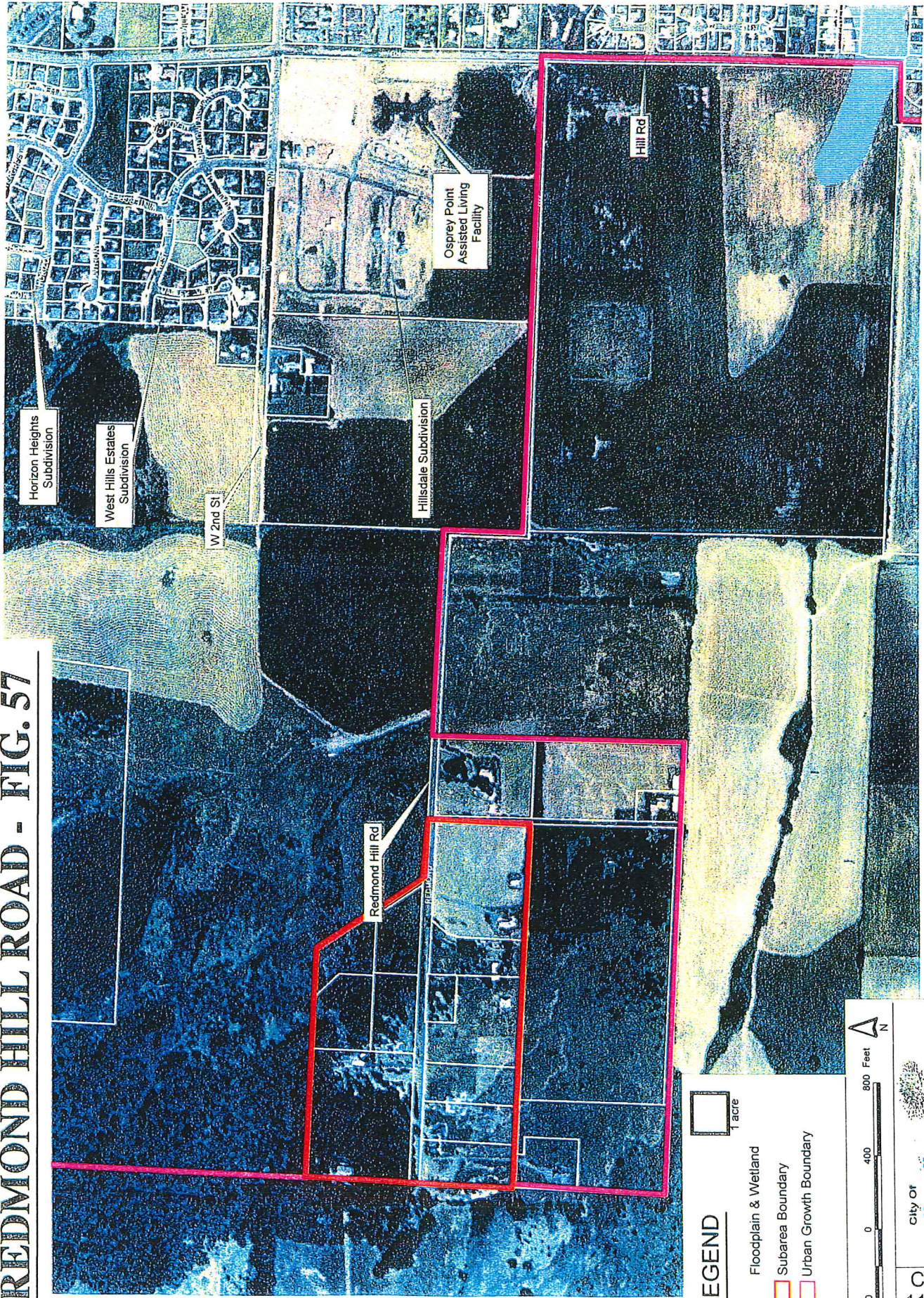



REDMOND HILL ROAD - FIG. 57



LEGEND

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

400 0 400 800 Feet

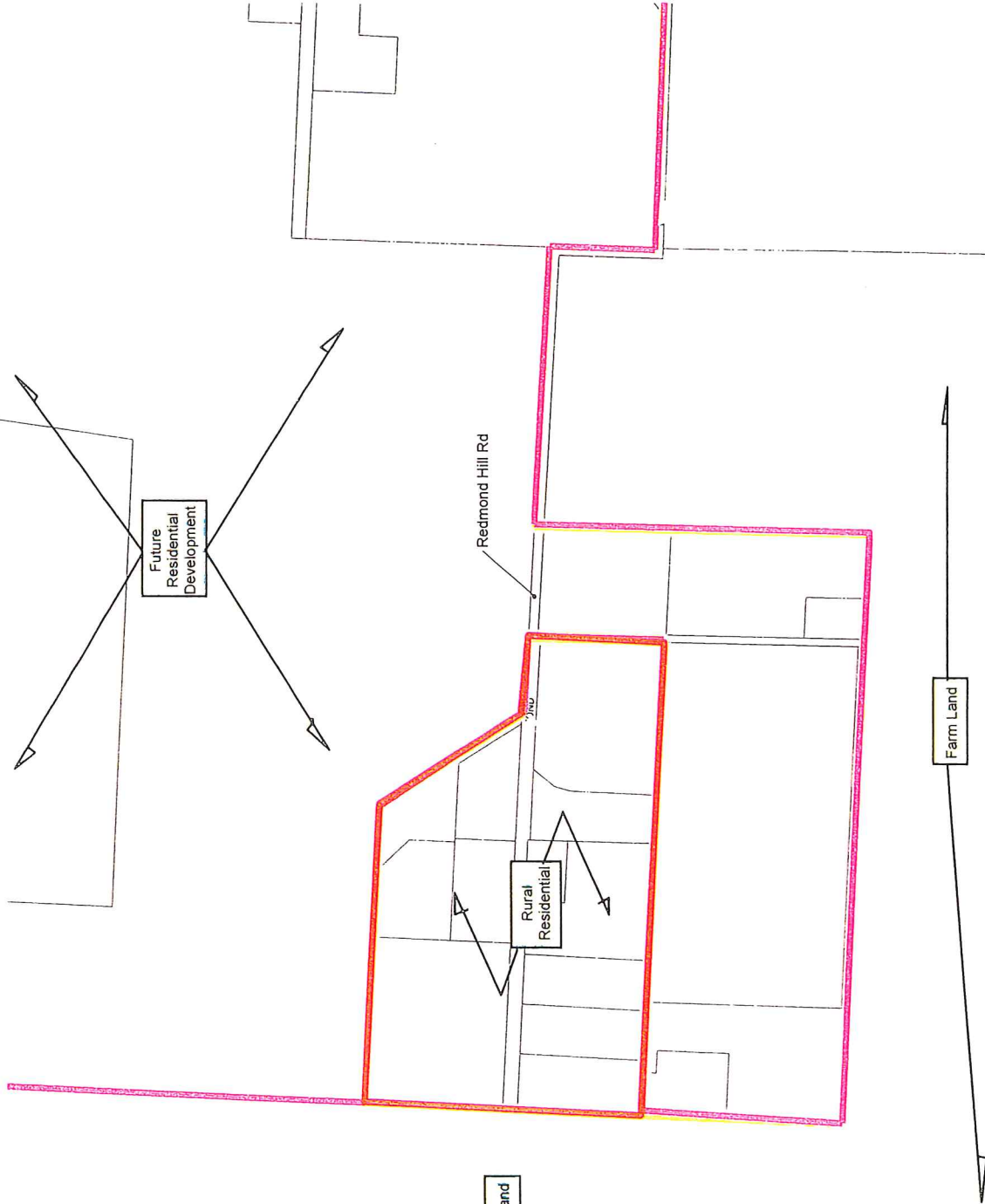
 N

CITY OF
McMinnville

C-112

LAND USE PATTERNS - FIG. 58

Redmond Hill Road



Farm Land

Farm Land

LEGEND

- Subarea Boundary
- Urban Growth Boundary/
City Limits

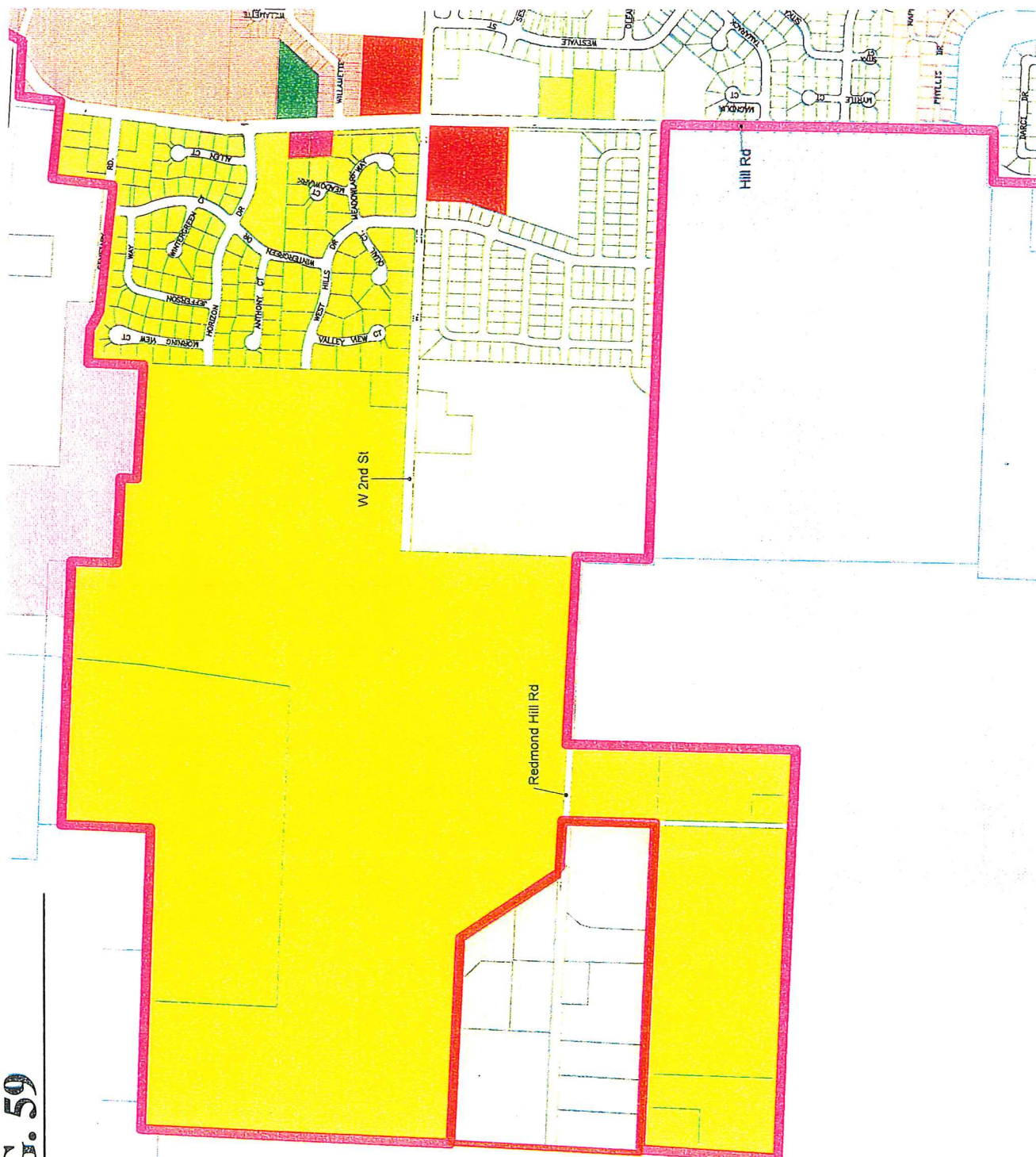
300 0 300 600 Feet

City of
McMinville

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ZONING - FIG. 59

Redmond Hill Road



LEGEND

County Zoning
VLDR-2.5

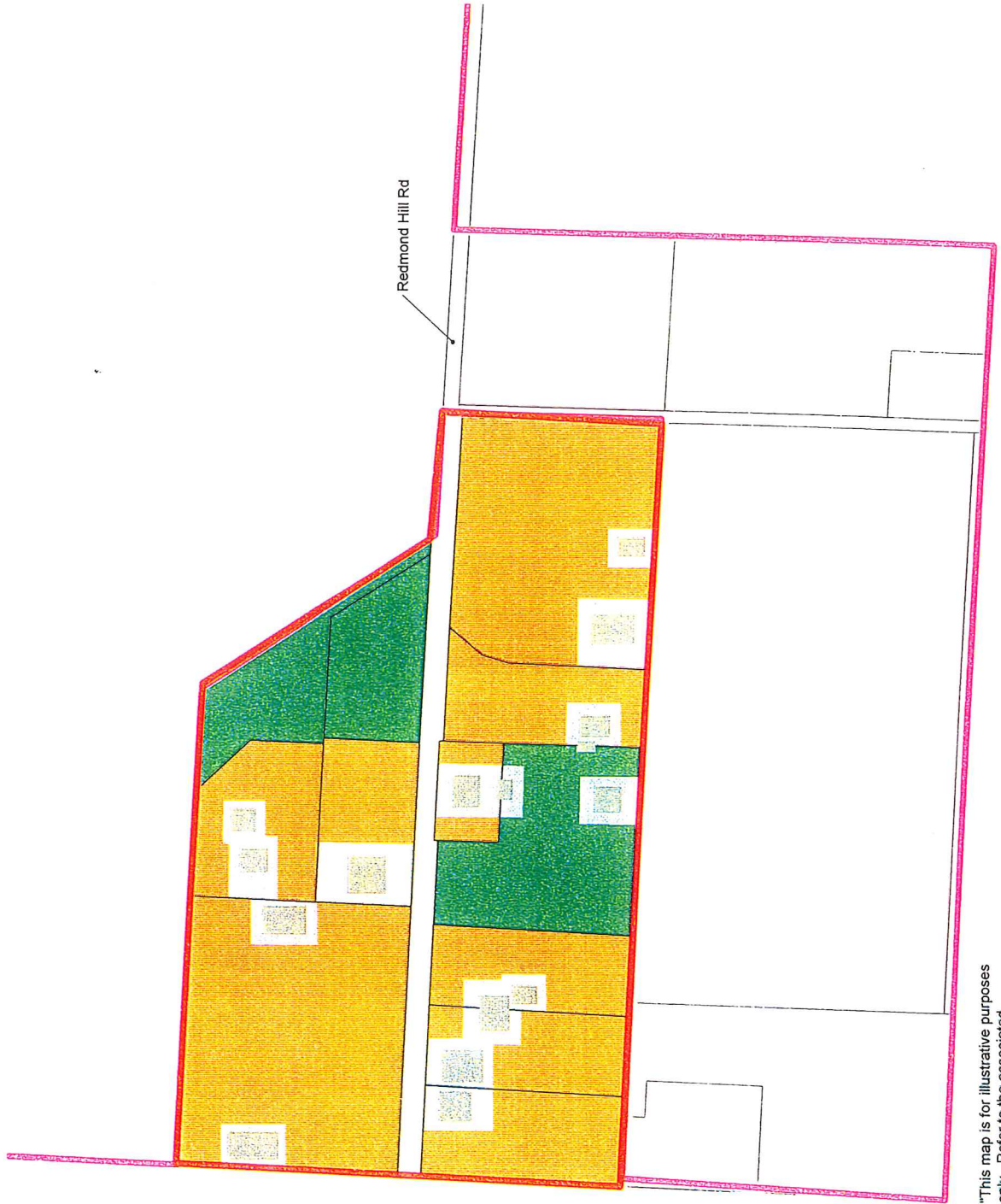
EF-80
PAI

City Zoning
 R-1
 R-2
 R-3
 R-4
 Flood Plain
 Subarea Boundary
 Urban Growth Boundary/
 City Limits



BUILDABLE LANDS - FIG. 60

Redmond Hill Road



LEGEND

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



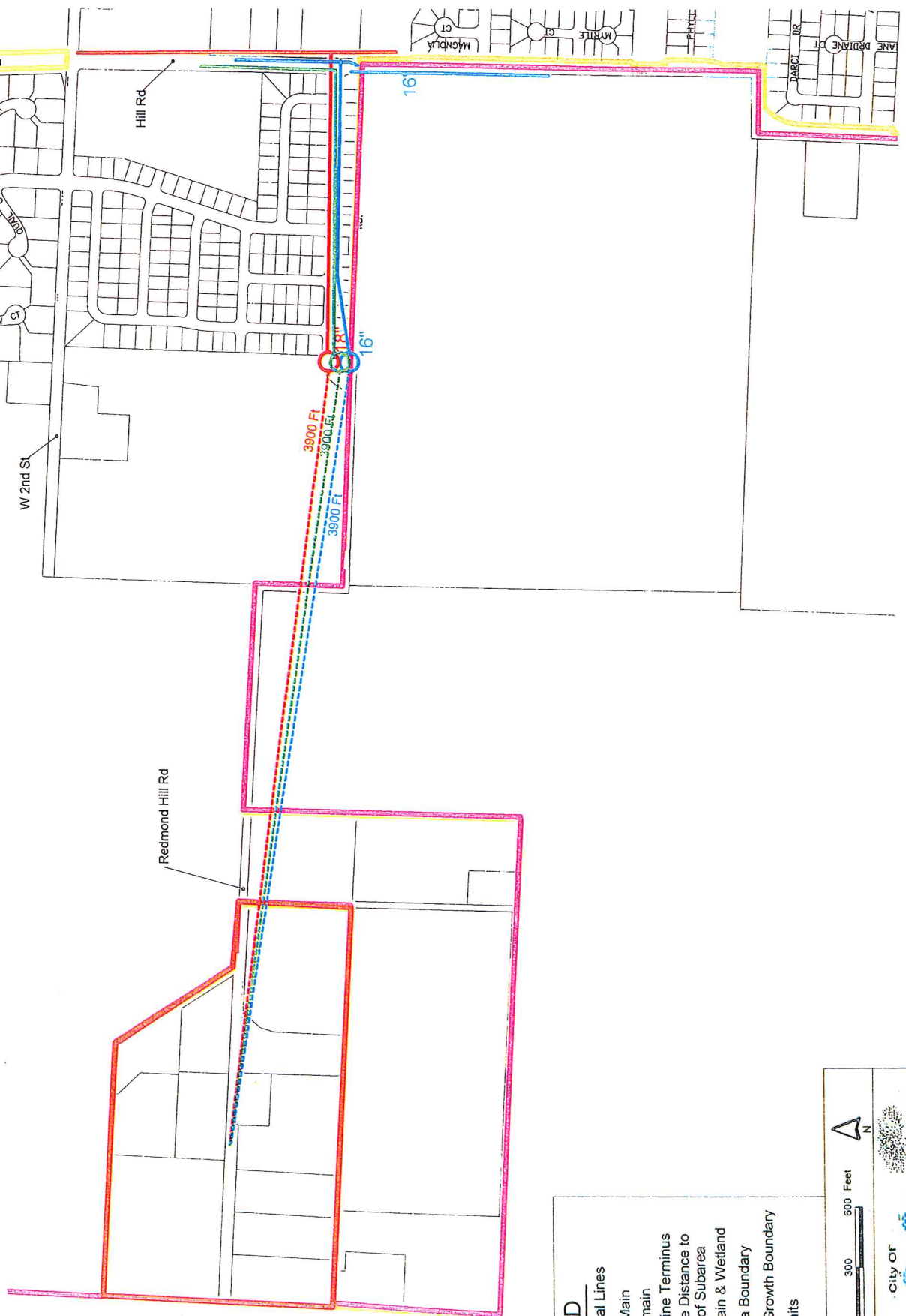
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"This map is for illustrative purposes only. Refer to the associated buildable land inventory for additional detail."

EXISTING UTILITIES - FIG. 61

Redmond Hill Road



LEGEND

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

300 0 300 600 Feet

N

City of **McMinnville**

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DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 62

Redmond Hill Road

Fox Ridge Rd

New Water Reservoirs will be needed to serve properties to the west of this line

Second Tier Water Service Area

First Tier Water Service Area

Third Tier Water Service Area

W 2nd St

Redmond Hill Rd

Narrow Right-of-Way (30 foot) will need to be widened to 50-foot commensurate with development of the subarea. This may impact existing development.

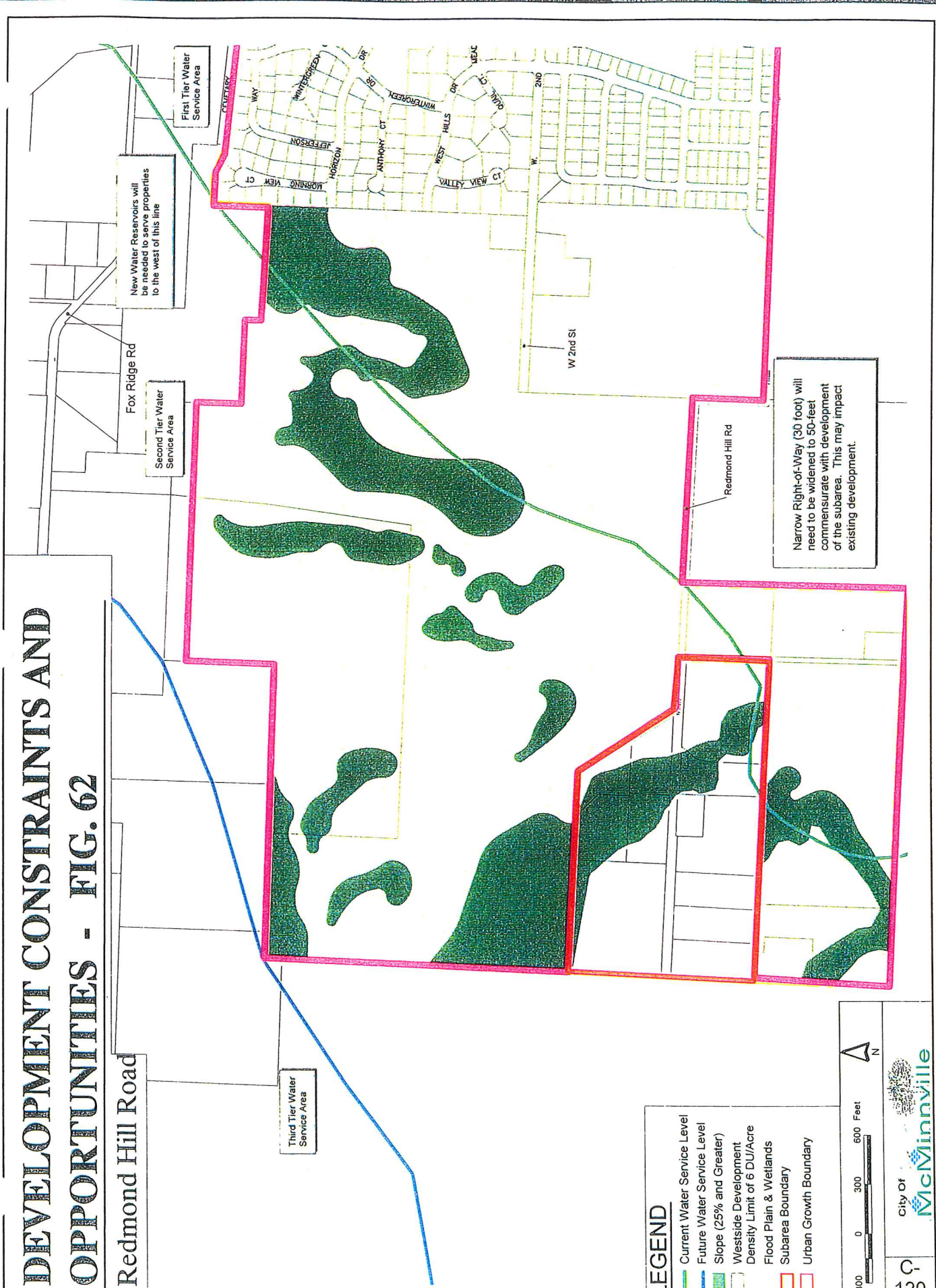
- LEGEND**
- Current Water Service Level
 - Future Water Service Level
 - Slope (25% and Greater)
 - Westside Development Density Limit of 6 DU/Acre
 - Flood Plain & Wetlands
 - Subarea Boundary
 - Urban Growth Boundary

300 0 300 600 Feet

N

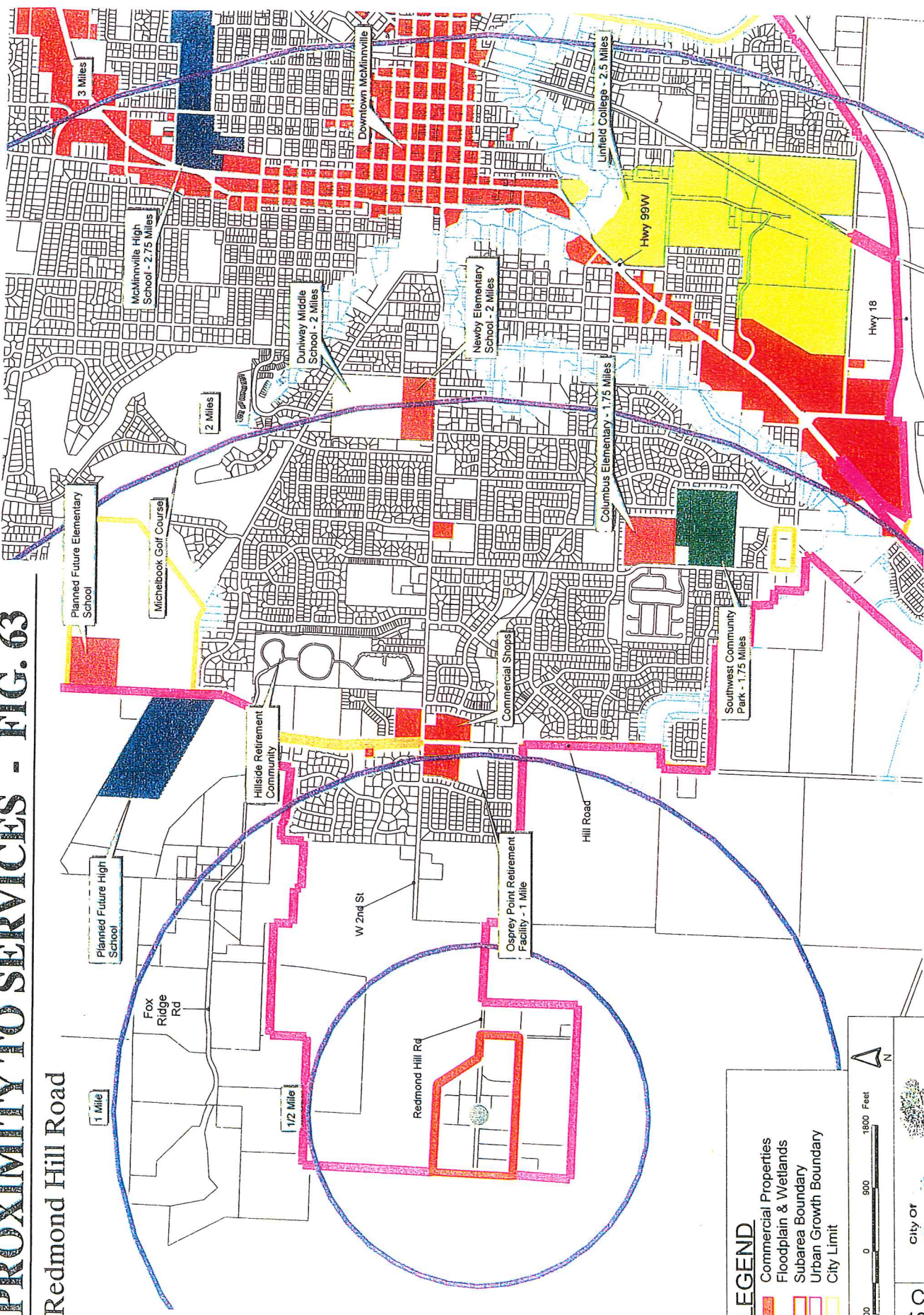
City Of **McMinnville**

C-120



PROXIMITY TO SERVICES - FIG. 63

Redmond Hill Road



LEGEND

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

Scale: 0, 900, 1800 Feet

City of McMinnville

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IMPROVEMENT VALUES - FIG. 64

Redmond Hill Road



Average Improvement Value ---> \$130,009
 Improvement Value Range ---> \$1,254 - \$231,008

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 --->

- Subarea Boundary
- Urban Growth Boundary/ City Limit

