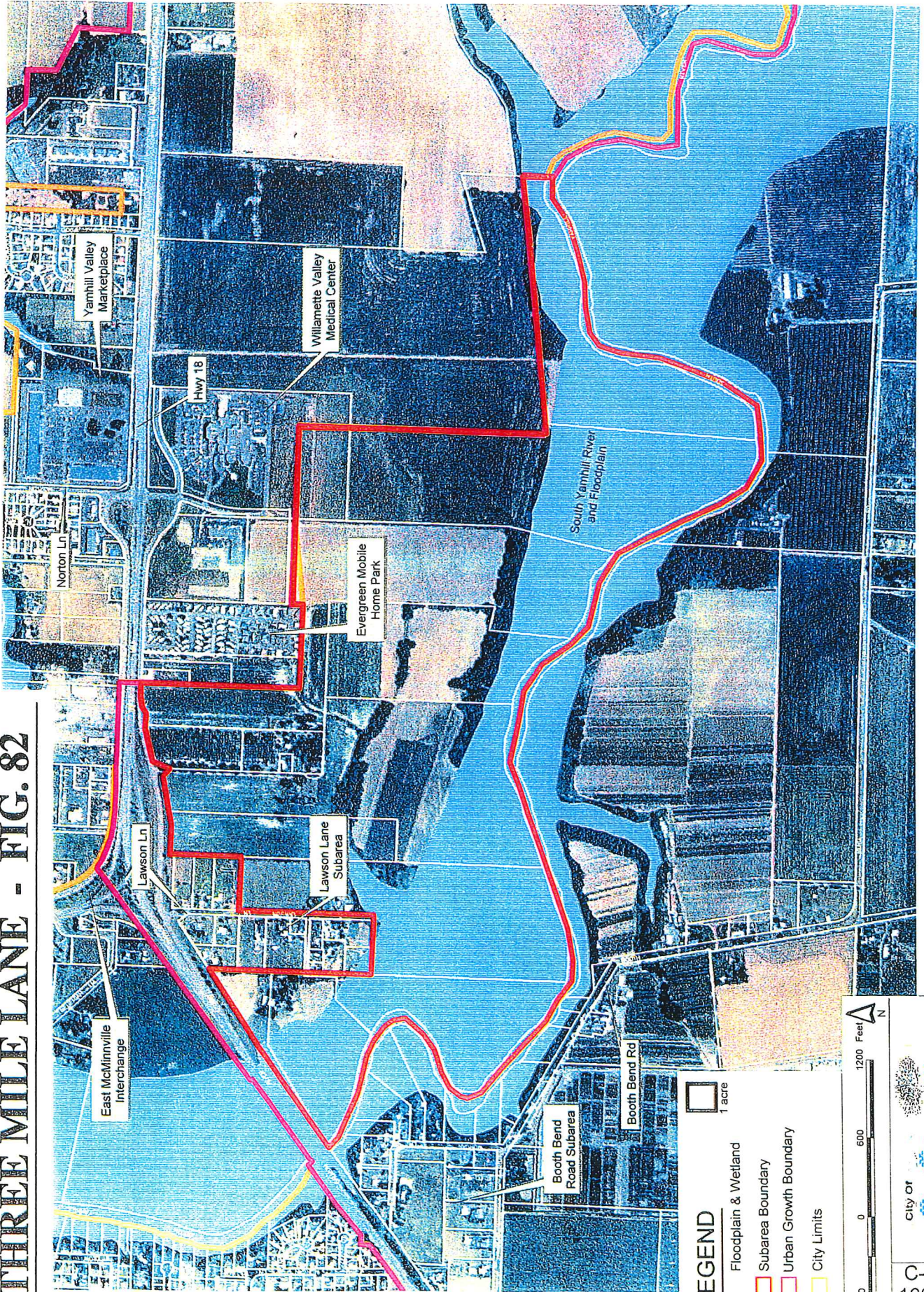


THREE MILE LANE - FIG. 82



LEGEND

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

1 acre

600 0 600 1200 Feet

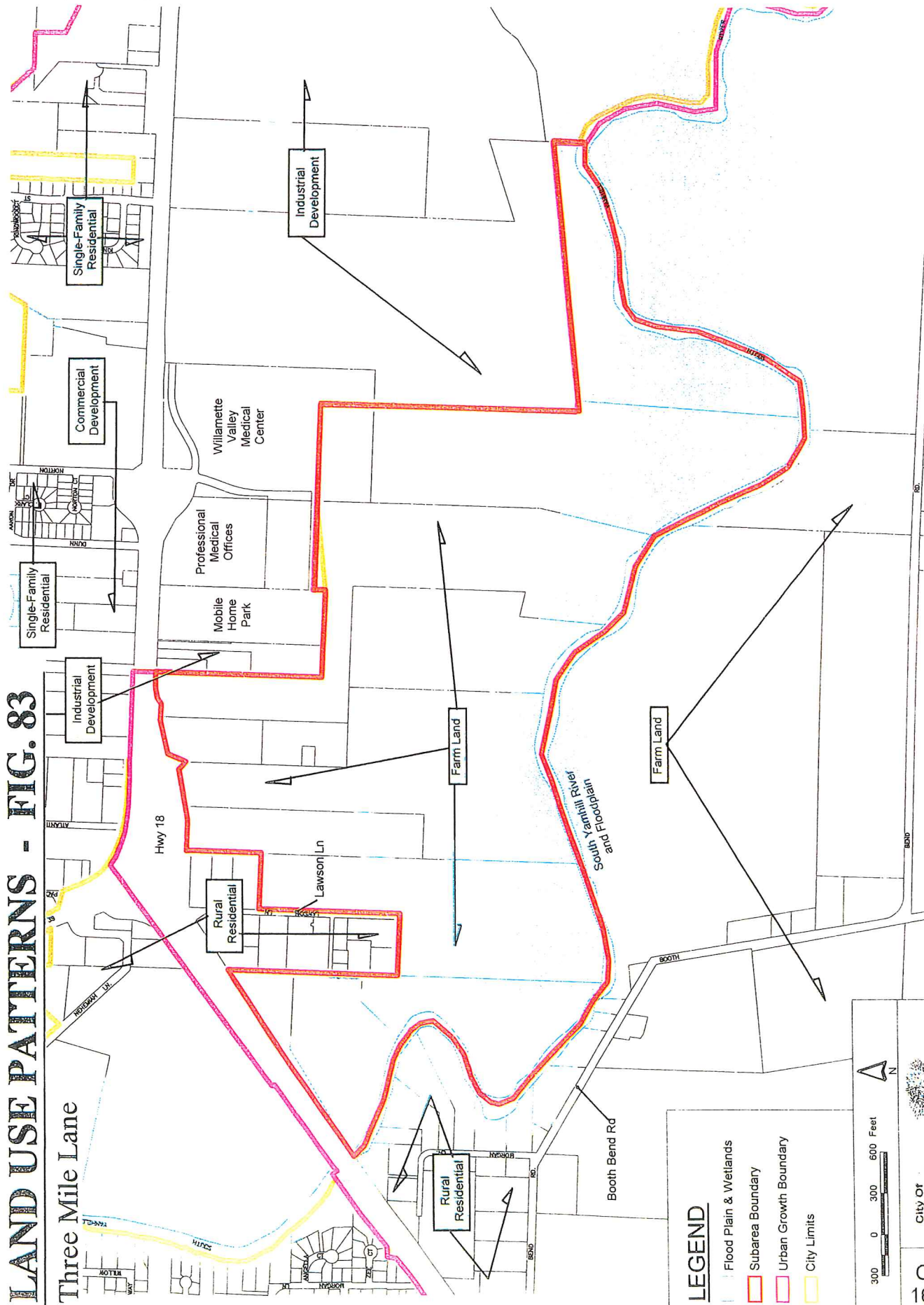
N

City of **McMinnville**

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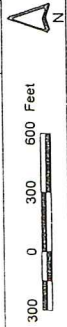
LAND USE PATTERNS - FIG. 83

Three Mile Lane



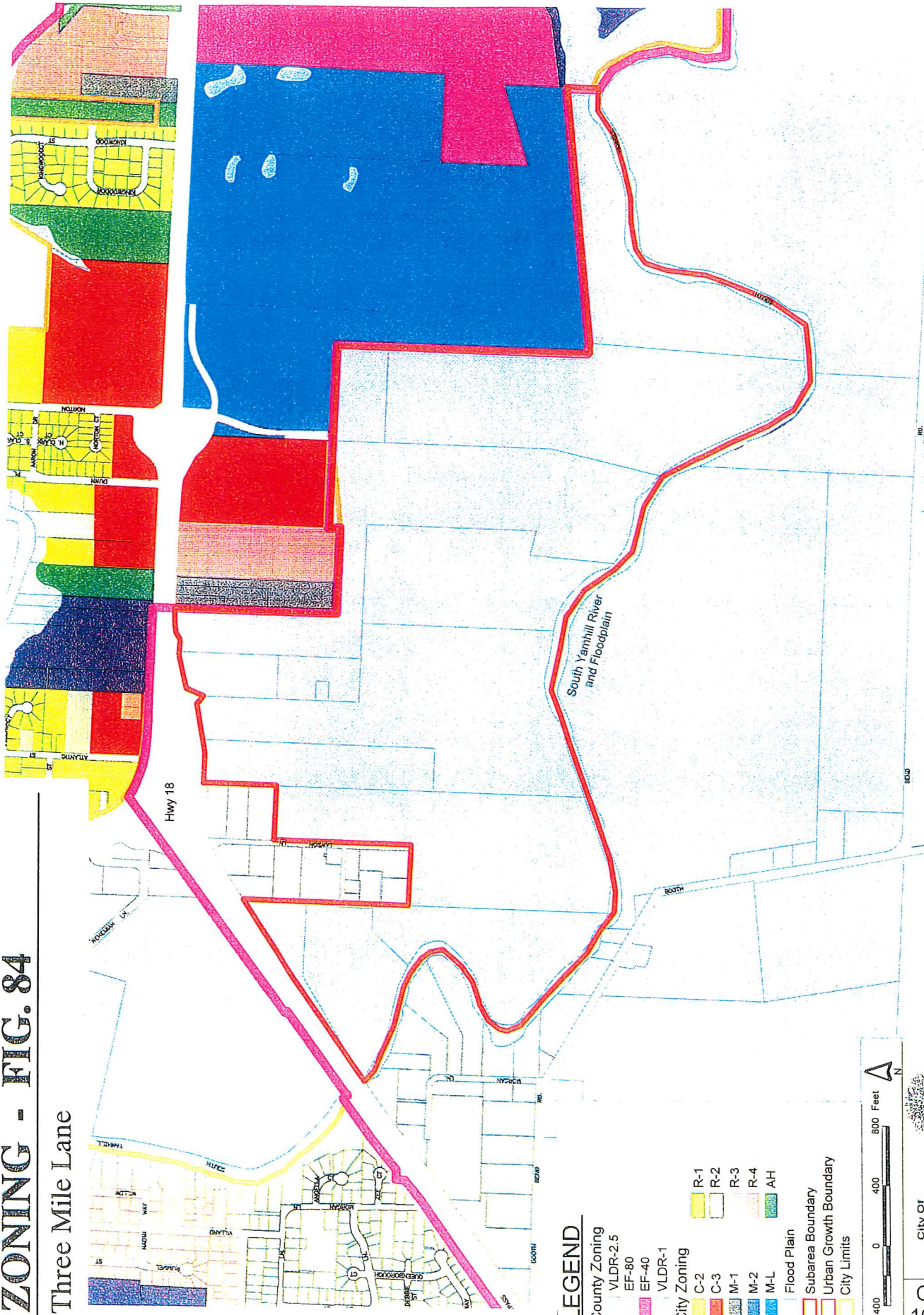
LEGEND

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



ZONING - FIG. 84

Three Mile Lane



LEGEND

- County Zoning
 - VLDR-2.5
 - EF-80
 - EF-40
- City Zoning
 - C-2
 - C-3
 - M-1
 - M-2
 - M-L
 - R-1
 - R-2
 - R-3
 - R-4
 - AH
- Flood Plain
- Subarea Boundary
- Urban Growth Boundary
- City Limits

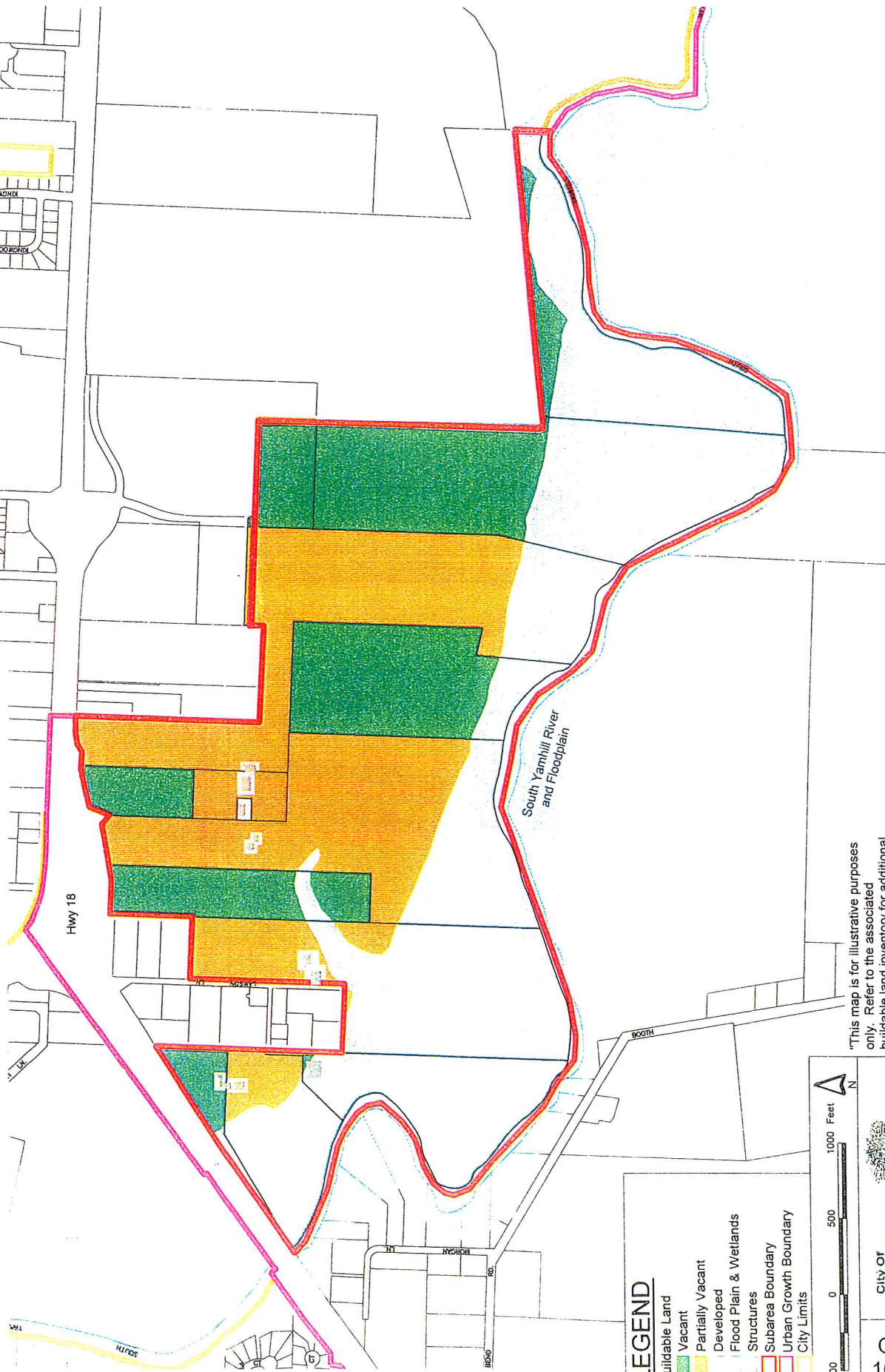
400 0 400 800 Feet

City of **McMinnville**

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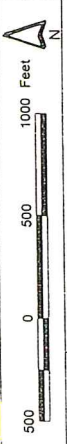
BUILDABLE LANDS - FIG. 85

Three Mile Lane



LEGEND

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

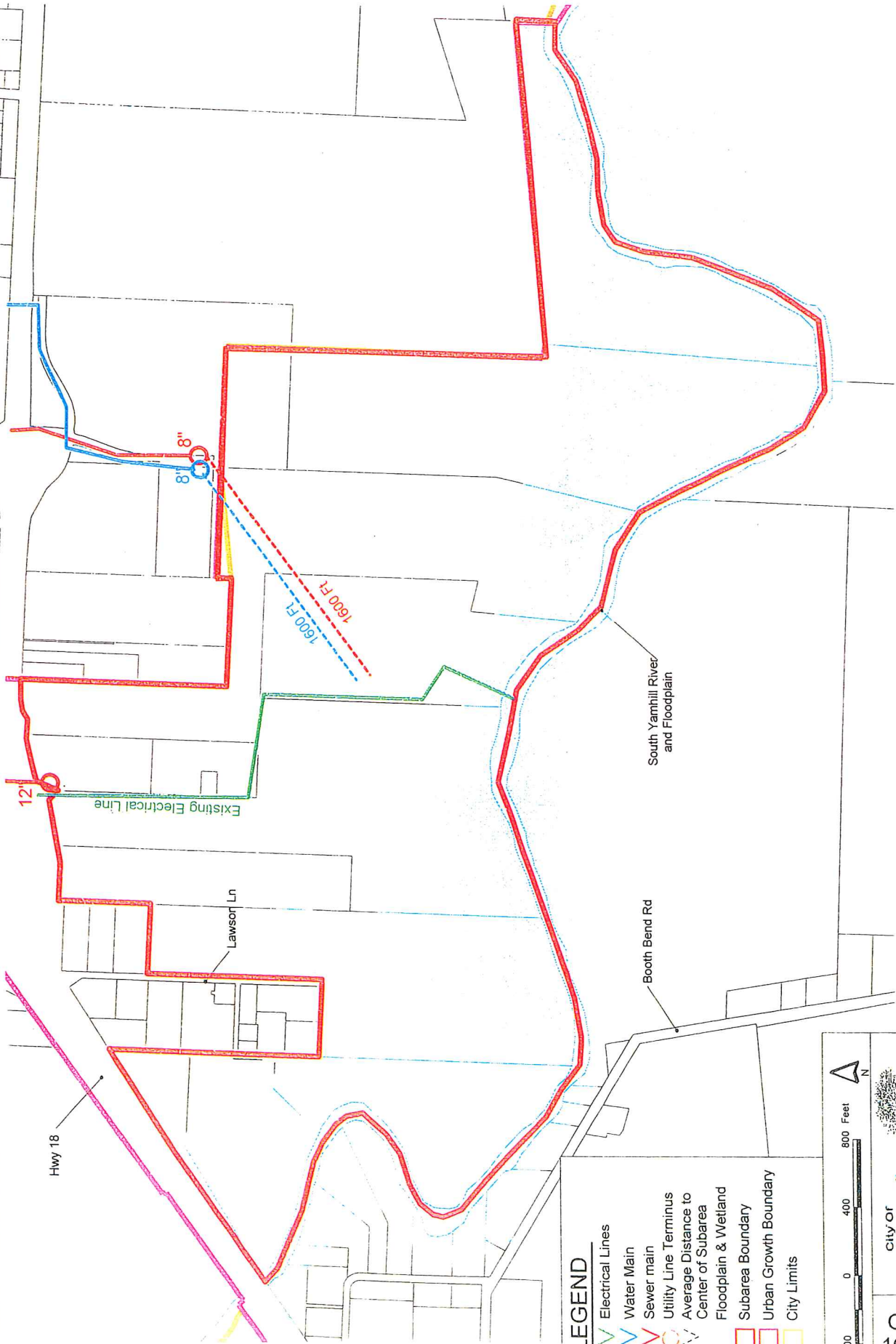


"This map is for illustrative purposes only. Refer to the associated buildable land inventory for additional detail."



UTILITIES - FIG. 86

Three Mile 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

400 0 400 800 Feet

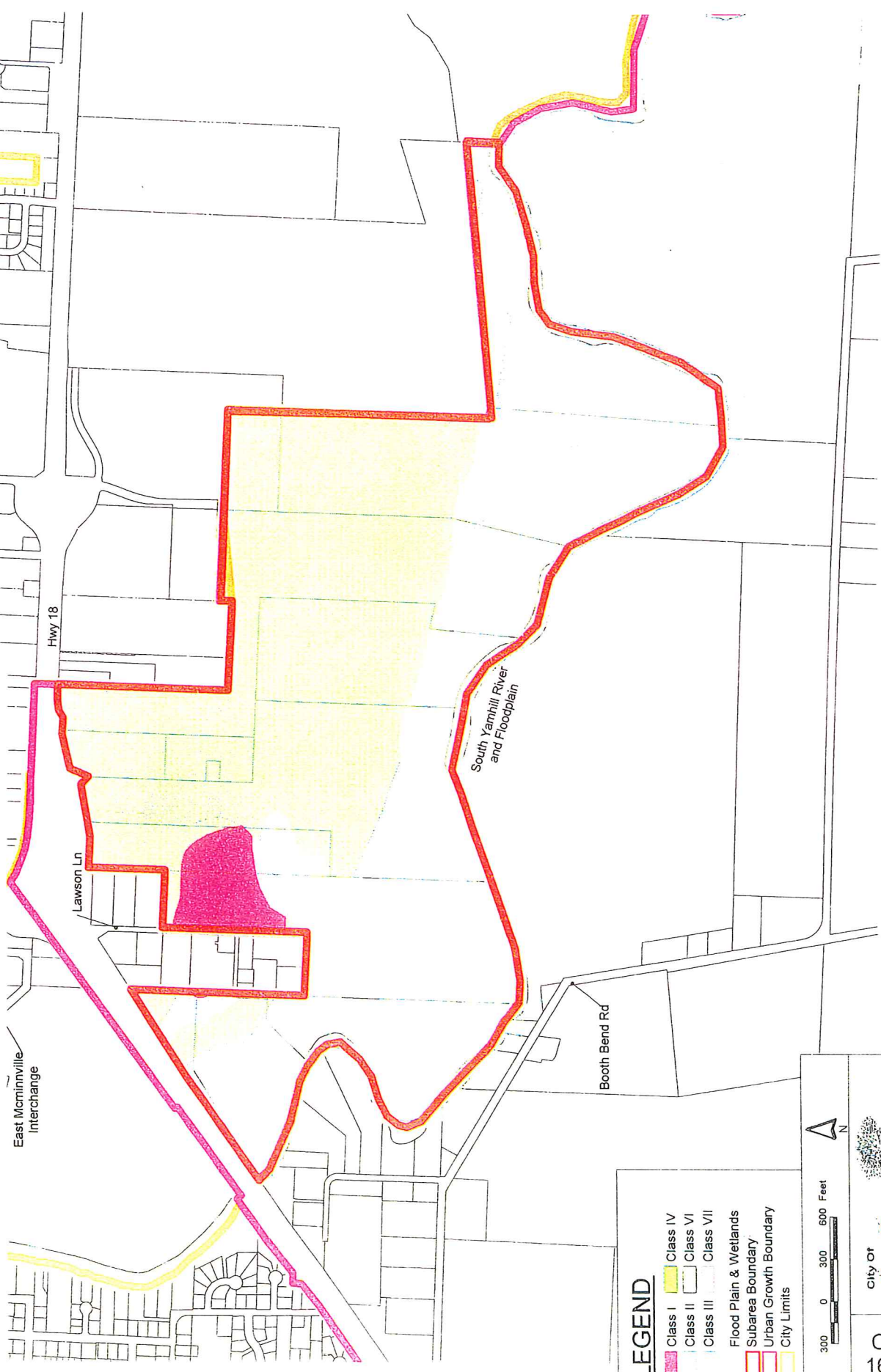
N

city of
McMinnville

165

SOIL CLASSIFICATION - FIG. 87

Three Mile Lane



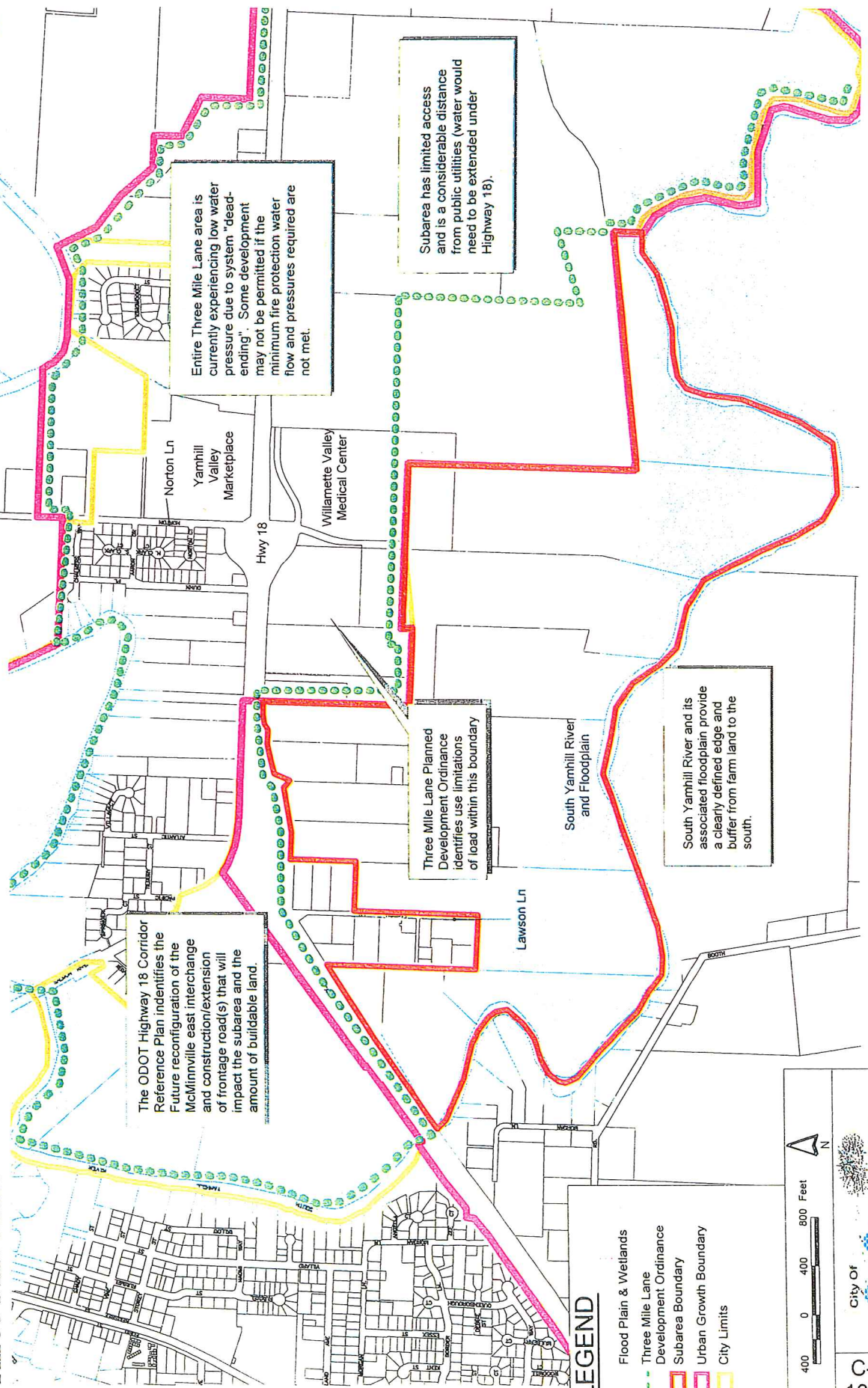
LEGEND

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



DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 88

Three Mile Lane



The ODOT Highway 18 Corridor Reference Plan identifies the Future reconfiguration of the McMinnville east interchange and construction/extension of frontage road(s) that 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.

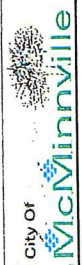
Subarea has limited access and is a considerable distance from public utilities (water would need to be extended under Highway 18).

Three Mile Lane Planned Development Ordinance identifies use limitations of load within this boundary.

South Yamhill River and its associated floodplain provide a clearly defined edge and buffer from farm land to the south.

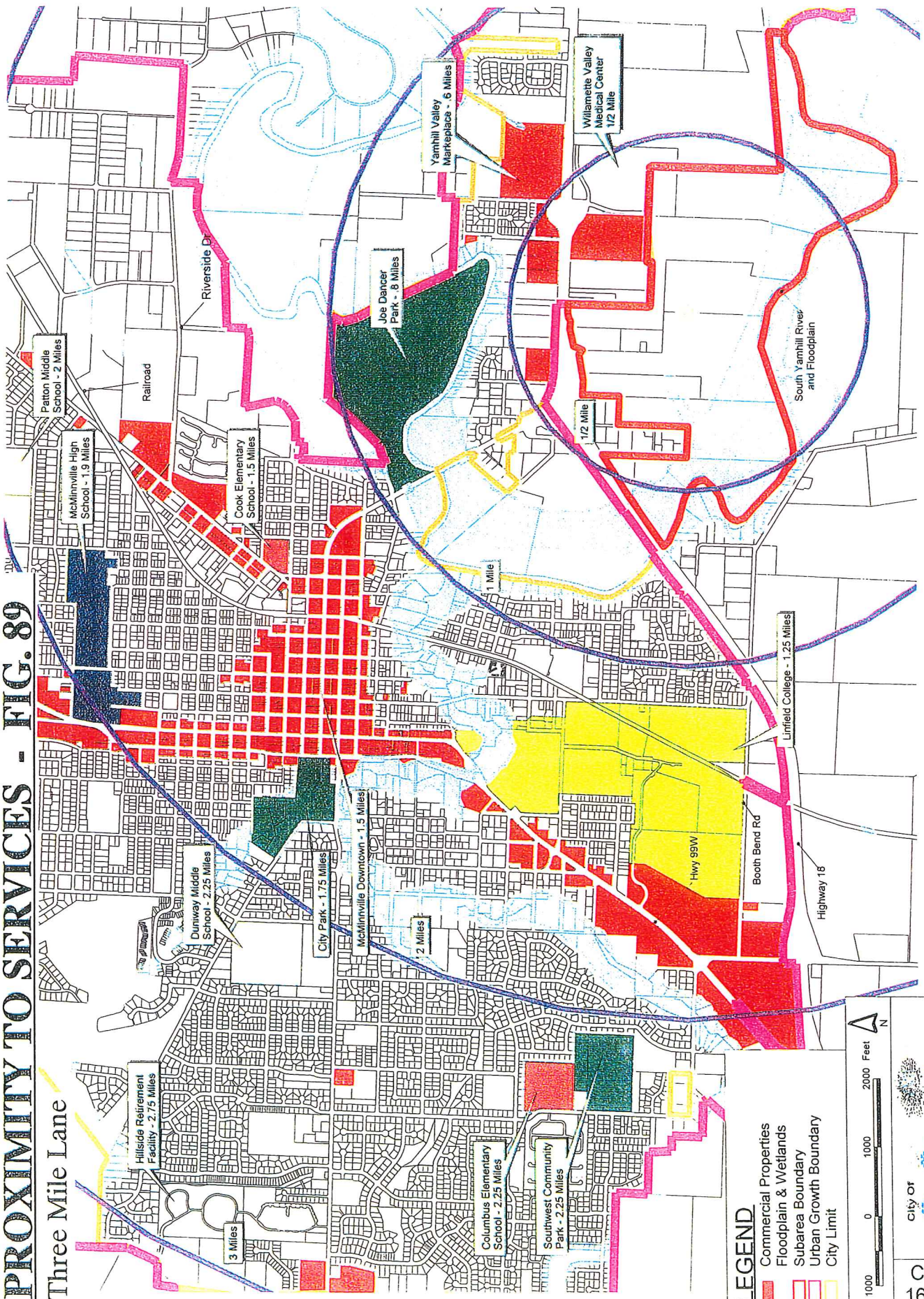
LEGEND

- Flood Plain & Wetlands
- Three Mile Lane Development Ordinance
- Subarea Boundary
- Urban Growth Boundary
- City Limits



PROXIMITY TO SERVICES - FIG. 89

Three Mile Lane



LEGEND

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

