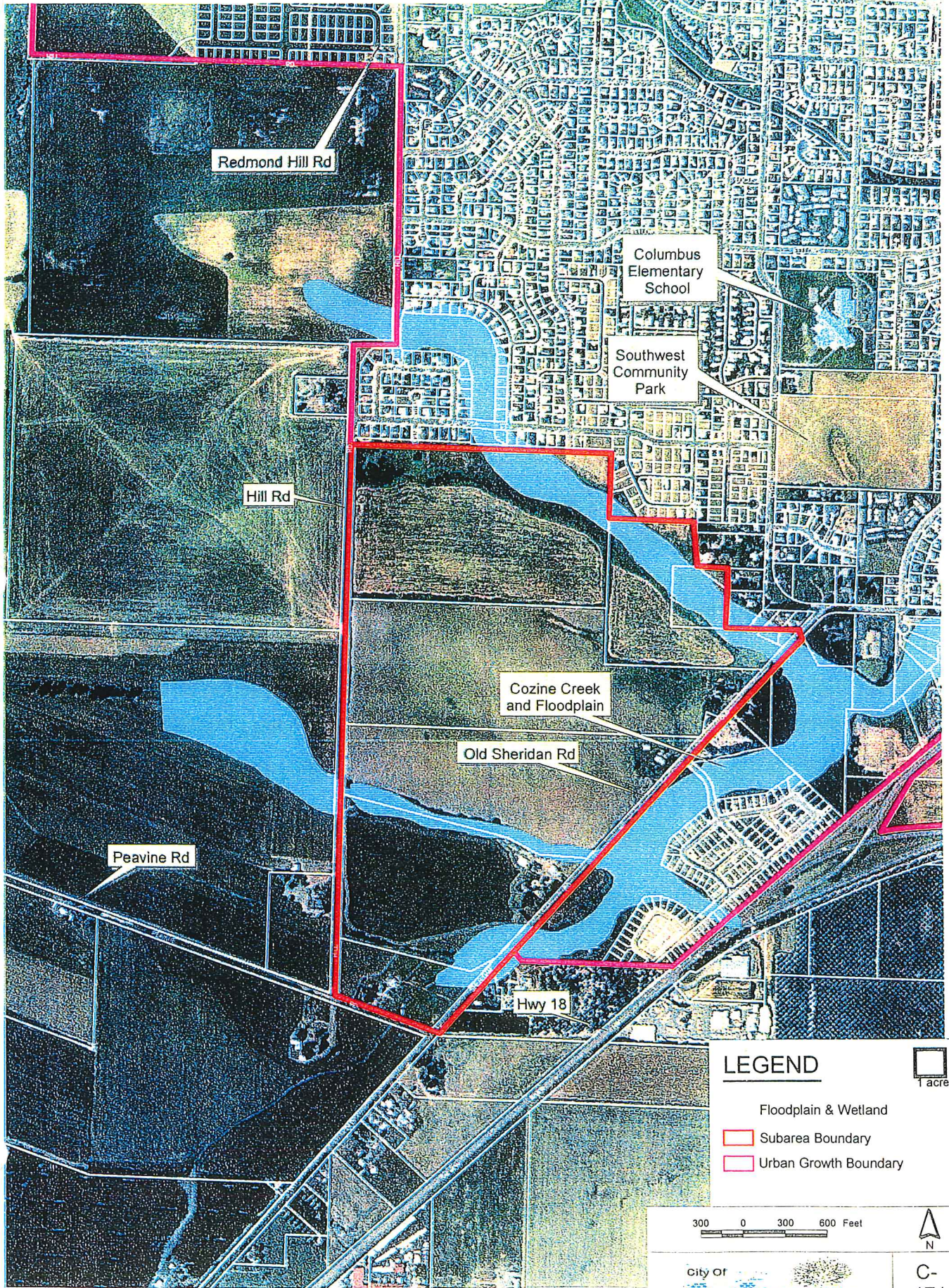


SOUTHWEST - FIG. 90



Redmond Hill Rd

Columbus Elementary School

Southwest Community Park

Hill Rd

Cozine Creek and Floodplain

Old Sheridan Rd

Peavine Rd

Hwy 18

LEGEND

1 acre

Floodplain & Wetland

Subarea Boundary

Urban Growth Boundary

300 0 300 600 Feet

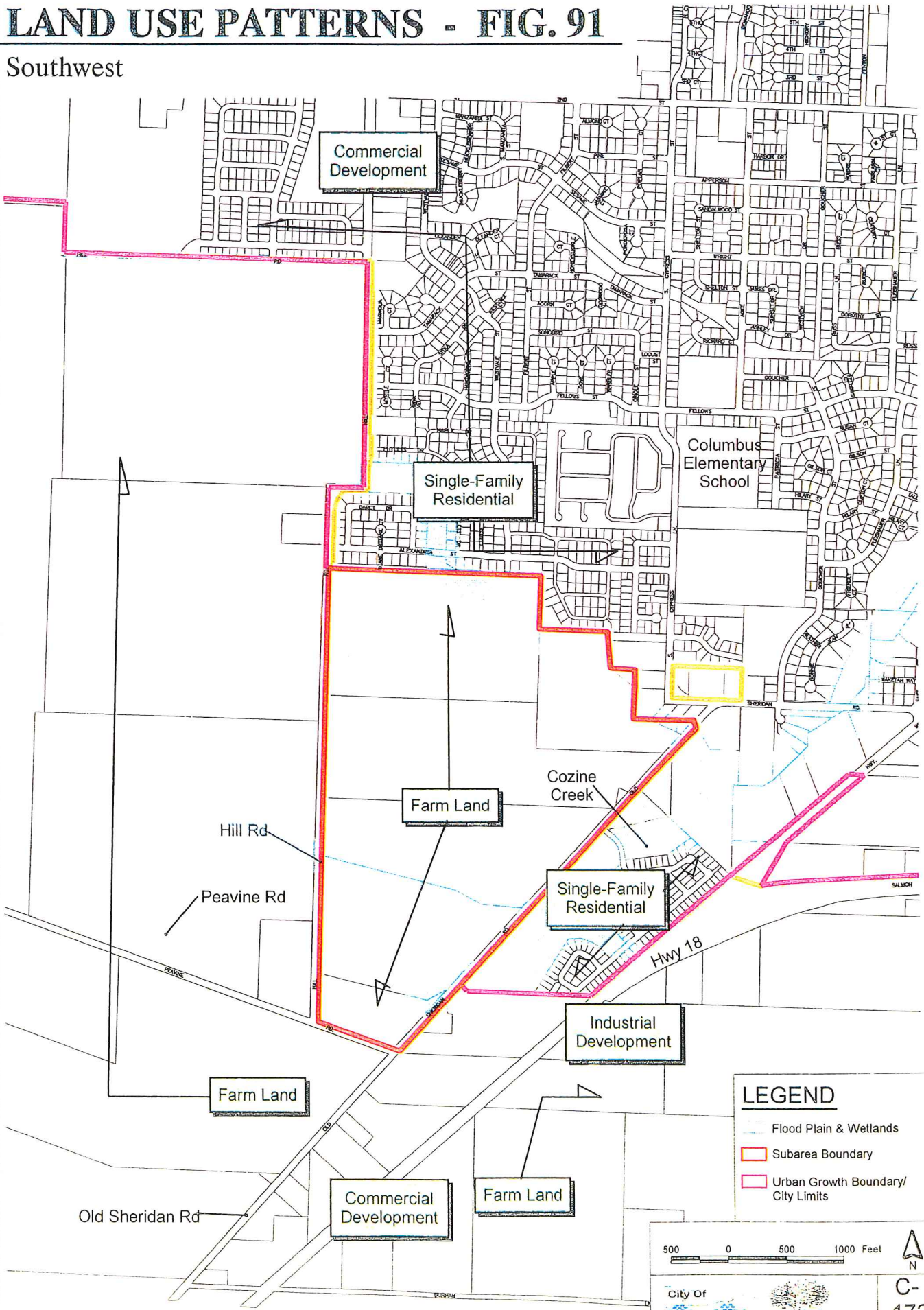
N

City of McMinnville

C-171

LAND USE PATTERNS - FIG. 91

Southwest



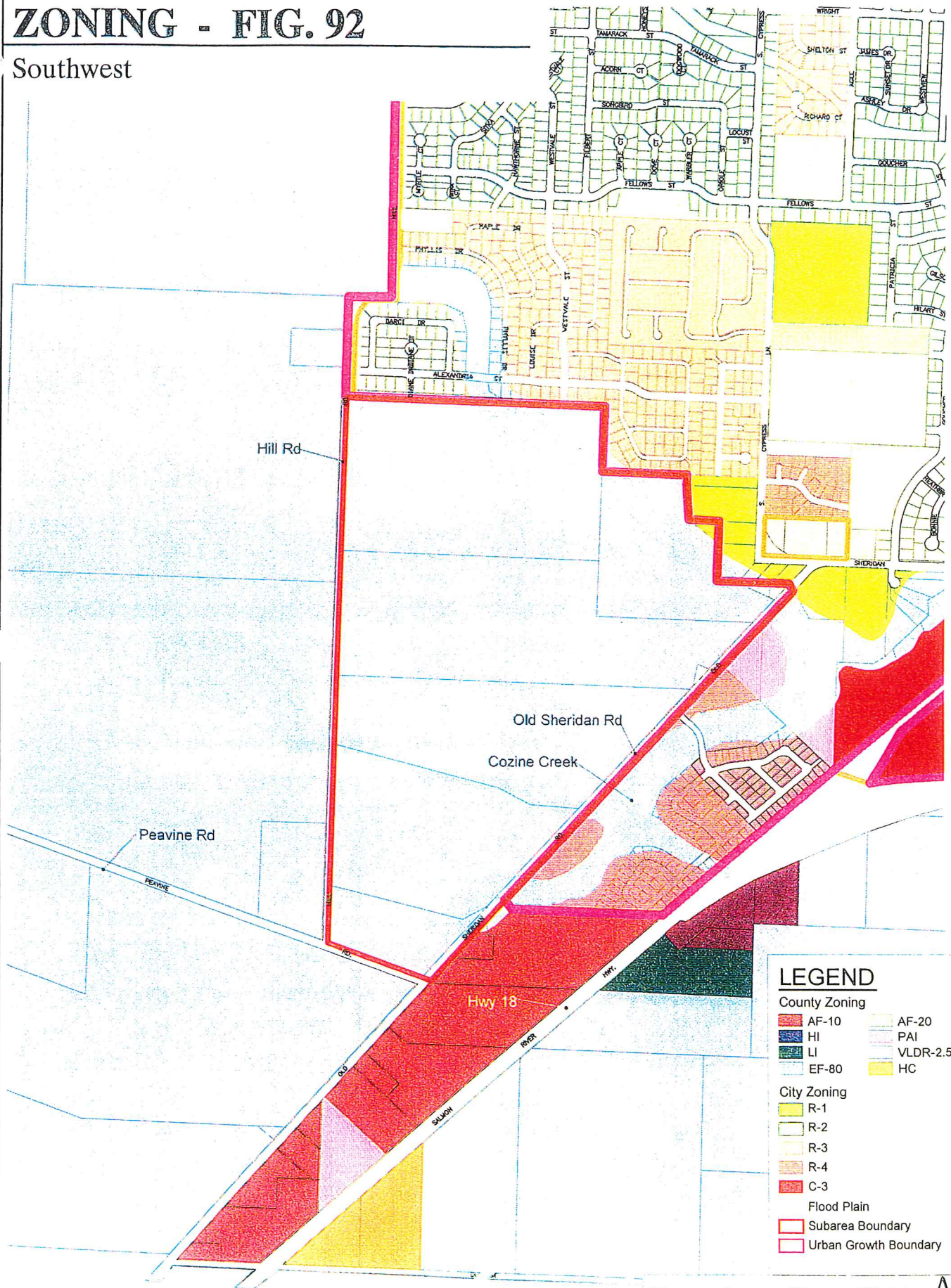
LEGEND

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



ZONING - FIG. 92

Southwest



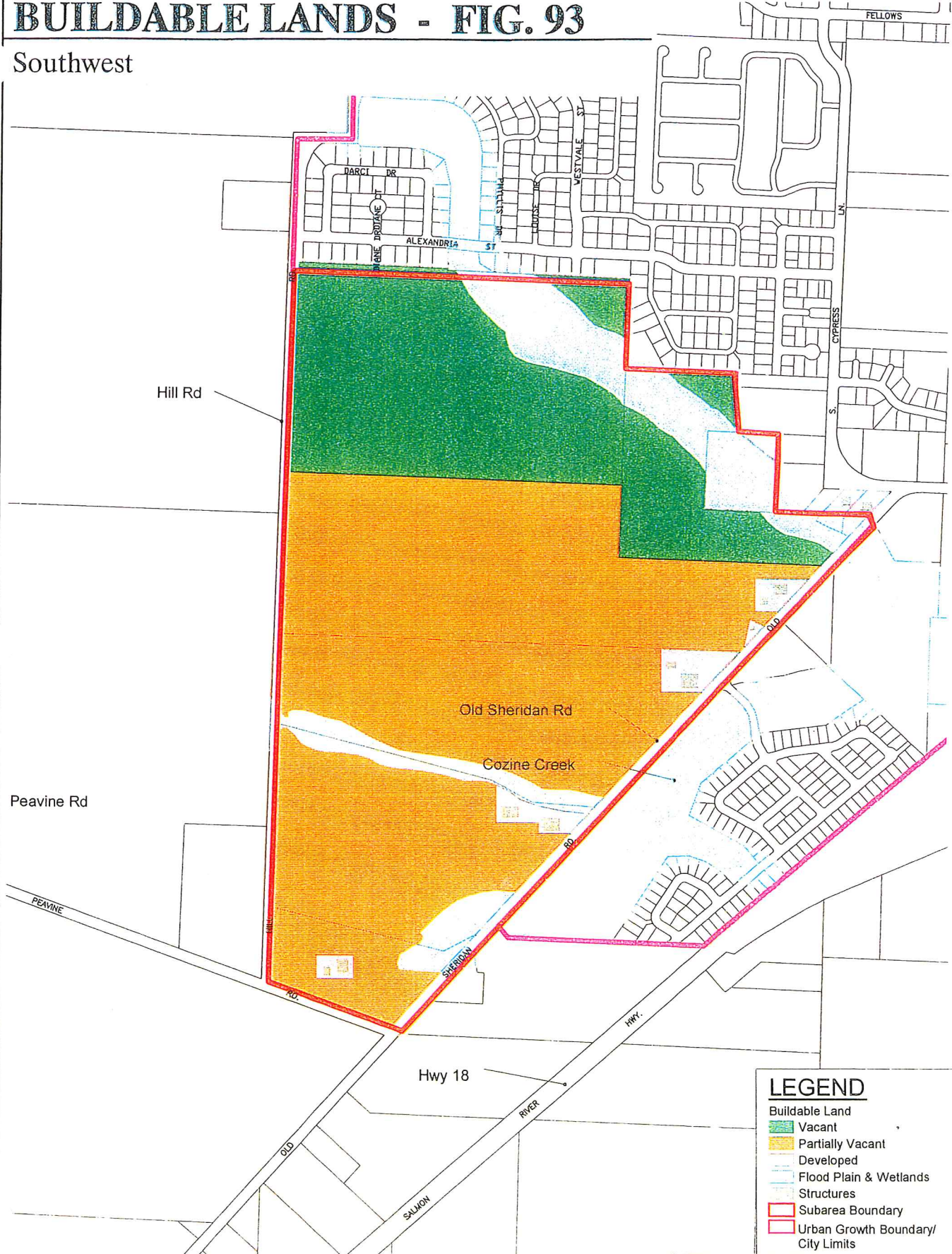
LEGEND

County Zoning	
AF-10	AF-20
HI	PAI
LI	VLDR-2.5
EF-80	HC
City Zoning	
R-1	
R-2	
R-3	
R-4	
C-3	
Flood Plain	
Subarea Boundary	
Urban Growth Boundary	



BUILDABLE LANDS - FIG. 93

Southwest



LEGEND

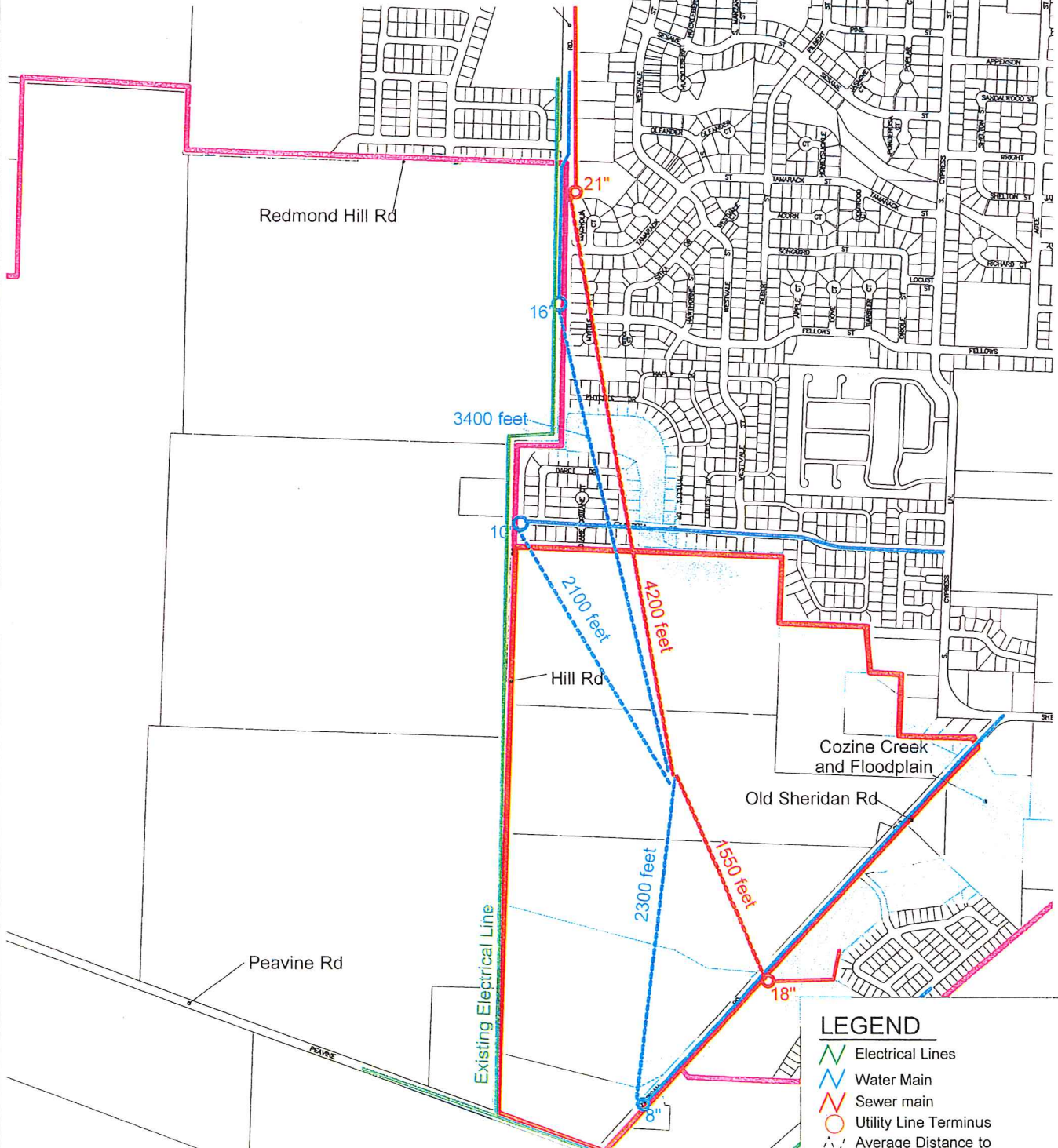
- Buildable Land
- Vacant
- Partially Vacant
- Developed
- Flood Plain & Wetlands
- Structures
- Subarea Boundary
- Urban Growth Boundary/ City Limits






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

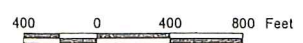
UTILITIES - FIG. 94

Southwest



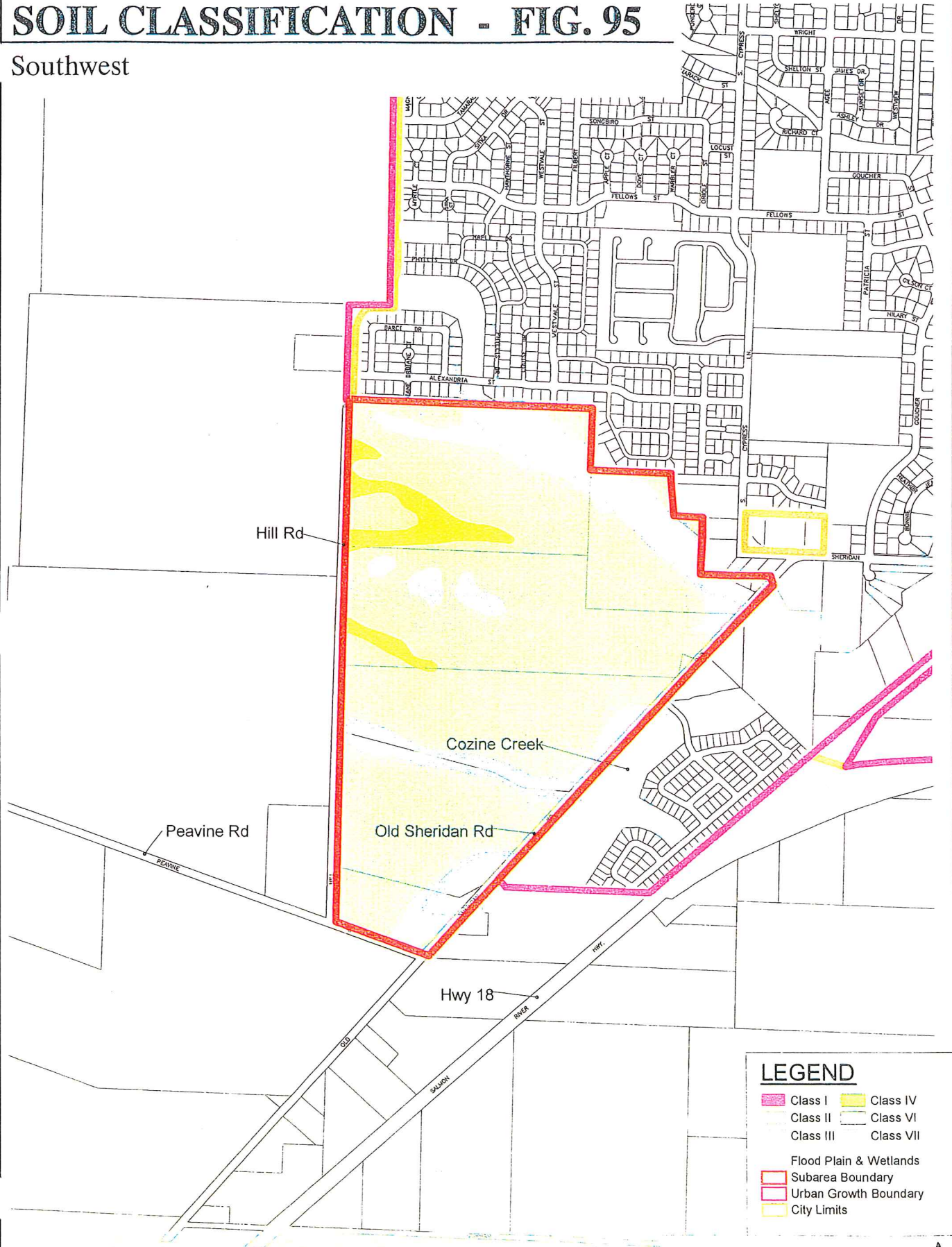
LEGEND

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



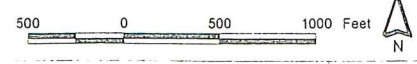
SOIL CLASSIFICATION - FIG. 95

Southwest



LEGEND

- Class I
- Class IV
- Class II
- Class VI
- Class III
- Class VII
- Flood Plain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limits



DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 96

Southwest

The west and south edges of the subarea directly abut agricultural lands

Urbanization of this subarea will require improvements to Old Sheridan Road, Peavine Road, and Hill Road (Additional right-of-way width, increase travel lane width, provide curbs and sidewalks).





Hill Rd

Cozine Creek and Floodplain

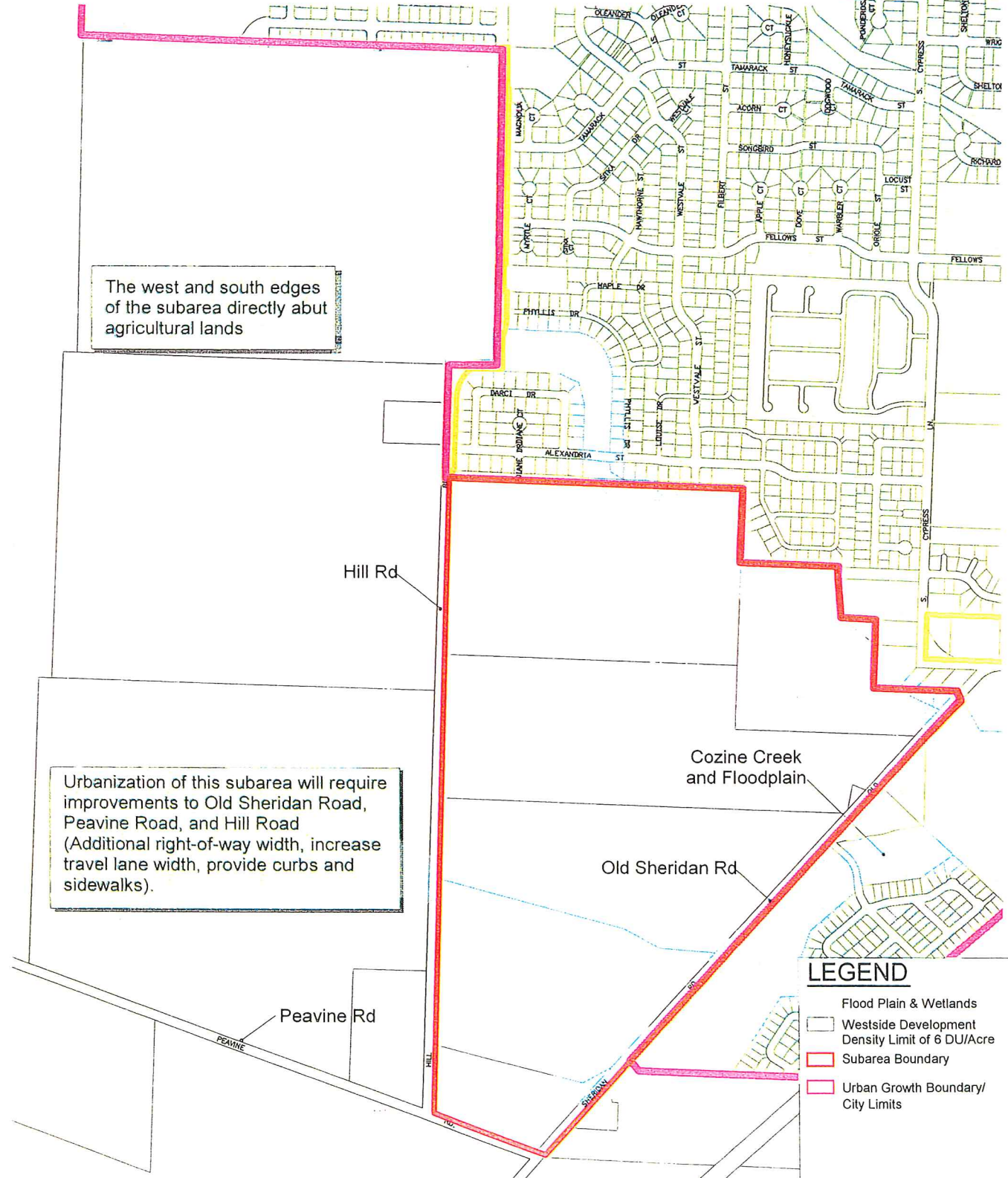
Old Sheridan Rd

Peavine Rd

LEGEND

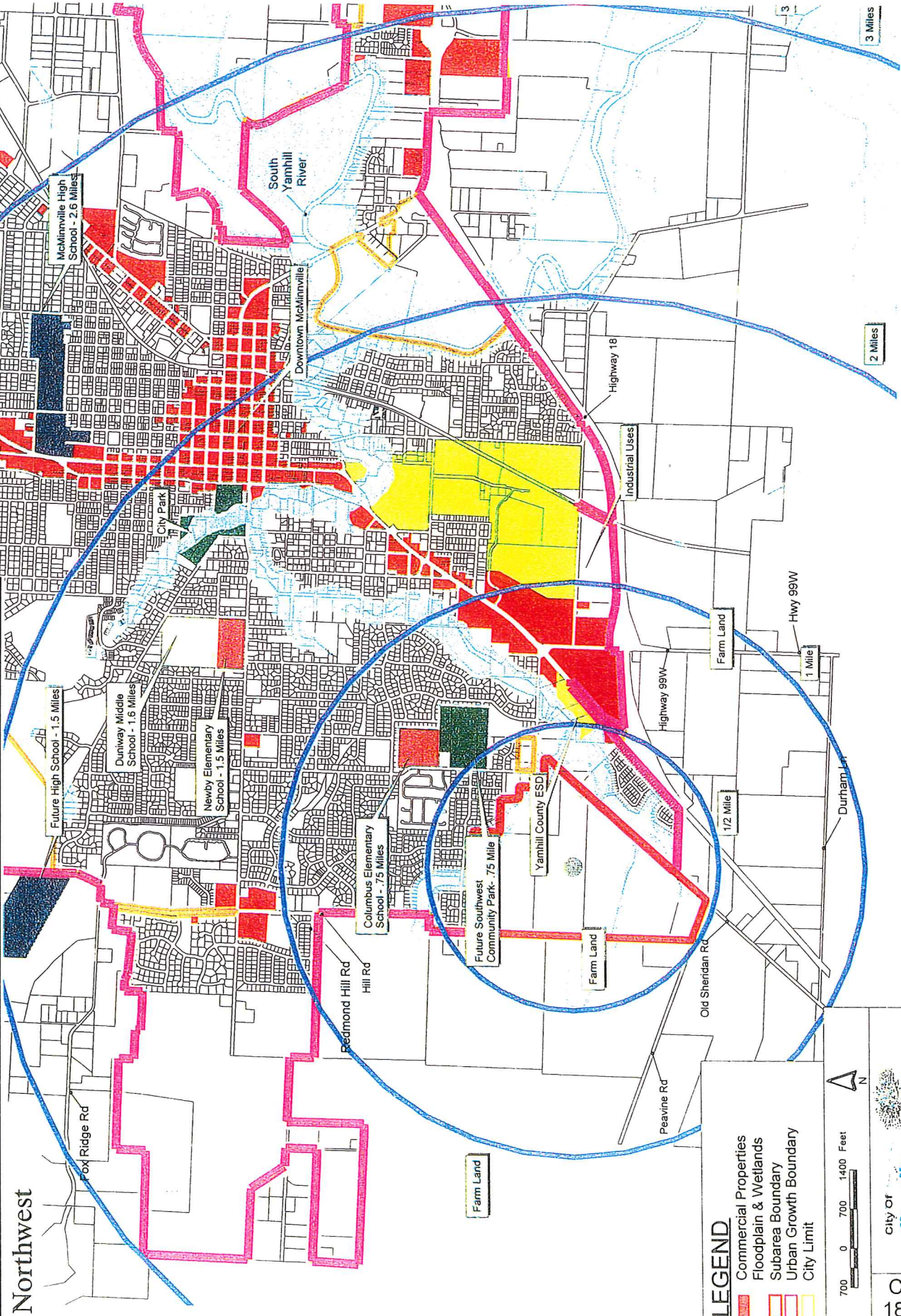
-  Flood Plain & Wetlands
-  Westside Development Density Limit of 6 DU/Acre
-  Subarea Boundary
-  Urban Growth Boundary/ City Limits

300 0 300 600 Feet



PROXIMITY TO SERVICES - FIG. 97

Northwest



LEGEND

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

