outlined in Decision Document

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