

LAWSON LANE - FIG. 34



LEGEND

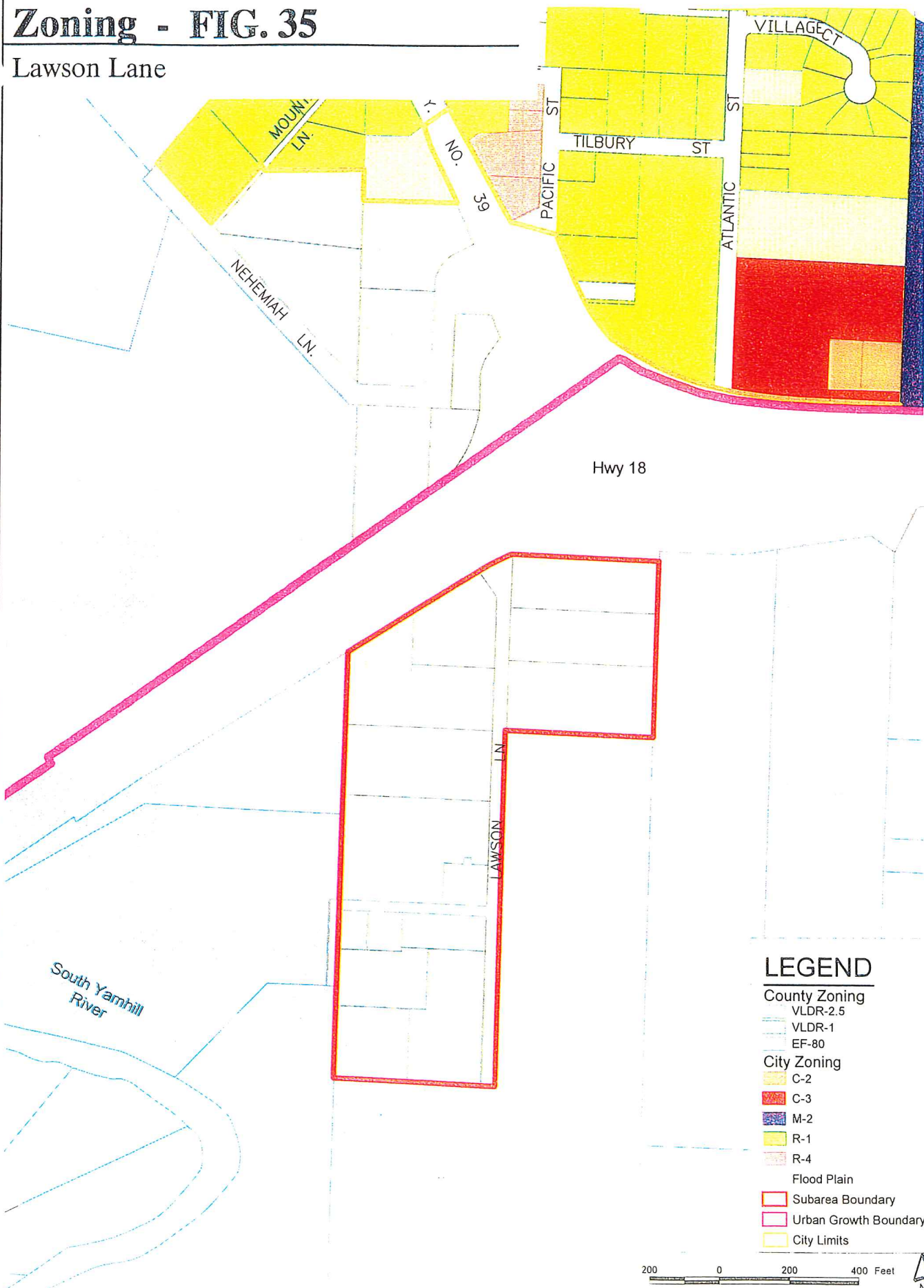
- Floodplain & Wetland 
-  Subarea Boundary 1 acre
-  Urban Growth Boundary
-  City Limits

200 0 200 400 Feet



Zoning - FIG. 35

Lawson Lane



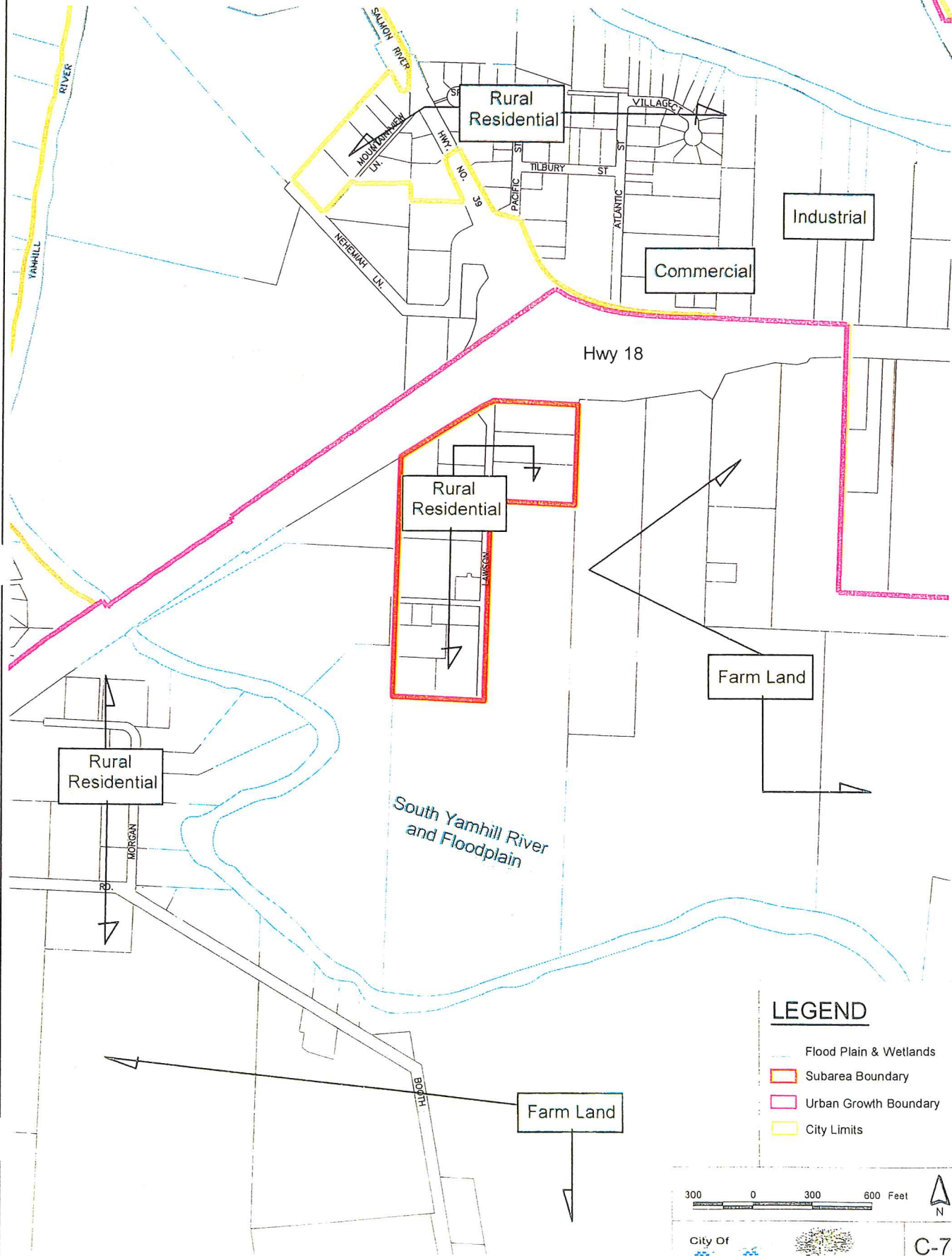
LEGEND

- County Zoning
 - VLDR-2.5
 - VLDR-1
 - EF-80
- City Zoning
 - C-2
 - C-3
 - M-2
 - R-1
 - R-4
- Flood Plain
- Subarea Boundary
- Urban Growth Boundary
- City Limits



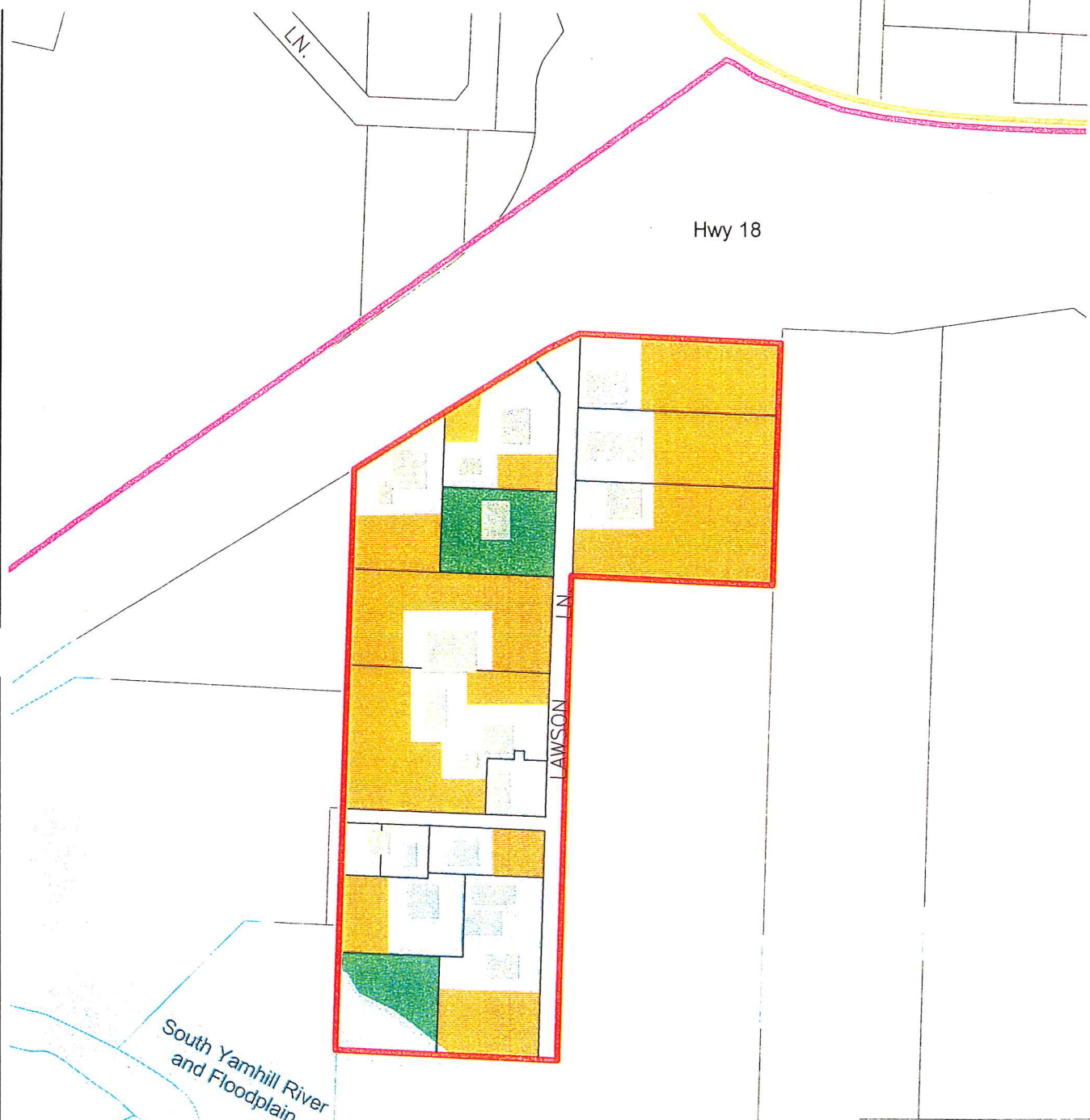
LAND USE PATTERNS - FIG. 36

Lawson Lane



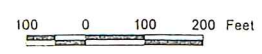
BUILDABLE LANDS - FIG. 37

Lawson Lane



LEGEND

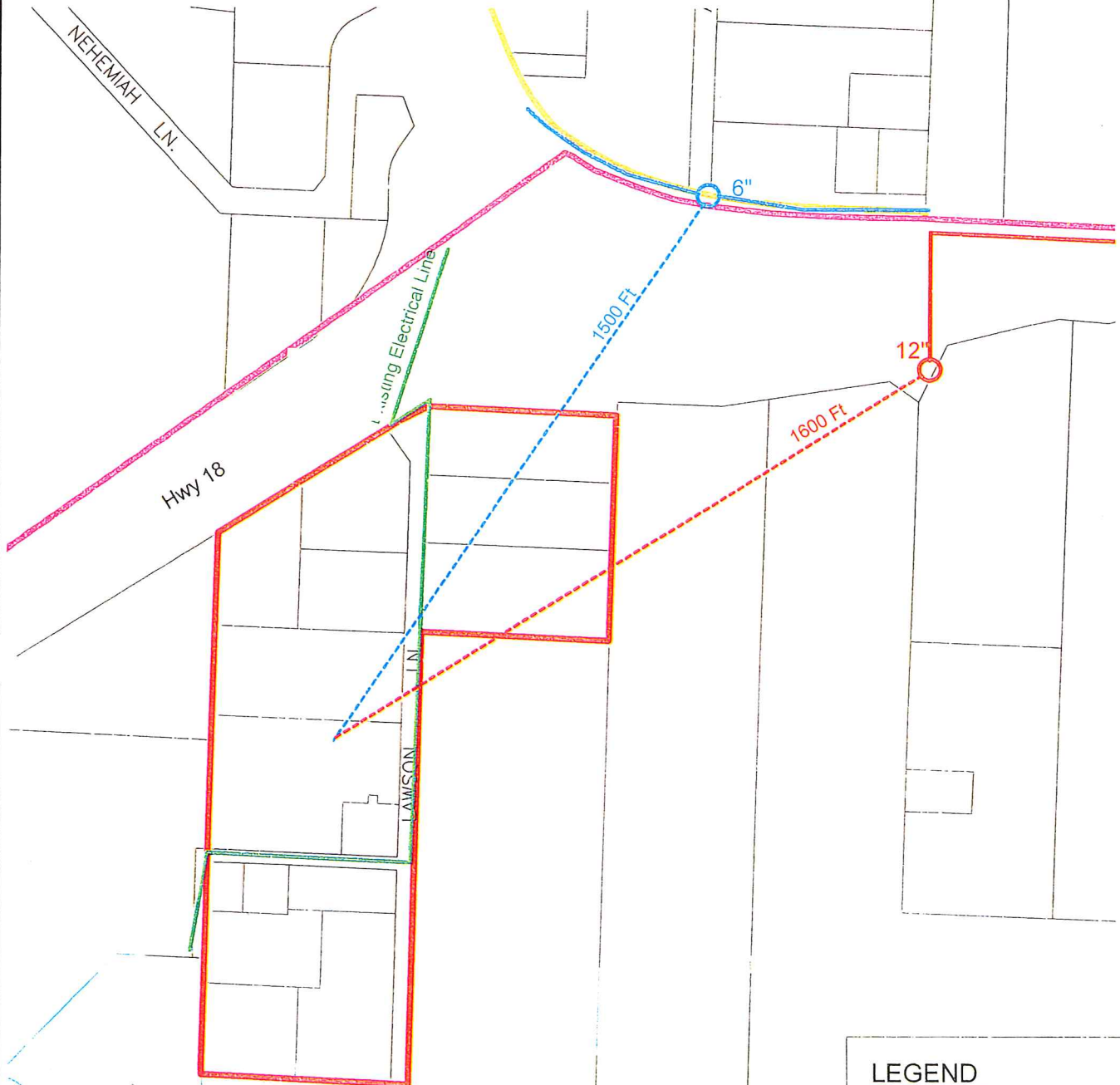
- Buildable Land
- Vacant
- Partially Vacant
- Developed
- Flood Plain & Wetlands
- Structures
- Subarea Boundary
- Urban Growth Boundary
- City Limits



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

UTILITIES - FIG. 38

Lawson Lane



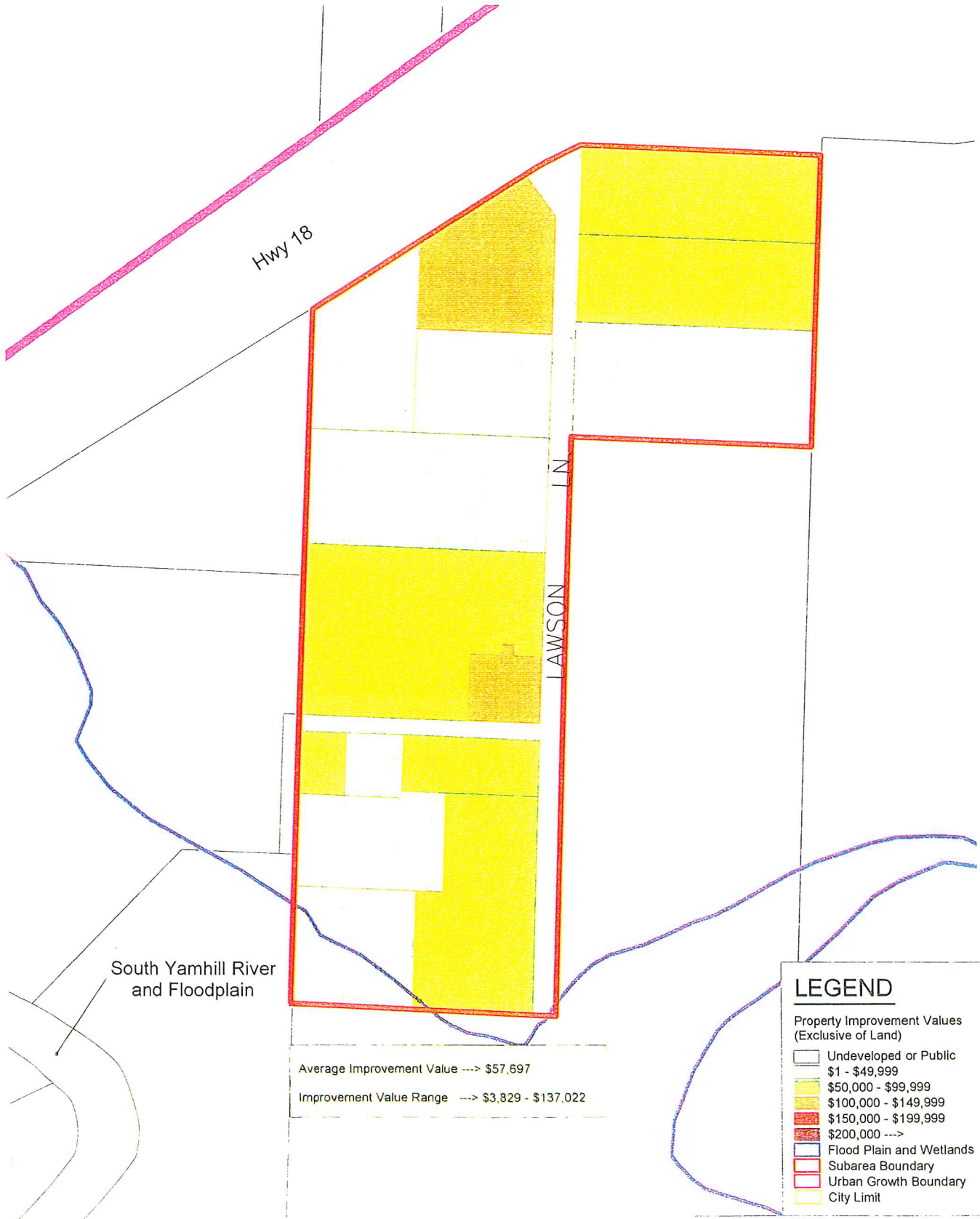
LEGEND

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



IMPROVEMENT VALUES - FIG. 39

Lawson Lane

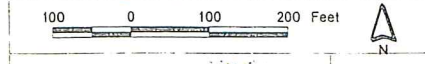


Average Improvement Value ---> \$57,697
 Improvement Value Range ---> \$3,829 - \$137,022

LEGEND

Property Improvement Values (Exclusive of Land)

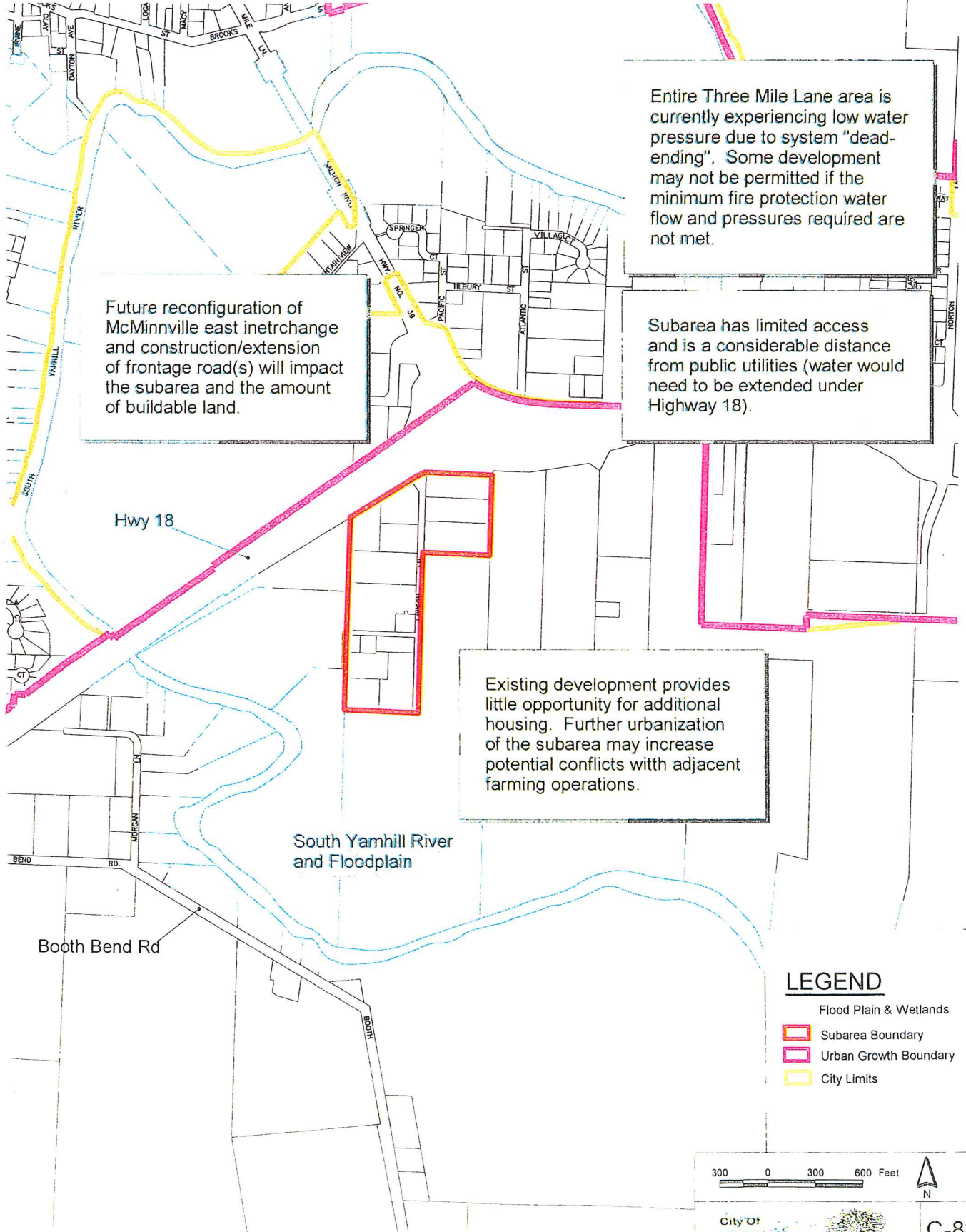
- Undeveloped or Public
- \$1 - \$49,999
- \$50,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 --->
- Flood Plain and Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limit



Data Source: Yamhill County Assessor's Office

DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 40

Lawson Lane



Future reconfiguration of McMinnville east interchange and construction/extension of frontage road(s) will impact the subarea and the amount of buildable land.

Entire Three Mile Lane area is currently experiencing low water pressure due to system "dead-ending". Some development may not be permitted if the minimum fire protection water flow and pressures required are not met.

Subarea has limited access and is a considerable distance from public utilities (water would need to be extended under Highway 18).

Existing development provides little opportunity for additional housing. Further urbanization of the subarea may increase potential conflicts with adjacent farming operations.

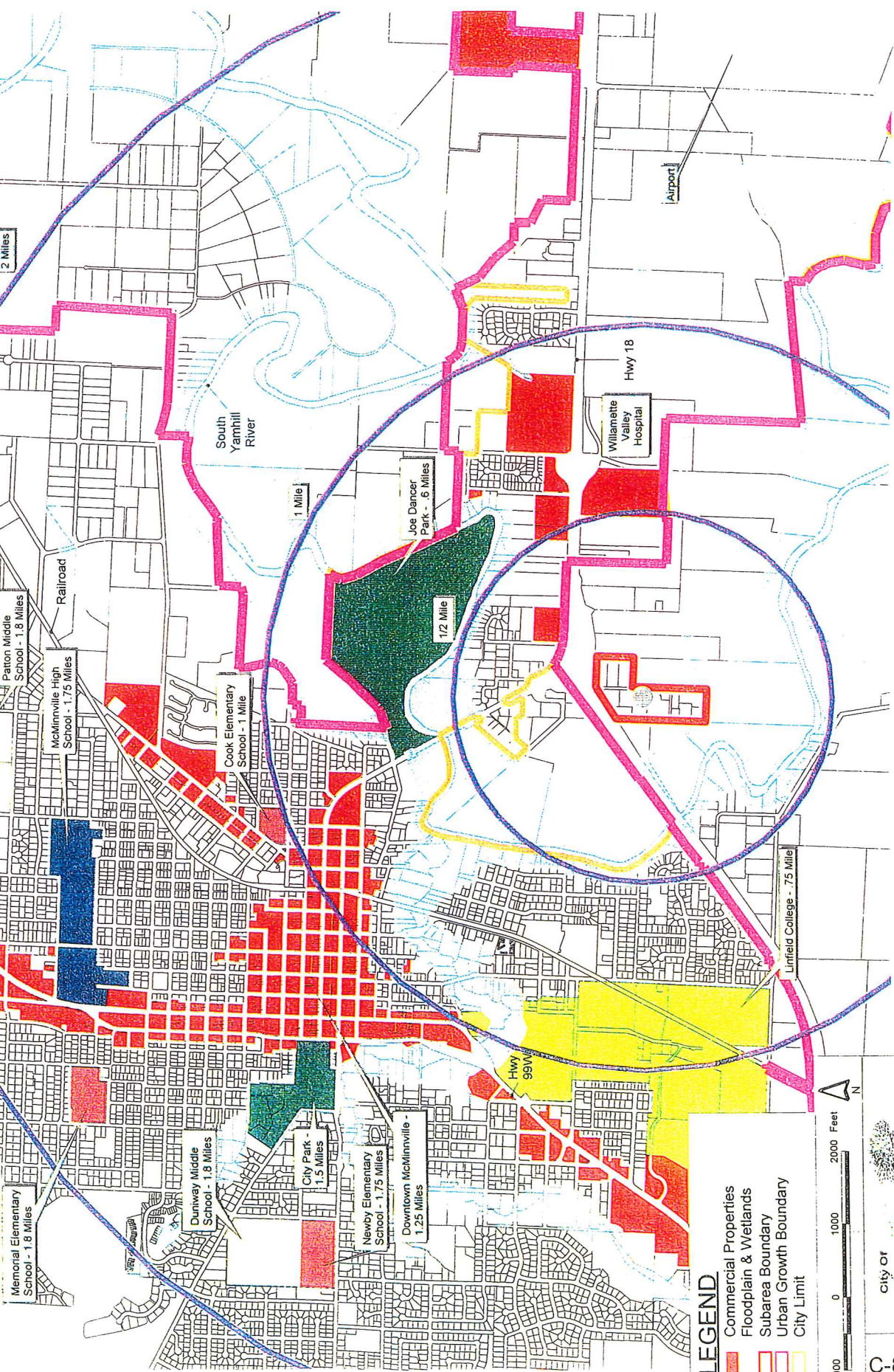
LEGEND

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



PROXIMITY TO SERVICES - FIG. 41

Lawson Lane



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

