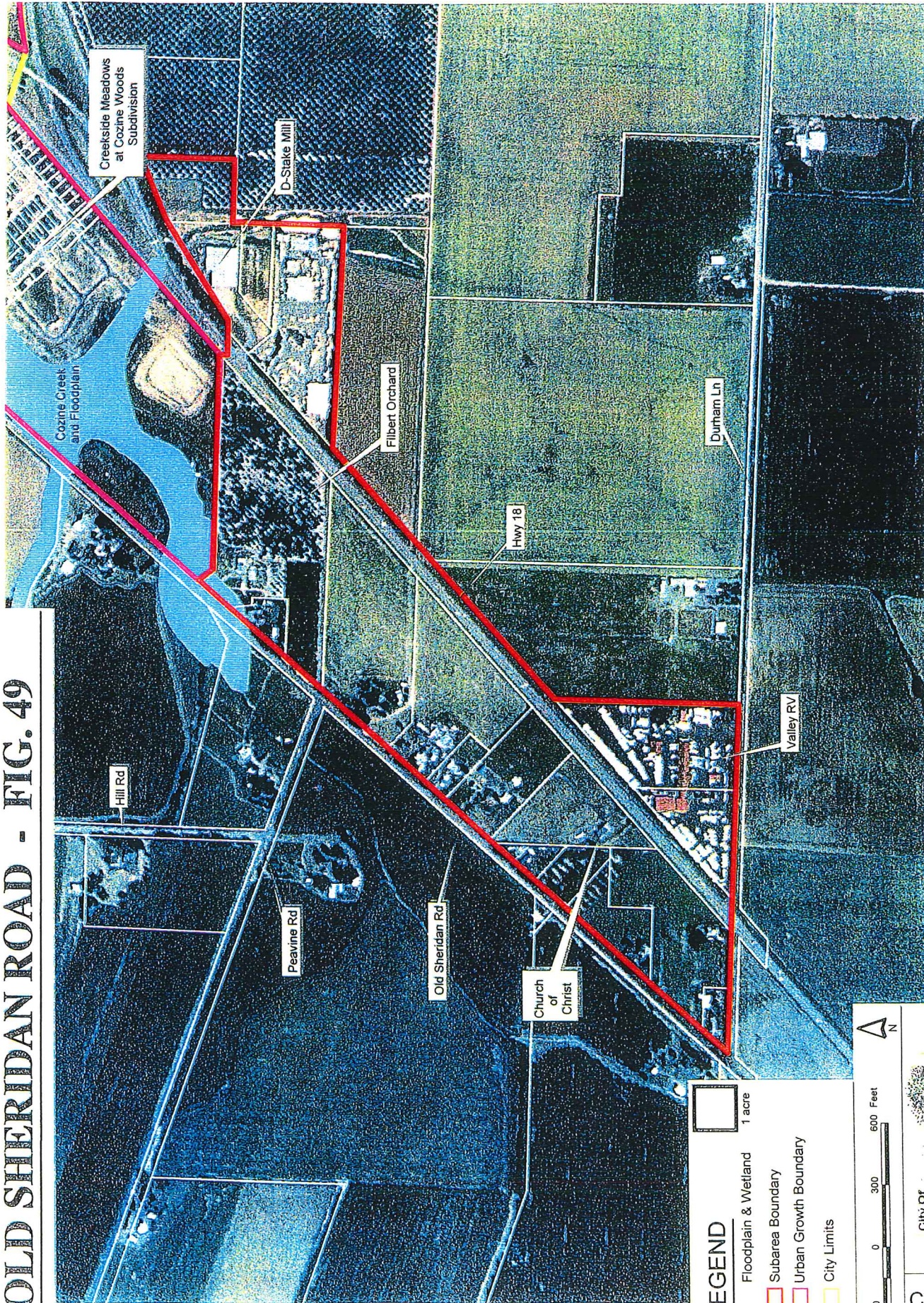








OLD SHERIDAN ROAD - FIG. 49

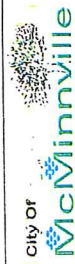


LEGEND

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

300 0 300 600 Feet

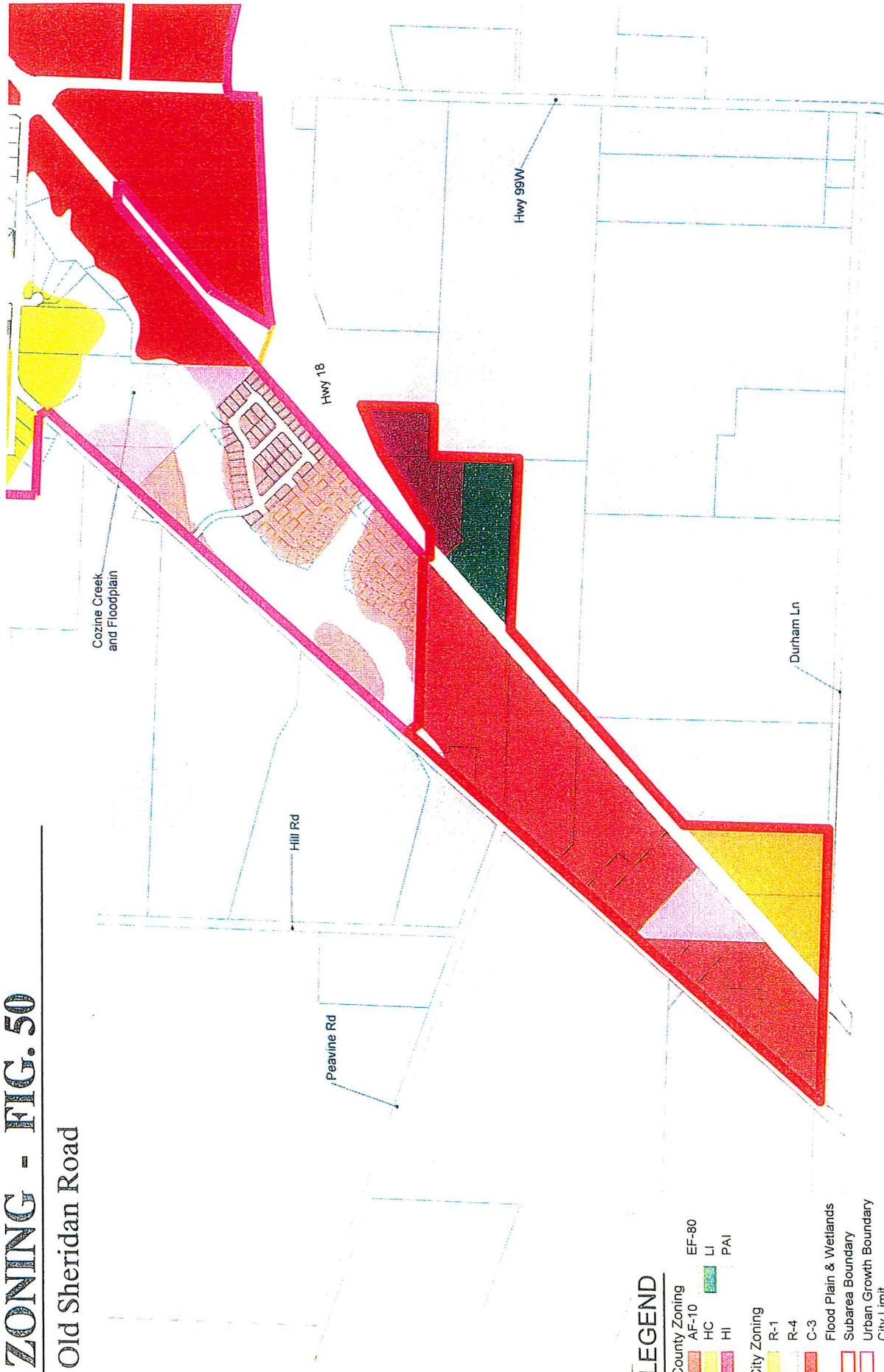
 N

City of  McMinnville

C-98

ZONING - FIG. 50

Old Sheridan Road



LEGEND

- County Zoning
- AF-10
 - HC
 - HI
 - EF-80
 - LI
 - PAI

City Zoning

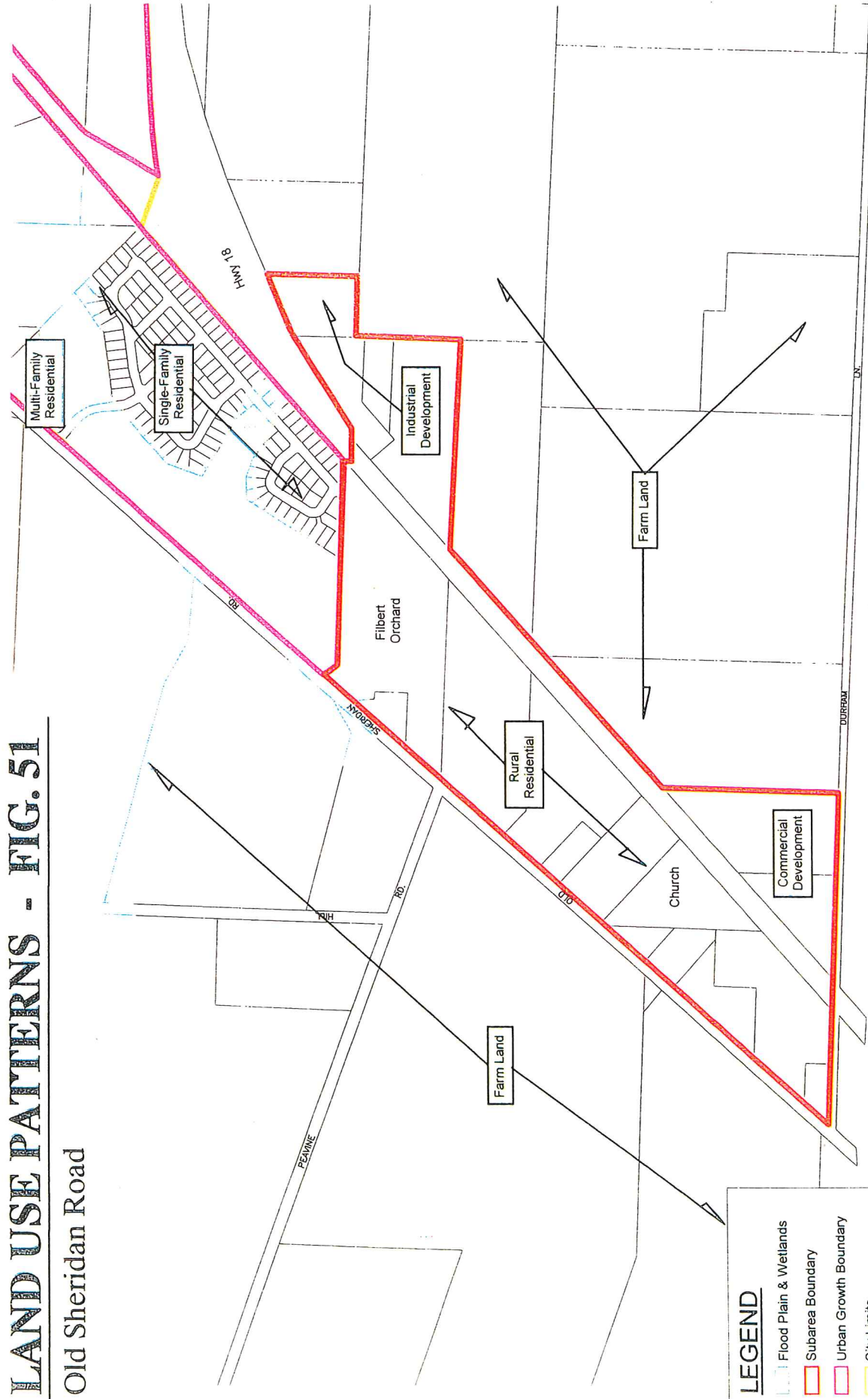
- R-1
- R-4
- C-3

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



LAND USE PATTERNS - FIG. 51

Old Sheridan Road



LEGEND

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



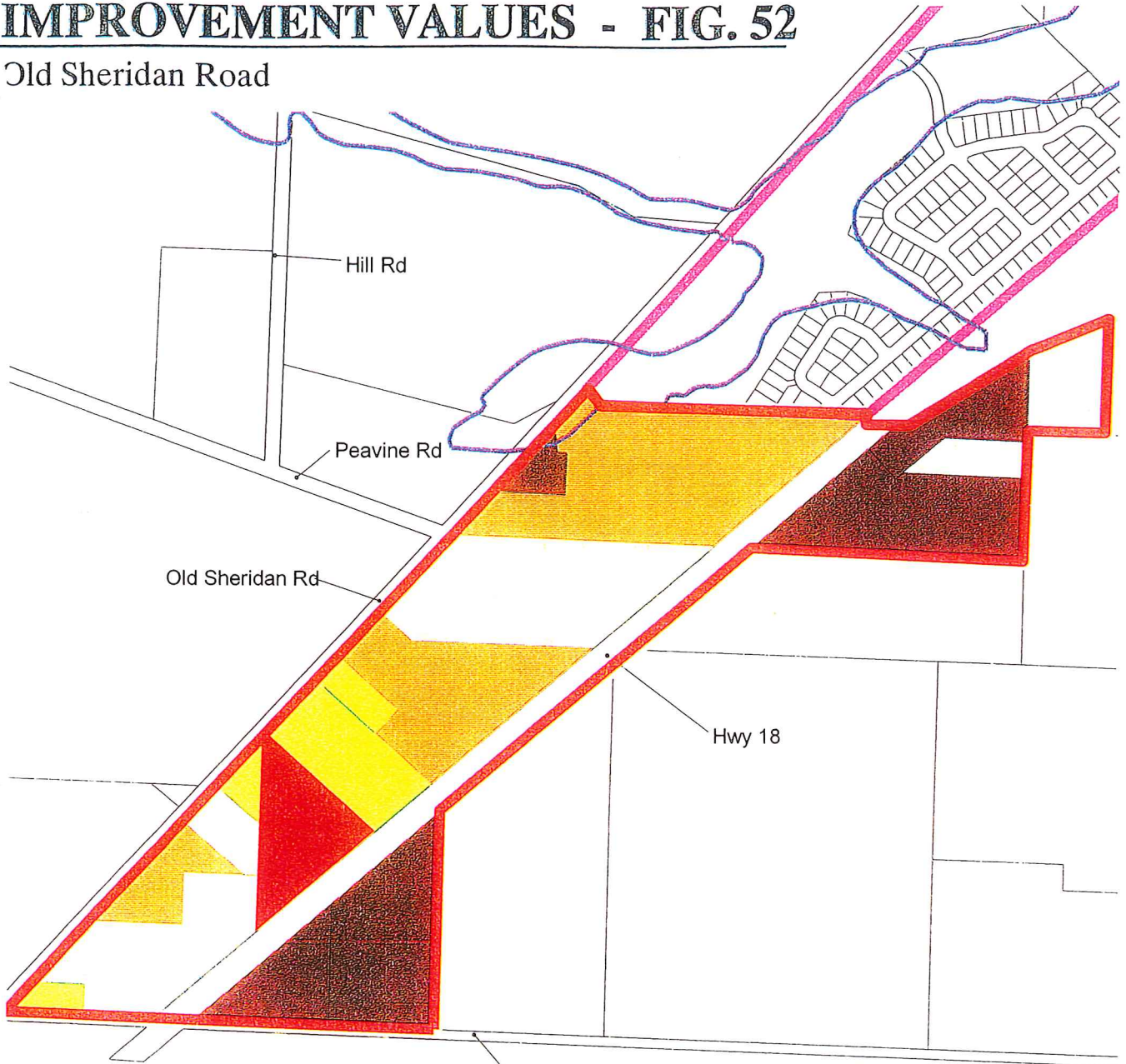
100

City of



IMPROVEMENT VALUES - FIG. 52

Old Sheridan Road



Average Improvement Value ----> \$105,727
 Improvement Value Range ----> \$10,024 - \$270,923

LEGEND

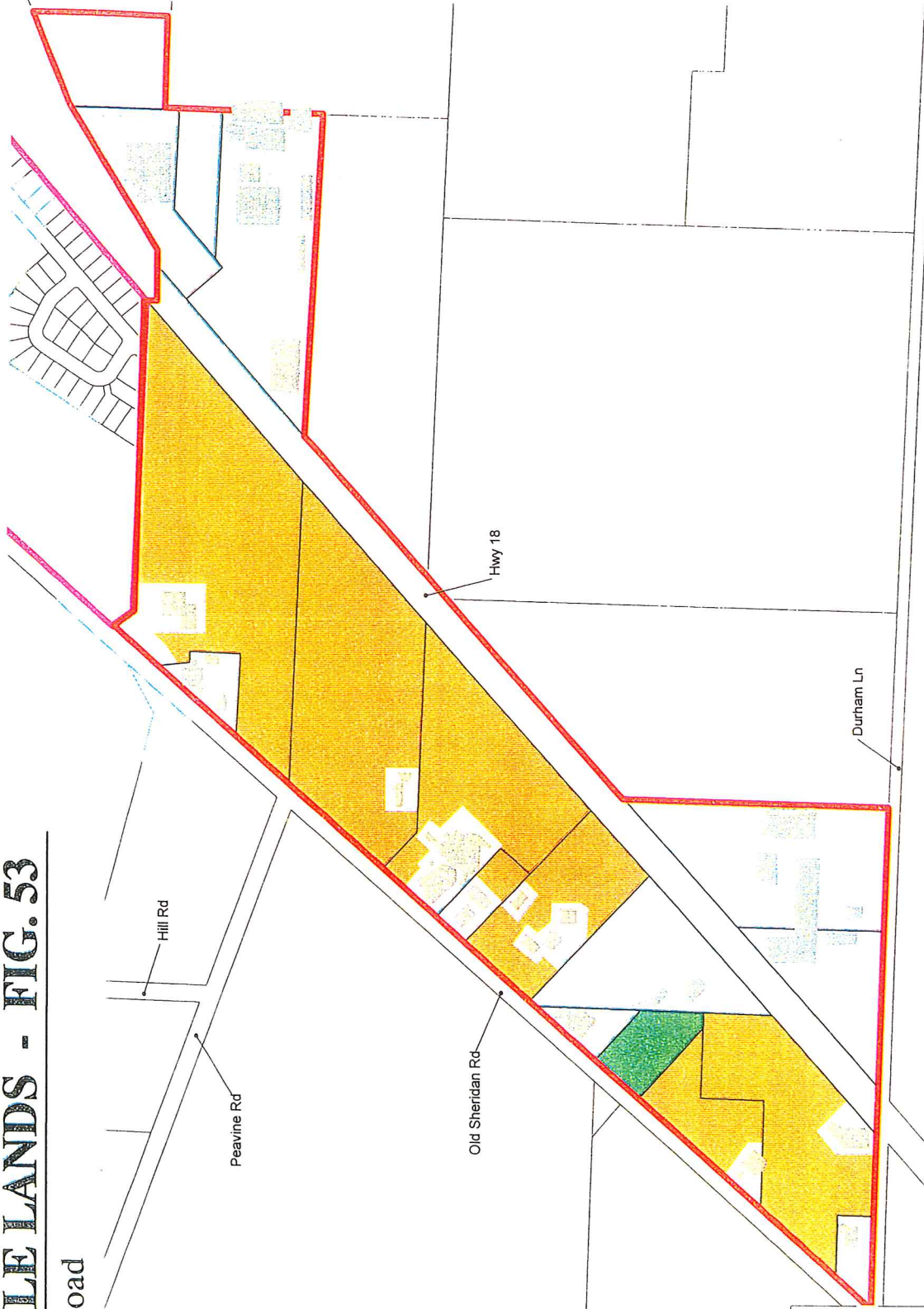
- Property Improvement Values
(Exclusive of Land)
- Undeveloped or Public
 - \$1 - \$49,999
 - \$50,000 - \$99,999
 - \$100,000 - \$149,999
 - \$150,000 - \$199,999
 - \$200,000 ---->
 - Flood Plain and Wetlands
 - Subarea Boundary
 - Urban Growth Boundary
 - City Limit



Data Source: Yamhill County Assessor's Office

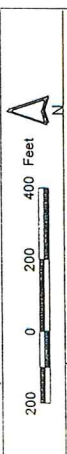
BUILDABLE LANDS - FIG. 53

Old Sheridan Road



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."

City of **McMinville**

UTILITIES - FIG. 54

Old Sheridan Road

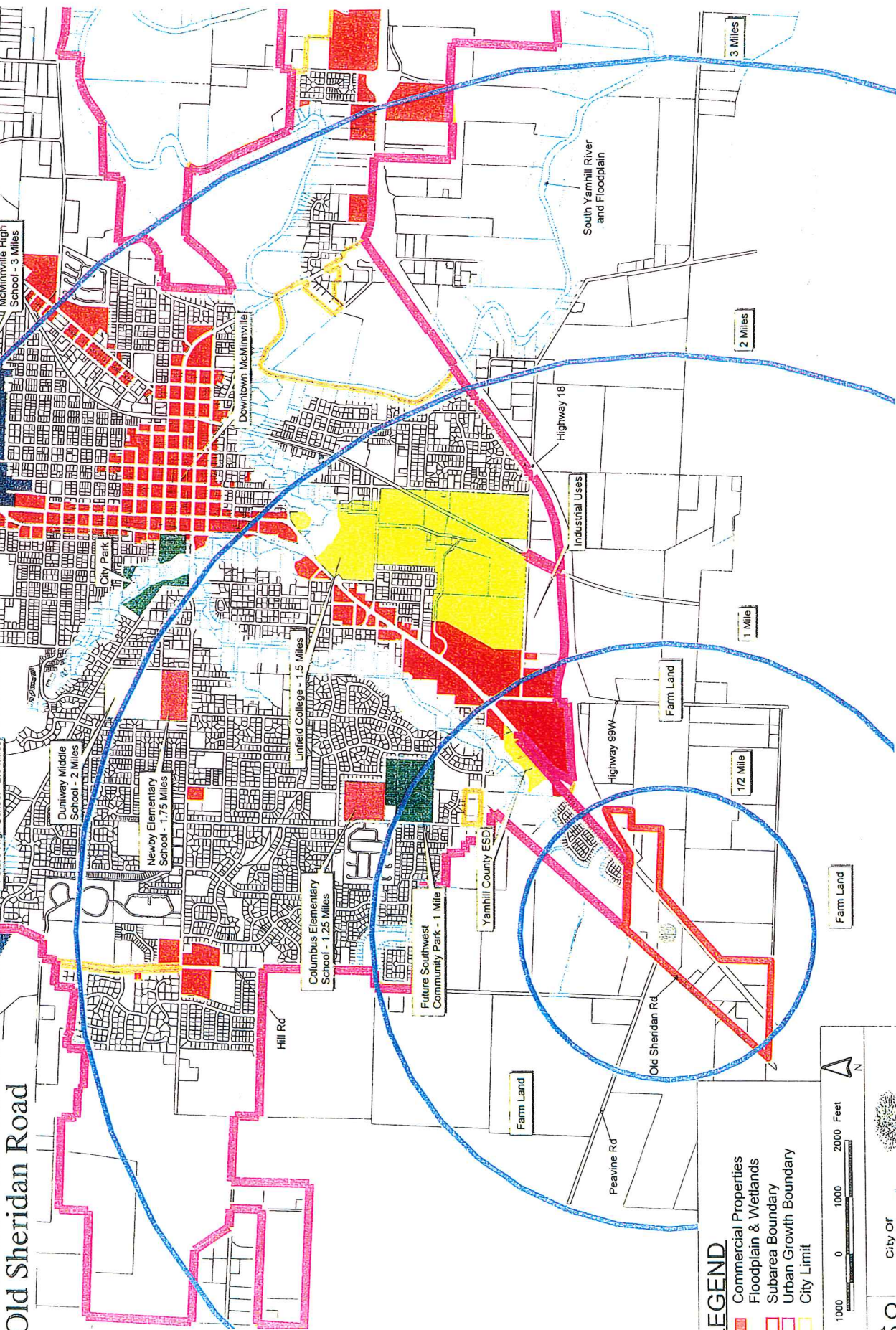


LEGEND

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

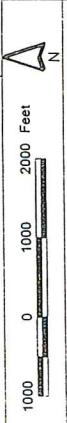


PROXIMITY OF SERVICES - FIG. 55



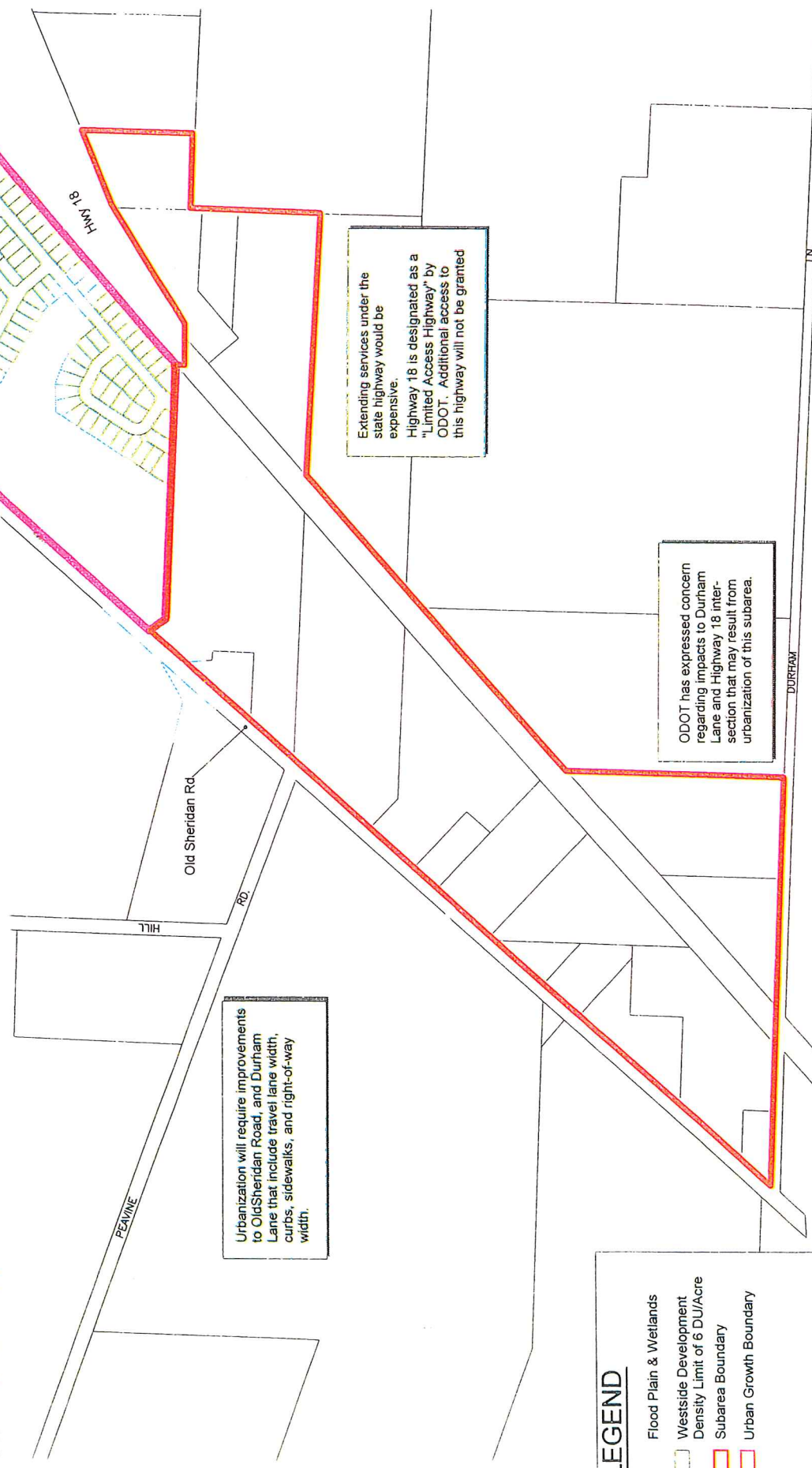
LEGEND

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



DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 56

Old Sheridan Road



Urbanization will require improvements to Old Sheridan Road, and Durham Lane that include travel lane width, curbs, sidewalks, and right-of-way width.

Extending services under the state highway would be expensive. Highway 18 is designated as a "Limited Access Highway" by ODOT. Additional access to this highway will not be granted.

ODOT has expressed concern regarding impacts to Durham Lane and Highway 18 inter-section that may result from urbanization of this subarea.

LEGEND

- Flood Plain & Wetlands
- Westside Development Density Limit of 6 DU/Acre
- Subarea Boundary
- Urban Growth Boundary

300 0 300 600 Feet

City of **McMinnville**

C 110