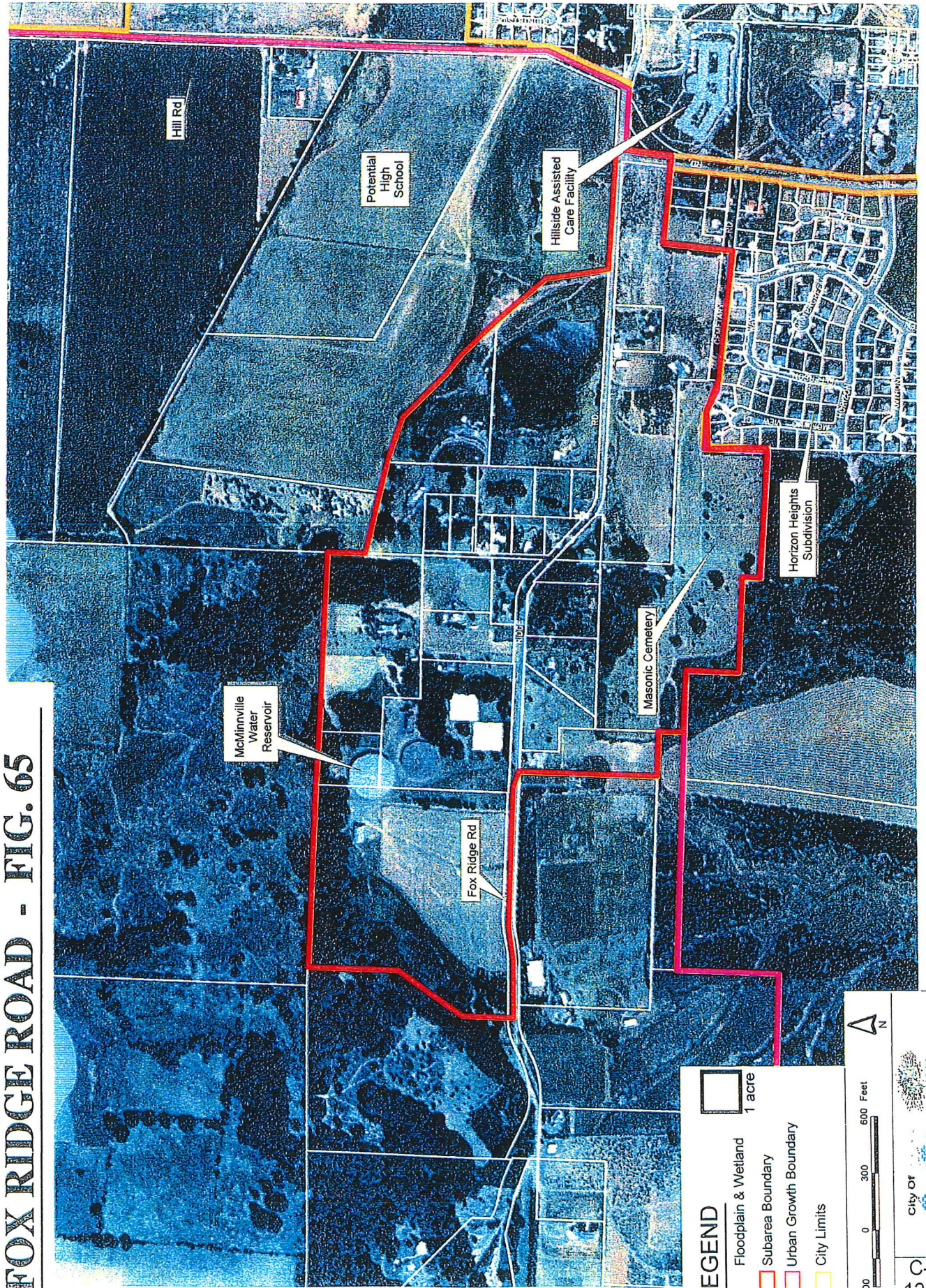







# FOX RIDGE ROAD - FIG. 65



## LEGEND

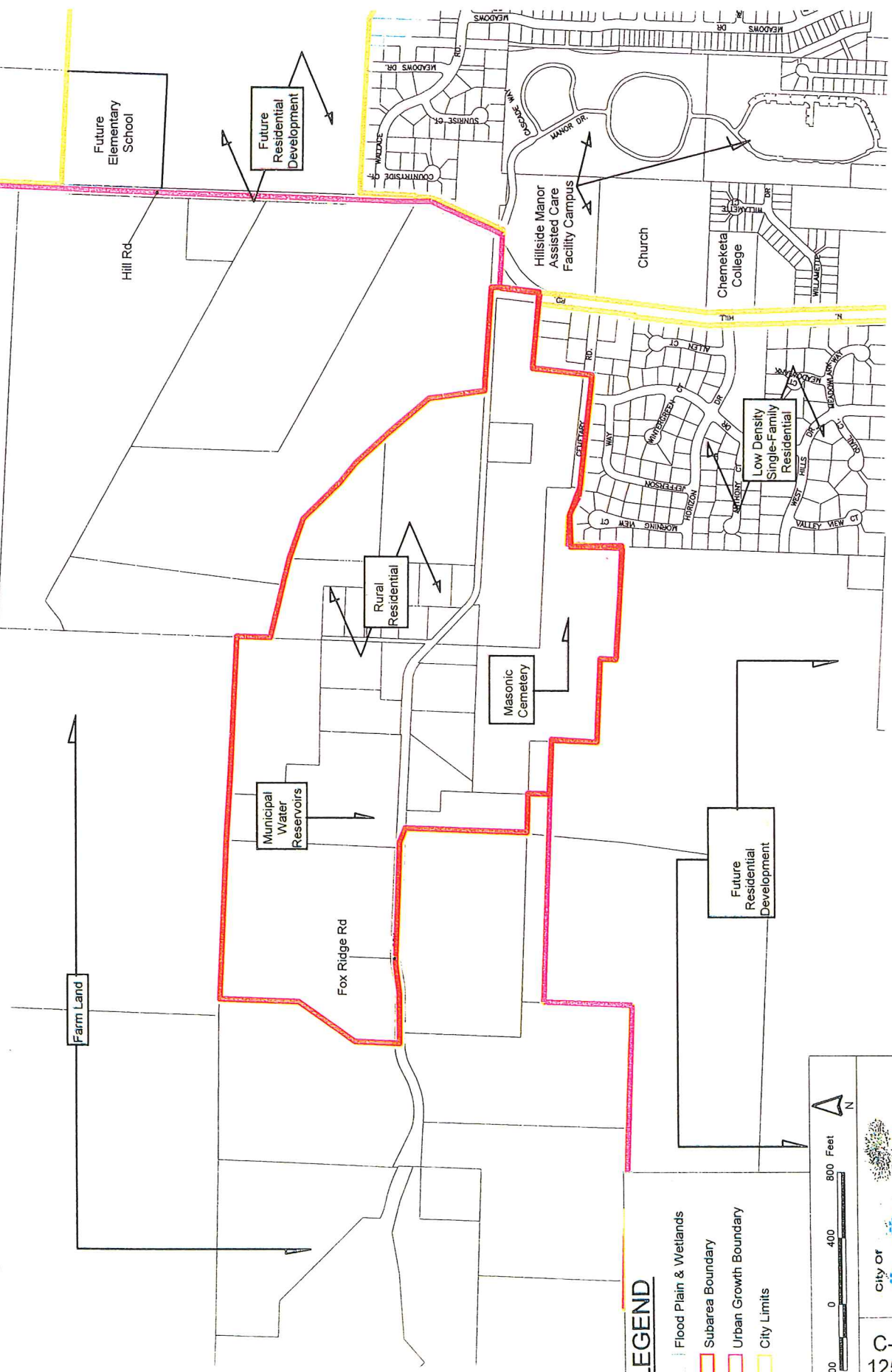
-  1 acre
-  Floodplain & Wetland
-  Subarea Boundary
-  Urban Growth Boundary
-  City Limits









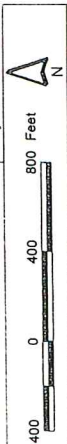
# LAND USE PATTERNS - FIG. 66

Fox Ridge Road



## LEGEND

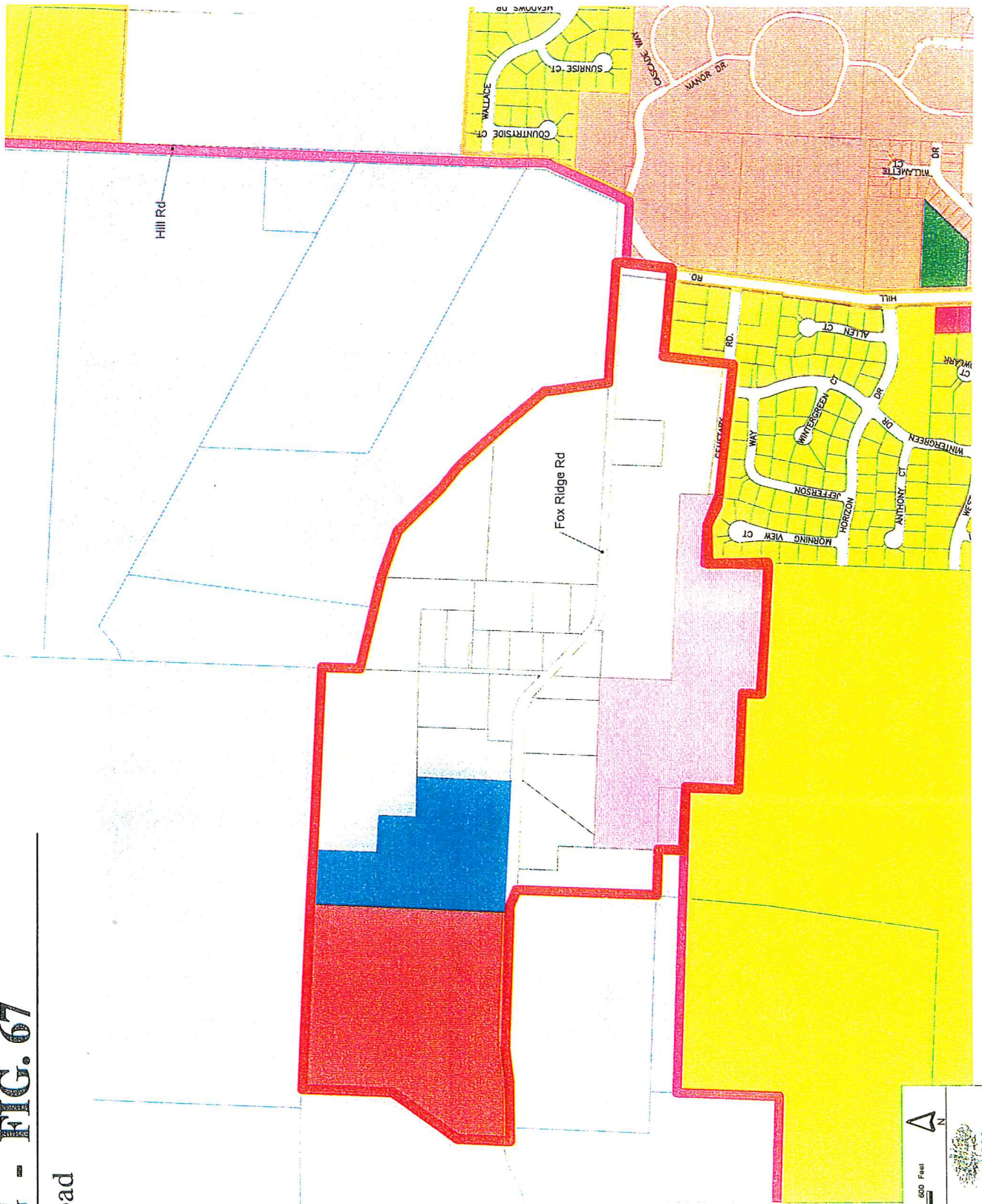
-  Flood Plain & Wetlands
-  Subarea Boundary
-  Urban Growth Boundary
-  City Limits



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# ZONING - FIG. 67

Fox Ridge Road



## LEGEND

- County Zoning
  - EF-80
  - PAI
  - PWS
  - VLDR - 2.5
- City Zoning
  - AH
  - C-3
  - O-R
  - R-1
  - R-2
  - R-4
- Subarea Boundary
- Urban Growth Boundary
- City Limit

300 0 300 600 Feet

city or **McMinville**

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# BUILDABLE LANDS - FIG. 68

Fox Ridge Road

Water Reservoirs

Fox Ridge Rd

Hill Rd

RD.

CEMETERY

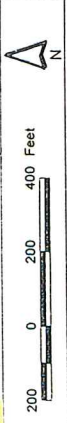
WAY

VIEW CT

NC

## LEGEND

- Buildable Land
- Vacant
- Partially Vacant
- Developed
- Flood Plain & Wetlands
- Structures
- Subarea Boundary
- Urban Growth Boundary
- City Limits

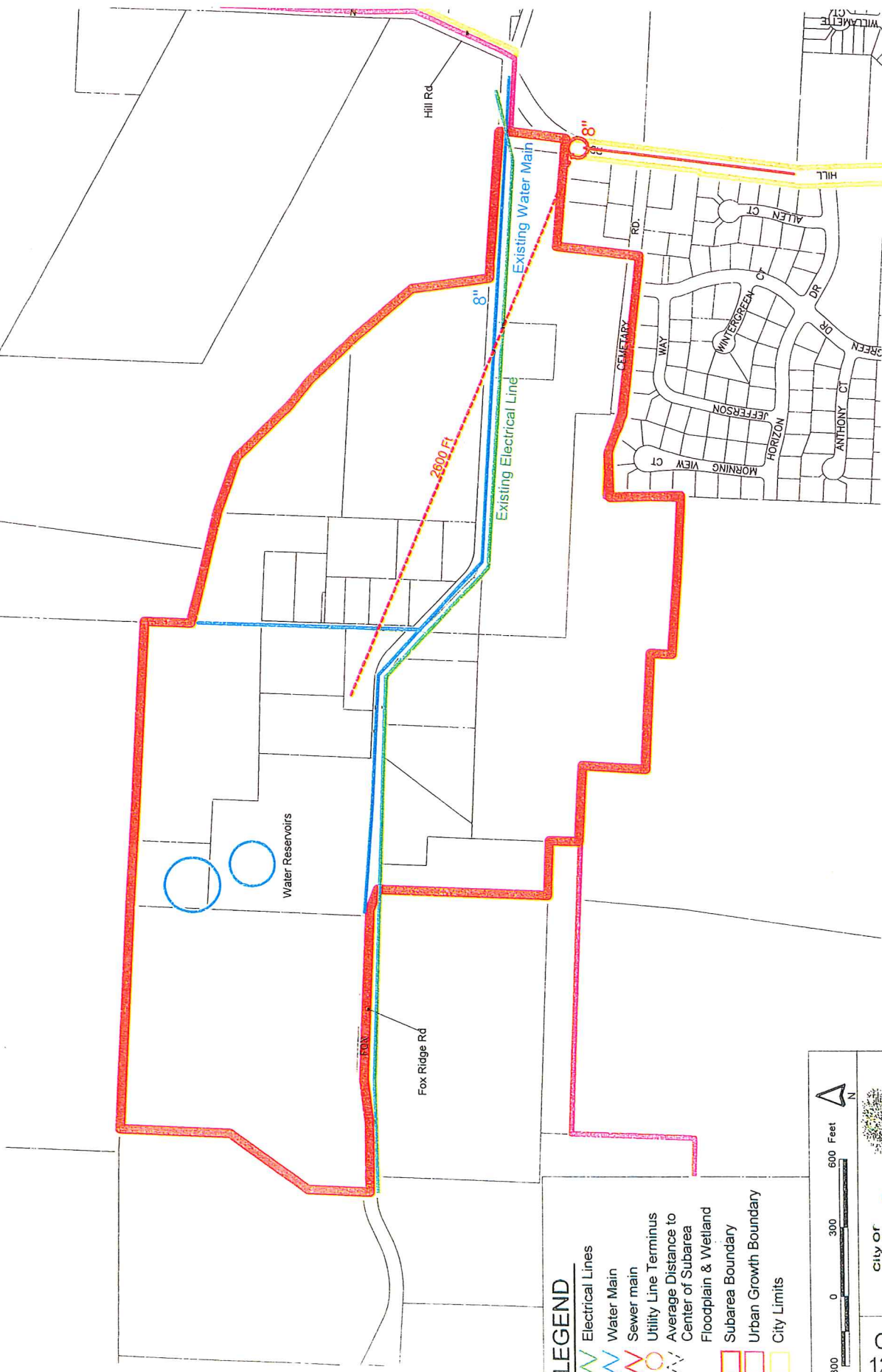


"This map is for illustrative purposes only. Refer to the associated buildable land inventory for additional detail."



# UTILITIES - FIG. 69

## Fox Ridge Road



### LEGEND

- Electrical Lines
- Water Main
- Sewer main
- Utility Line Terminus
- Average Distance to Center of Subarea
- Floodplain & Wetland
- Subarea Boundary
- Urban Growth Boundary
- City Limits

300 0 300 600 Feet

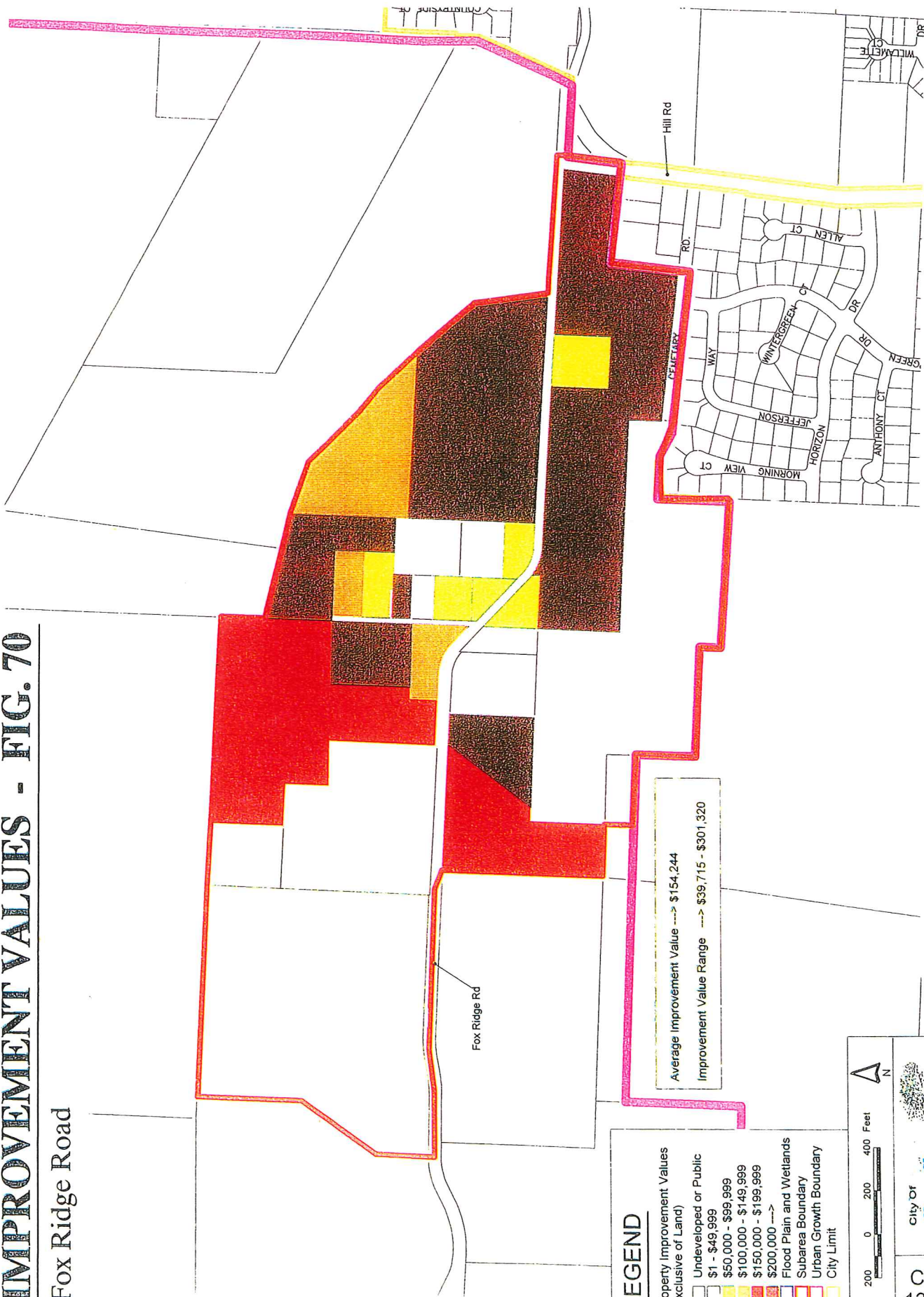
city of **McMinville**

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# IMPROVEMENT VALUES - FIG. 70

Fox Ridge Road



## LEGEND

- Property Improvement Values  
(Exclusive of Land)
- Undeveloped or Public
  - \$1 - \$49,999
  - \$50,000 - \$99,999
  - \$100,000 - \$149,999
  - \$150,000 - \$199,999
  - \$200,000 --->
  - Flood Plain and Wetlands
  - Subarea Boundary
  - Urban Growth Boundary
  - City Limit

200 0 200 400 Feet

City of McMinnville

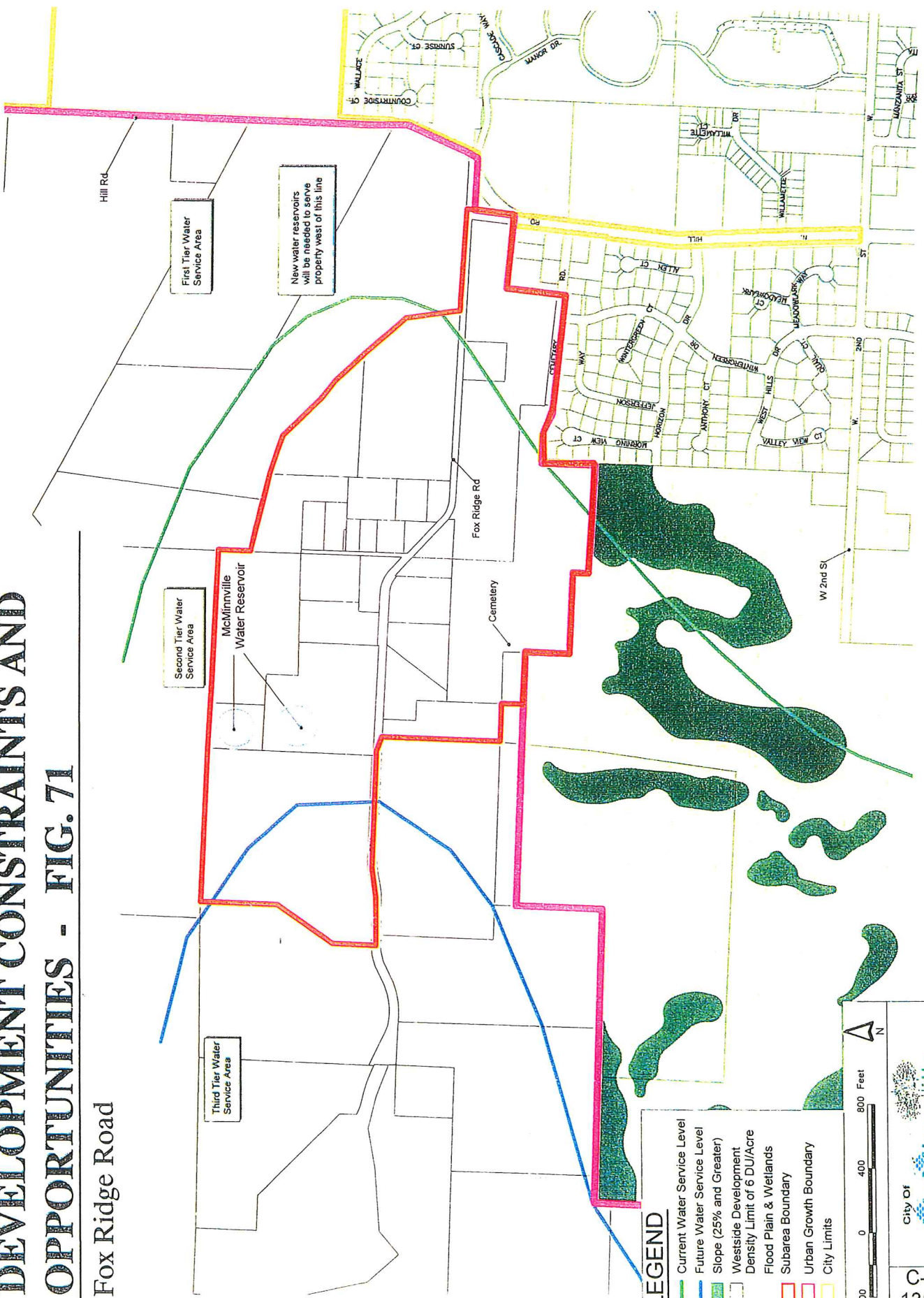
City of McMinnville

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Data Source: Yamhill County Assessor's Office

# DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 71

Fox Ridge Road



## LEGEND

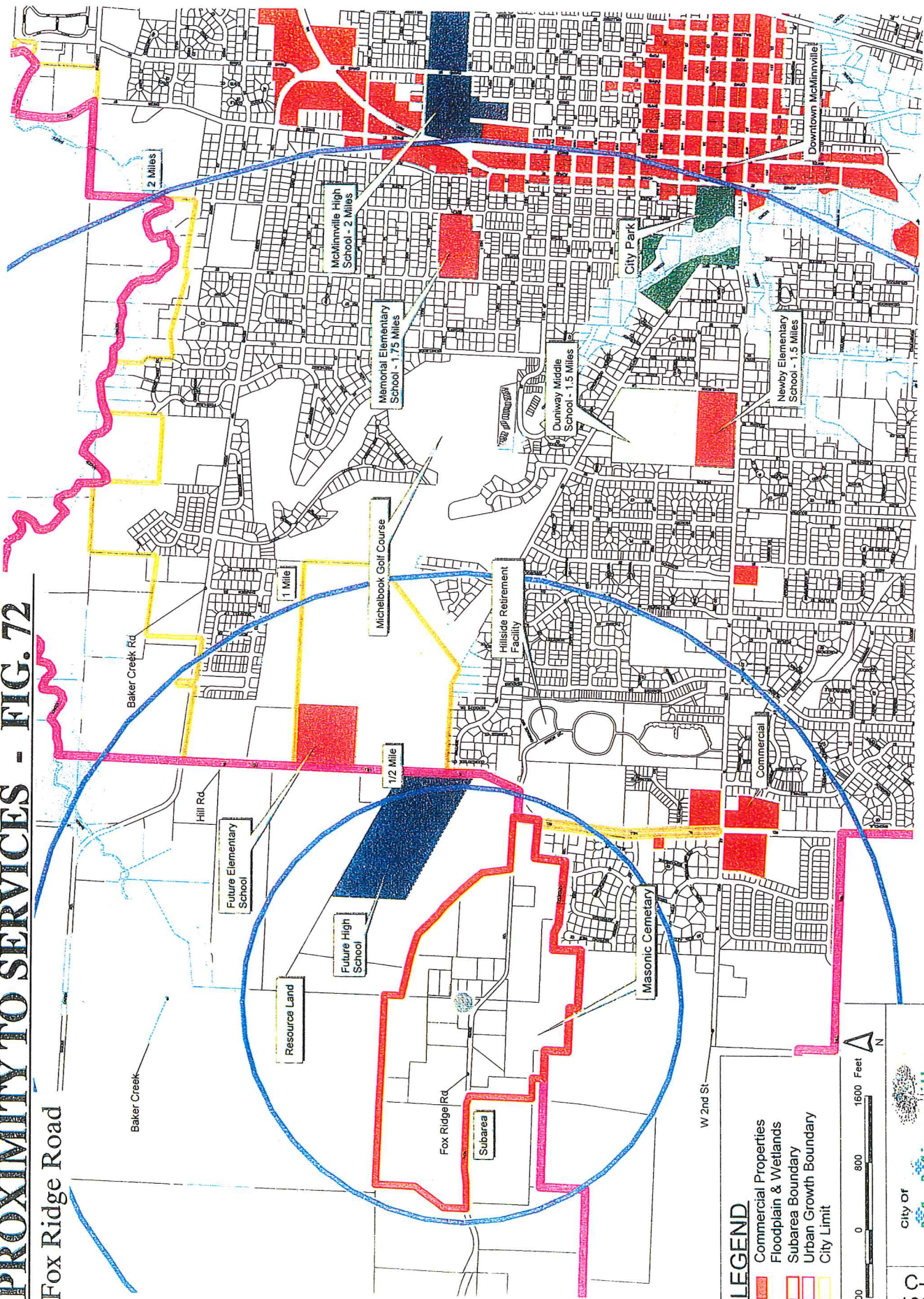
- Current Water Service Level
- Future Water Service Level
- Slope (25% and Greater)
- Westside Development Density Limit of 6 DU/Acre
- Flood Plain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limits





# PROXIMITY TO SERVICES - FIG. 72

Fox Ridge Road



**LEGEND**

- Commercial Properties
- Floodplain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limit

