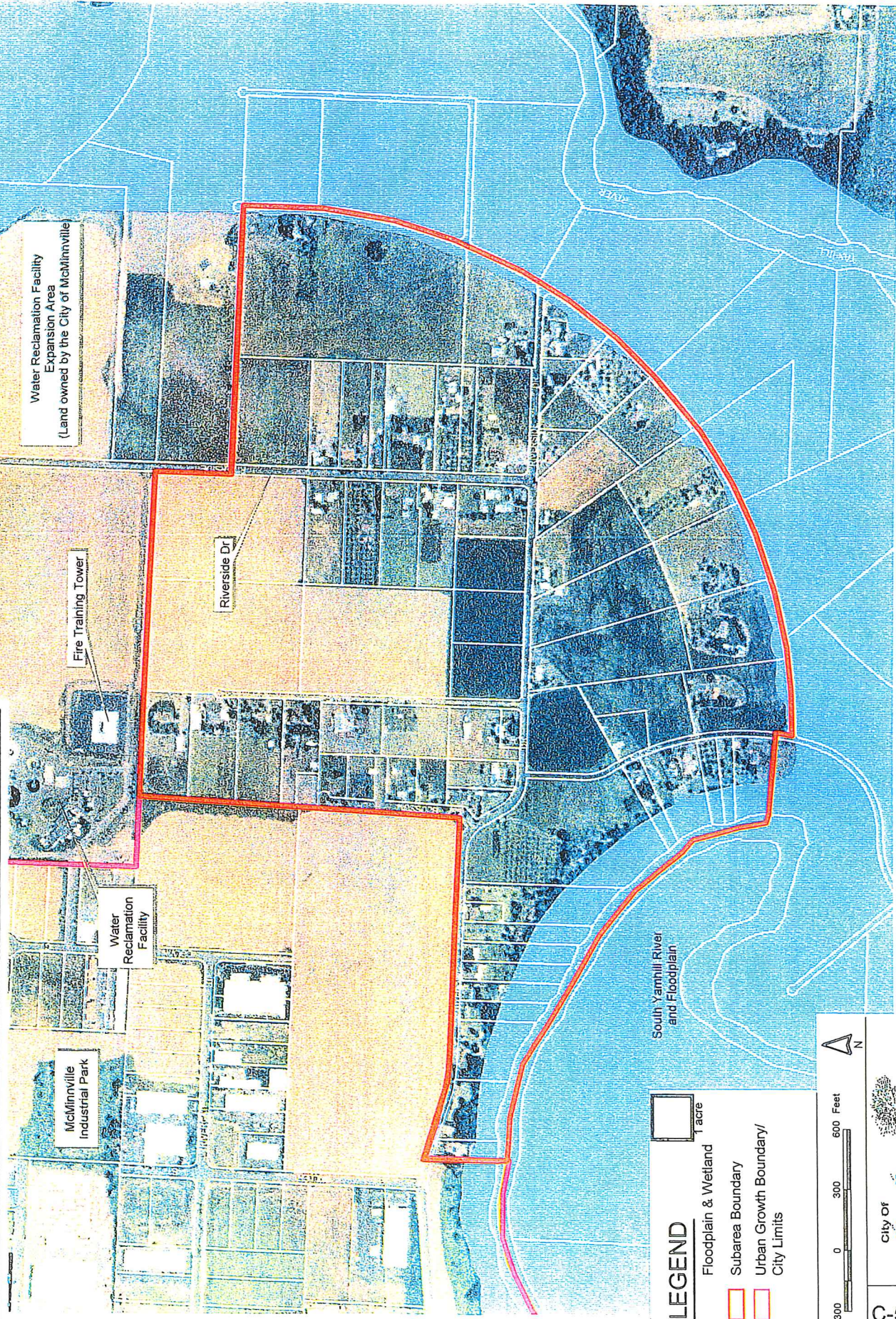






# RIVERSIDE SOUTH - FIG. 26



**LEGEND**

-  Floodplain & Wetland
-  Subarea Boundary
-  Urban Growth Boundary/ City Limits

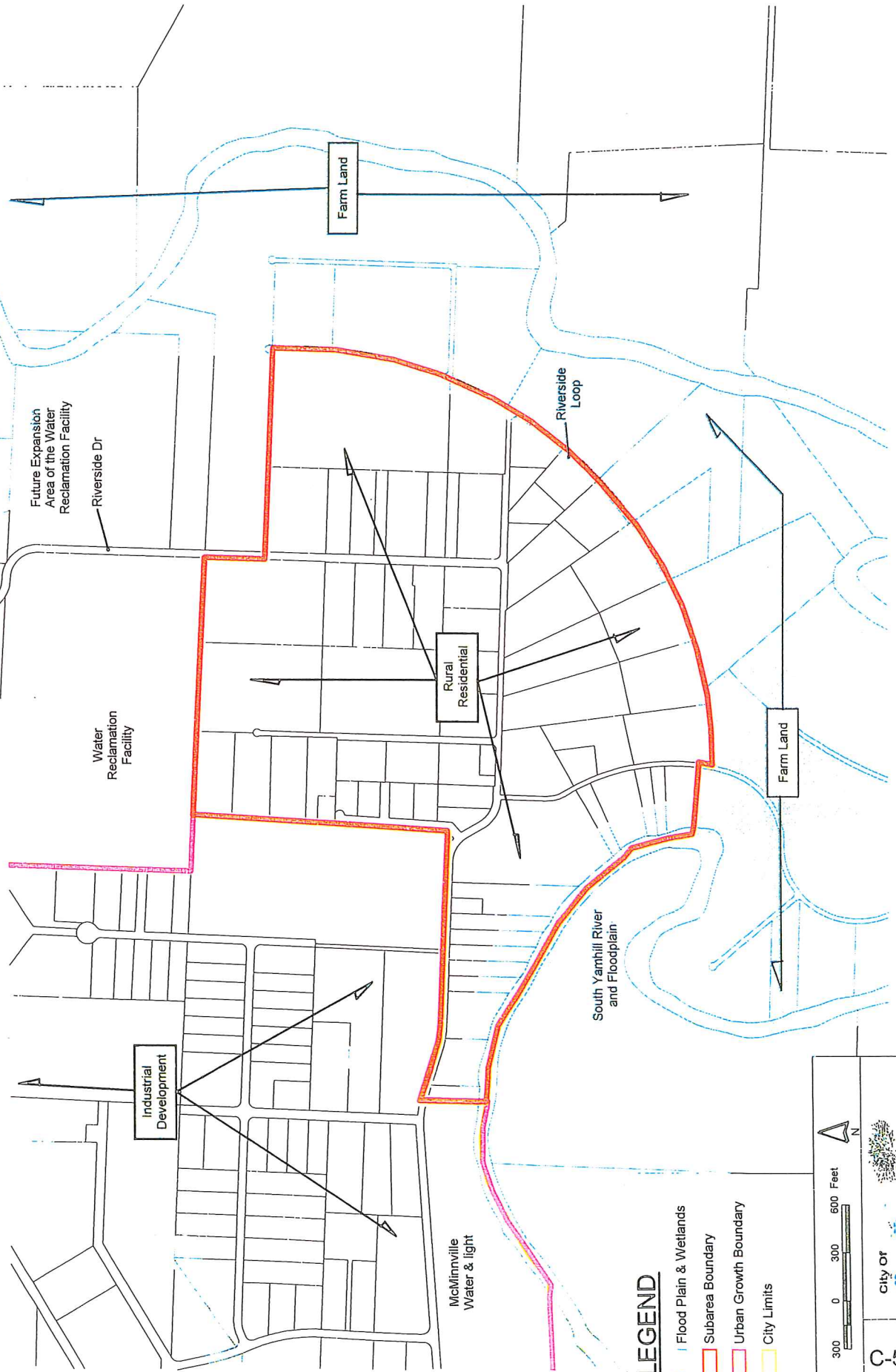
300 0 300 600 Feet

 N



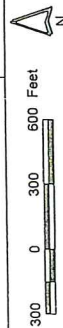
# LAND USE PATTERNS - FIG. 27

## Riverside South



### LEGEND

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





# BUILDABLE LANDS - FIG. 28

Riverside South



- 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."



C-60



# IMPROVEMENT VALUES - FIG. 29

## Riverside South



### 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

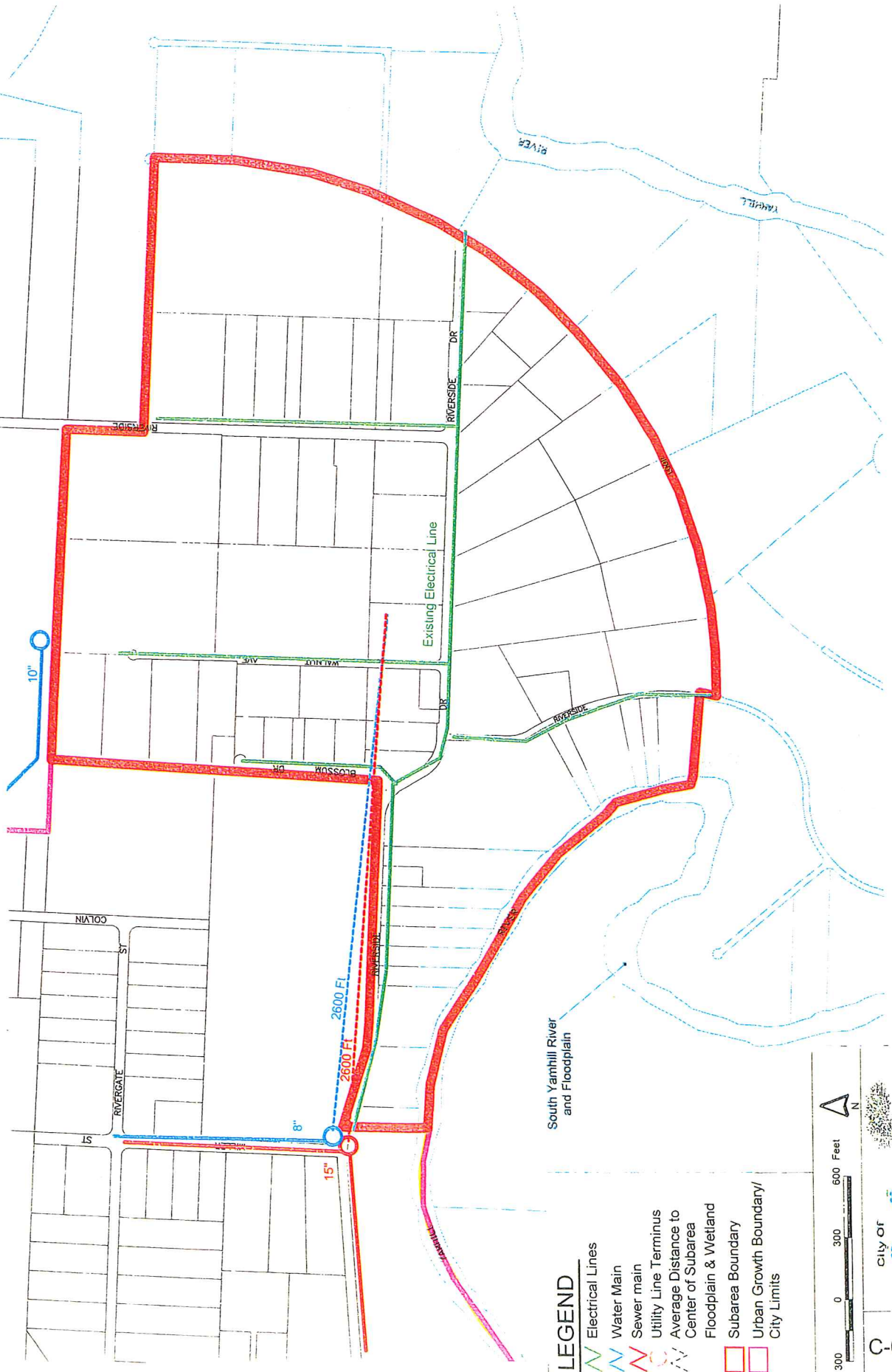
Average Improvement Value -> \$79,362

Improvement Value Range -> \$4,408 - \$234,369



# EXISTING UTILITIES - FIG. 30

## Riverside South



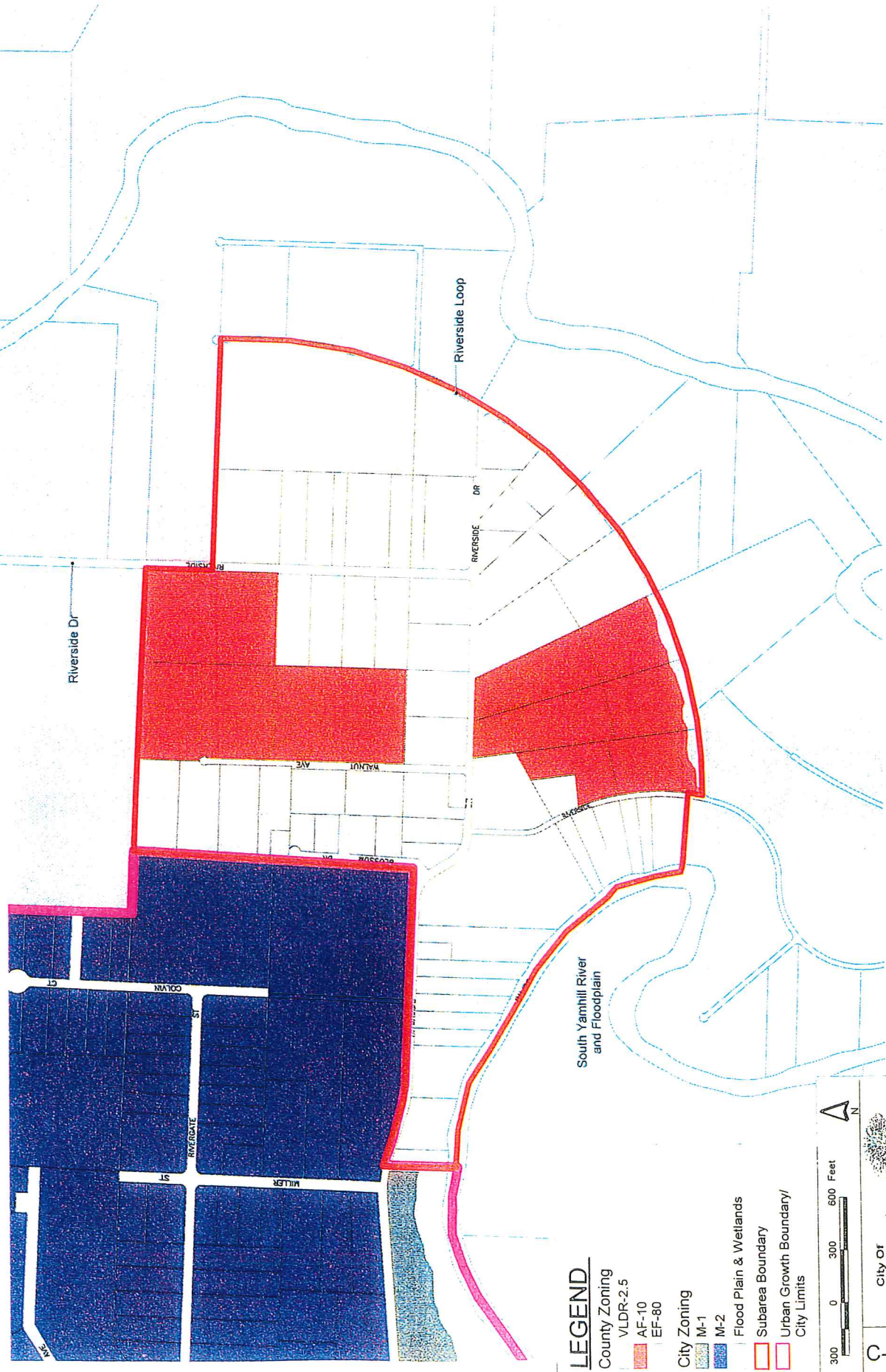
- LEGEND**
- Electrical Lines
  - Water Main
  - Sewer main
  - Utility Line Terminus
  - Average Distance to Center of Subarea
  - ~ Floodplain & Wetland
  - Subarea Boundary
  - Urban Growth Boundary/ City Limits





# ZONING - FIG. 31

## Riverside South



### LEGEND

- County Zoning
  - VLDR-2.5
  - AF-10
  - EF-80
- City Zoning
  - M-1
  - M-2
- Flood Plain & Wetlands
- Subarea Boundary
- Urban Growth Boundary/ City Limits

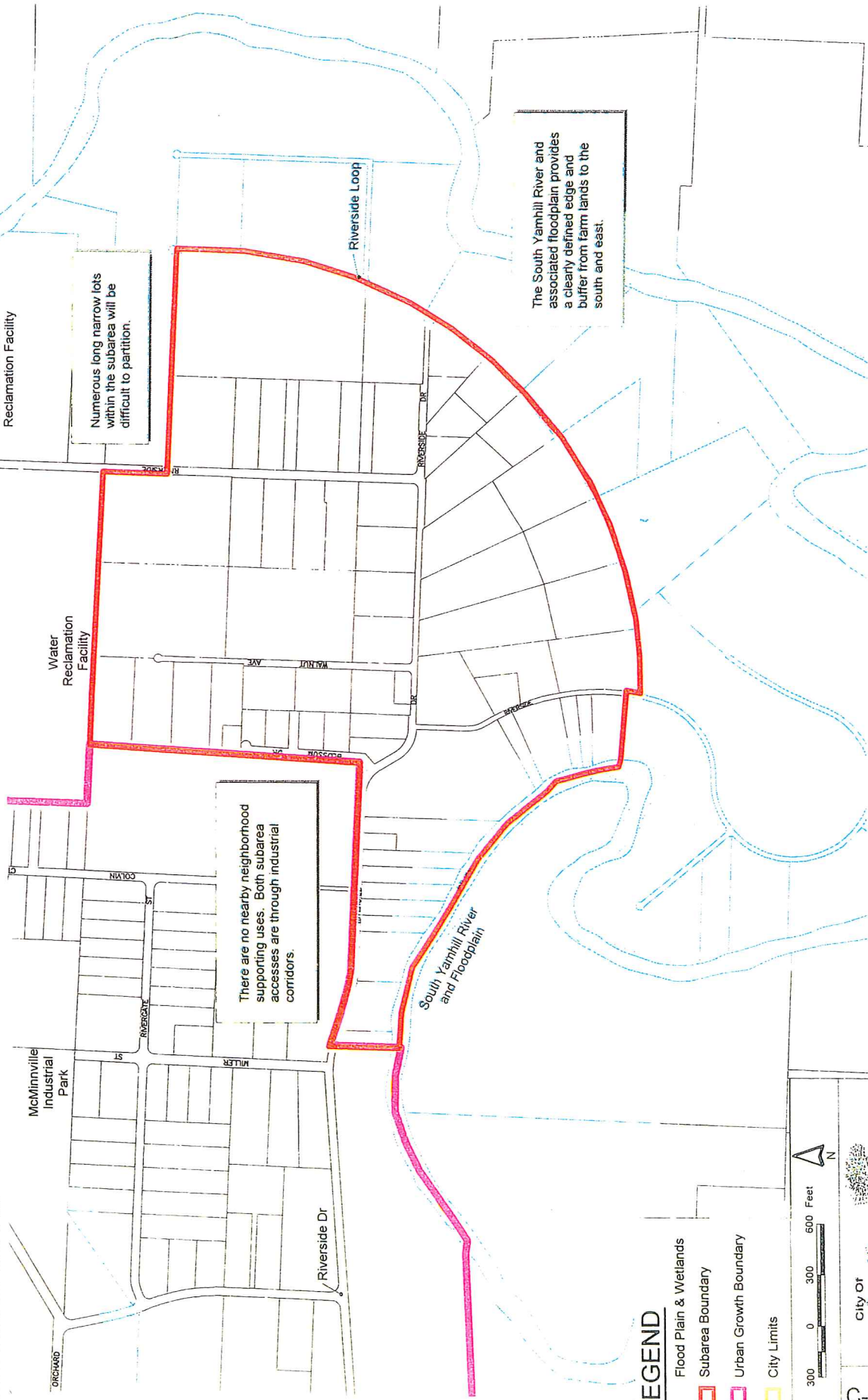
300 0 300 600 Feet

City of  McMinnville

C-66

# DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 32

## Riverside South



Future expansion area for the Water Reclamation Facility

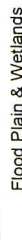
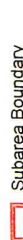

Numerous long narrow lots within the subarea will be difficult to partition.

Water Reclamation Facility

There are no nearby neighborhood supporting uses. Both subarea accesses are through industrial corridors.

The South Yamhill River and associated floodplain provides a clearly defined edge and buffer from farm lands to the south and east.

### LEGEND

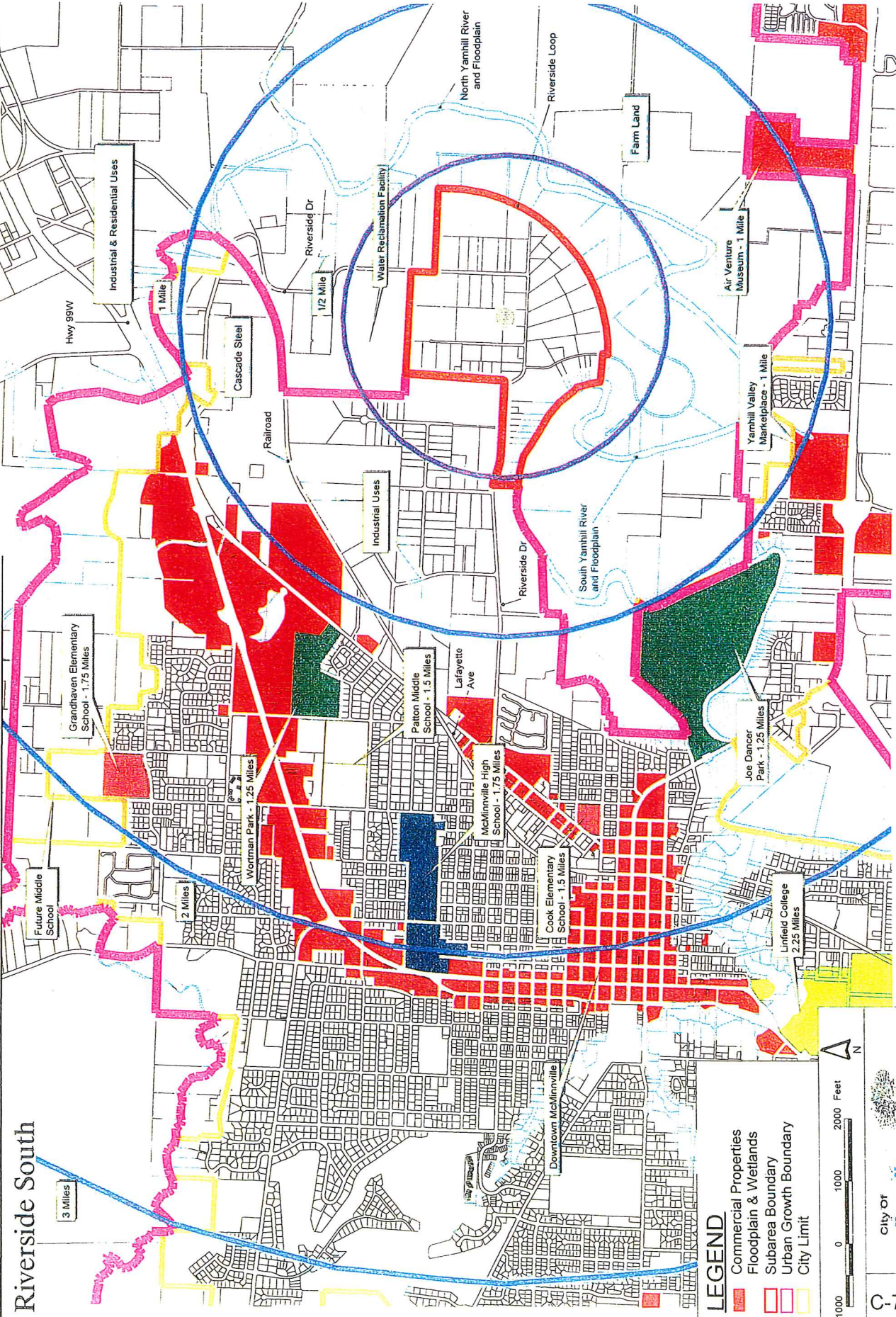
-  Flood Plain & Wetlands
-  Subarea Boundary
-  Urban Growth Boundary
-  City Limits





# PROXIMITY TO SERVICES - FIG. 33

Riverside South



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

1000 0 1000 2000 Feet

N

City of McMinnville

C-70