

**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>ZC1-16(22216/8316)</u>
Date Received	<u>8-29-16</u>
Fee	<u>6000.00</u>
Receipt No.	<u>1600159</u>
Received by	<u>[Signature]</u>

## Comprehensive Plan Map Amendment/ Zone Change Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Baker Creek Development LLC Phone ~~503-302-8902~~

Contact Name Morgan Will Phone 503-305-7647  
*(If different than above)* apt 3

Address 485 South State

City, State, Zip Lake Oswego, OR 97304

Contact Email morgan@staffordlandcompany.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address See Planned Development Amendment

Assessor Map No. R4-4-18 -TL-205, 200, 203 Total Site Area 40.3 Ac

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Residential/Commercial Zoning Designation R1-PD, R-1, EF-80  
& C-3PD (split zoned lot)

This request is for a:

Comprehensive Plan Amendment

Zone Change

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property.

Zone Change of south part of tax lot 205 from  
McMinnville County zoning to urban zoning. ~~EF80~~ to R-1.  
then all lots to R1-PD.

SEE ATTACHED FINDINGS DOCUMENT

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

All the land around it is developed to urban levels.

SEE ATTACHED FINDINGS DOCUMENT

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.

The plan is to apply an R-1 PD overlay to all new  
lots on tax lots 205, 200, & 203, except proposed lot 131.

SEE ATTACHED FINDINGS DOCUMENT

Proposed lot 131 will retain the  
existing C-3 PD overlay.

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation.

Allows a mix of small, medium, and large lots of various lot areas less than and more than 9,000 sq. ft.  
SEE ATTACHED FINDINGS DOCUMENT - for more details.

Allows for various interior side setbacks.

Provides a mix of housing sizes and lot types to meet market needs for housing variety. Places density of residential lots near amenities like park, school, commercial development and future transit routes. Protects open space and resource areas.

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely.

Streets have been stubbed for future development of these properties. The are extended logically.

SEE ATTACHED FINDINGS DOCUMENT

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. Adjacent properties were developed with R-1 PD as well as R-2 PD density with some parts of R-4 density.

Hill Rd is to be improved. A future school site and park site is adjacent.

SEE ATTACHED FINDINGS DOCUMENT

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

The applicant will extend existing utilities that are currently stubbed to the site.

SEE ATTACHED FINDINGS DOCUMENT & Exhibits

8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

Traffic in the area will be improved by the extension and connection of existing street stubs.

SEE ATTACHED FINDINGS DOCUMENT

0.52 Daily Trips/DU X 213 DU = 2027 new trips

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to an electronic copy with the submittal.
- A legal description of the parcel(s), preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature

7/25/16  
Date

Property Owner's Signature

7/25/16  
Date



**Planning Department**  
 231 NE Fifth Street • McMinnville, OR 97128  
 (503) 434-7311 Office • (503) 474-4955 Fax  
[www.ci.mcminnville.or.us](http://www.ci.mcminnville.or.us)

<b>Office Use Only:</b>	
File No.	<u>ZC2-16 (ZC1-16/S3-16)</u>
Date Received	<u>8-29-16</u>
Fee	<u>6022.50</u>
Receipt No.	<u>1160159</u>
Received by	<u>ga</u>

## Planned Development Amendment Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Baker Creek Development, LLC Phone 503-305-7647

Contact Name Morgan Will Phone ex 63  
*(If different than above)*

Address 485 S. State St.

City, State, Zip Lake Oswego, OR 97034

Contact Email morgan@staffordlandcompany.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address none

Assessor Map No. R4-418 -TL -205 200, 203 Total Site Area 410.3 Ac

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Res/Comm Zoning Designation R-1 PD, R-1, EF80

C-3 PD (split zone lot)

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property:

Replace approved Shadden Claim Phase ~~III~~ site plan with the proposed plan which adds area, phases, more open space, various housing types and lot sized, setbacks, and layout.

SEE ATTACHED FINDINGS DOCUMENT - for more details. Proposal is for 1 Multi-Family lot ~~on~~ land currently designate C-3PD in proposed Lot 131 and 213 detached single family dwellings on small, medium and large lots.

Will provide community with a variety of housing to meet market need and preserve open space while placing residential density near future school

future park, future commercial, future multi-family, existing townhouse development and Hill Rd & Baker Creek Road, future transit route.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):

Develop to urban densities. Each policy is addressed in detail in the narrative, Exhibit C.

SEE ATTACHED FINDINGS DOCUMENT

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely:

Extend streets with site development.

SEE ATTACHED FINDINGS DOCUMENT

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: School planned, park planned, Townhouses built recently after existing approval of Shadden Claim Phase III site plan.

SEE ATTACHED FINDINGS DOCUMENT

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: Applicant will extend utilities with streets.

SEE ATTACHED FINDINGS DOCUMENT

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? Traffic will be improved by connecting missing gaps in the existing street grid. Hill Rd is also being improved.

SEE ATTACHED FINDINGS DOCUMENT

9.52 Daily Trips / DU = 2027 new trips

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

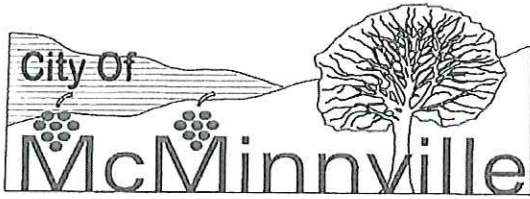
[Signature]  
Applicant's Signature

7/25/16  
Date

[Signature]  
Property Owner's Signature

7/25/16  
Date





**Planning Department**  
 231 NE Fifth Street • McMinnville, OR 97128  
 (503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>S3-16(211-16/212-16)</u>
Date Received	<u>8-29-16</u>
Fee	<u>6000.00</u>
Receipt No.	<u>160659</u>
Received by	<u>gao</u>

## Tentative Subdivision Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Baker Creek Development LLC Phone ~~503-329-3900~~

Contact Name Morgan Will Phone 503-305-7647  
*(If different than above)*

Address 485 South State ext. 3

City, State, Zip Lake Oswego, OR 97304w

Contact Email morgan@staffordlandcompany.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address See Planned Development Amendment

Assessor Map No. R4 - 4-18 TL 205, 200, 203 Total Site Area 40.3 Acres

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Residential Commercial Zoning Designation C-3 PD, R-1 PD, R-1, EF-80

**Subdivision Information**

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
- Subdivision (more than 10 (ten) lots)

2. Briefly describe the project: SEE ATTACHED FINDINGS DOCUMENT

2.14 new lots in two phases, one of which is for future multi-family, the other 2 are single family detached houses on small and large lots.

3. Name of proposed subdivision: Baker Creek East = BCE, Baker Creek West = BCW

4. Size of proposed subdivision in acres or square feet: BCE = 23.0 Acres, BCW = 21.31 Acres

5. Number of lots: BCE = 83, BCW = 130 Minimum lot size: \_\_\_\_\_

6. Number and type of Residential Units: SEE ATTACHED FINDINGS DOCUMENT

213 detached single family  
1 future multifamily lot - max 76 DU

7. Average lot size: 6482 SF Gross density per acre of entire subdivision: 4.75 DU/Acre

8. Total anticipated population: a @ 2.8/UNIT = BCE = 232, BCW = 364

9. Size of park(s)/open space in acres or square feet: SEE ATTACHED FINDINGS DOCUMENT > 115,000 sqft.

10. General description of the subject site and current land use: SEE ATTACHED FINDINGS DOCUMENT

Open farm land surrounded by existing subdivisions. Adjacent to future school site, existing town homes (TH) future apartment multi-family, future commercial project, Hill Rd

11. Describe existing uses and zoning of surrounding properties:

Baker Creek Rd.

	<u>Zoning</u>	<u>Current Use</u>
North	<u>C-3 PD</u>	<u>Farming</u>
South	<u>School, R-2 VD (TH), R1 PD</u>	<u>Farming Vacant / R1-PD Residential</u>
East	<u>R-1 PD</u>	<u>SEE ATTACHED FINDINGS DOCUMENT Residential</u>
West	<u>Rural Residential FEU</u>	<u>Rural Residential, farming</u>

12. Describe the topography of the subject site: Flat

SEE ATTACHED FINDINGS DOCUMENT

13. Does the site contain any existing structures, wells, septic tanks? Explain NO  
\_\_\_\_\_  
\_\_\_\_\_

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity).  
\_\_\_\_\_  
**SEE ATTACHED FINDINGS DOCUMENT**  
\_\_\_\_\_

15. What is the anticipated date construction will begin? Late Fall 2016 or spring 2017

16. What is the anticipated date of completion? Winter 2016 of Fall 2017

17. If applicable, explain how the subdivision will be phased? None at this time  
\_\_\_\_\_  
\_\_\_\_\_

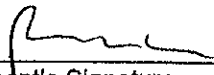
18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).  
Yes  No  N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?  
Yes  No  N/A


In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
Applicant's Signature

7/25/16  
Date

  
Property Owner's Signature

7/25/16  
Date