



# MEDFORD PLANNING

Date: October 13, 2020

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Building Department          | <input checked="" type="checkbox"/> Avista Utilities          | <input type="checkbox"/> Medford Irrigation District             |
| <input checked="" type="checkbox"/> City Attorney – Katie Zerkel | <input type="checkbox"/> Charter Communications               | <input type="checkbox"/> Medford School Dist. 549C               |
| <input checked="" type="checkbox"/> Engineering- Jodi Cope       | <input checked="" type="checkbox"/> Pacific Power & Light     | <input checked="" type="checkbox"/> ODOT                         |
| <input checked="" type="checkbox"/> Engineering – Mike Casper    | <input type="checkbox"/> Centurylink                          | <input type="checkbox"/> Phoenix School District 4               |
| <input checked="" type="checkbox"/> Engineering – Karl MacNair   | <input type="checkbox"/> Rogue Disposal                       | <input type="checkbox"/> Rogue River Valley Irrigation           |
| <input checked="" type="checkbox"/> Engineering- Jennifer Ingram | <input type="checkbox"/> Rogue Valley Transit District        | <input checked="" type="checkbox"/> RVSS                         |
| <input type="checkbox"/> Engineering – Jon Proud                 | <input type="checkbox"/> US Post Office                       | <input type="checkbox"/> R.V. International Airport              |
| <input checked="" type="checkbox"/> Fire Department              | <input type="checkbox"/> Federal Aviation Administration      | <input type="checkbox"/> Talent Irrigation District              |
| <input checked="" type="checkbox"/> Parks & Recreation           | <input type="checkbox"/> Jackson Co. Admin. Officer           | <input type="checkbox"/> Urban Renewal (MURA)                    |
| <input type="checkbox"/> Police Department                       | <input type="checkbox"/> Jackson Co. Health Department        | <input type="checkbox"/> OR Dept. of Aviation                    |
| <input checked="" type="checkbox"/> Water Commission             | <input checked="" type="checkbox"/> Jackson Co. Planning      | <input checked="" type="checkbox"/> ODOT Rail                    |
| <input type="checkbox"/> City Manager                            | <input checked="" type="checkbox"/> Jackson Co. Roads & Parks | <input checked="" type="checkbox"/> Bear Creek Watershed Council |
| <input checked="" type="checkbox"/> Floodplain – Liz Conner      | <input type="checkbox"/> Jackson Co. Surveyor                 | <input type="checkbox"/>   |

**File No.** PA-20-284

**Project Name:** Discount Tires Pre-App

**Agent Contact:**

Bill Fortunato  
bfortunato@pacland.com

Pre-application to review a proposal to demolish the existing building and replace it with an 8,200 square foot retail tire store at 1299 Center Drive within the C-R (Regional Commercial) zoning district (371W31A1500). Applicant: PACLAND - Seattle; Agent: PACLAND -Seattle; Planner: Steffen Roennfeldt.

**Planner:**

Steffen Roennfeldt  
steffen.roennfeldt@cityofmedford.org

Associated files: None

Attached are documents for your review. Please investigate and submit your comments to the Planning Department, within ten (10) working days.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

A Land Development Committee meeting is scheduled for Wednesday, October 28, 2020, at 9:30 a.m. via Zoom webinar.

Topic: Land Development Meeting

Link to join the webinar: <https://zoom.us/j/451911481>

Webinar ID: 451 911 481

Or iPhone one-tap:

US: +16699006833,,451911481# or +13462487799,, 451911481#

Or Telephone:

Dial (for higher quality dial a number based on your current location):

US: +1 669 900 6800 or +1 346 248 7799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592

Or +1 312 626 6799

International numbers available: <http://zoom.us/u/aNbmsEjin>



September 22, 2020

**SENT VIA EMAIL**

City of Medford  
Development Services

Subject: Discount Tire - Medford  
1299 Center Drive  
Project Narrative and Questions

To Whom is May Concern:

Thank you for the opportunity to discuss the potential project which is located in the City of Medford.

Project Narrative:

The project is located at the southeast corner of Barnett Drive and Steward Avenue. It is currently developed as a free-standing restaurant as a part of the Fred Meyer shopping center.

The proposed project would demolish the existing building and construct a new Discount Tire Store of approximately 8,200 sf with 6 service bays. Existing utilities would be used as much as practical. The site access to the public streets would be via the existing cross access easements with the existing shopping center.

In advance of our pre-application meeting we thought it would be appropriate to provide a list of questions we would like to be answered as a part of the pre-application meeting.

1. Please provide a list of approvals needed. We are assuming the following:
  - a. Site Plan and Architectural Design Review
  - b. Building Permit
  - c. Public Works Permit
  - d. Utilities Permits.
  - e. Zoning Variance for excess parking
2. Will the project be required to have two front yards given the location on the two public rights-of-way?
3. In review of the Rogue Valley Regional Storm Manual; we are assuming there is no credit for existing impervious surfaces if the surface is replaced.
4. Are there any special public works requirements for the trash enclosures as it relates to size, materials, screening, drainage and access?
5. What is the coverage required for fire hydrants?

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September 21, 2020  
City of Medford

6. Please provide a list of permit fees and impact/system development charges associated with the development of the project.

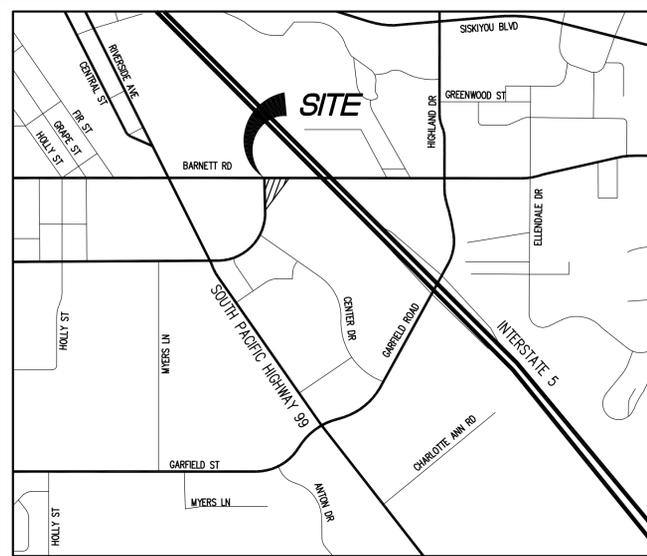
We look forward to meeting with the city staff to discuss our proposal. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Fortunato', with a large, sweeping flourish at the end.

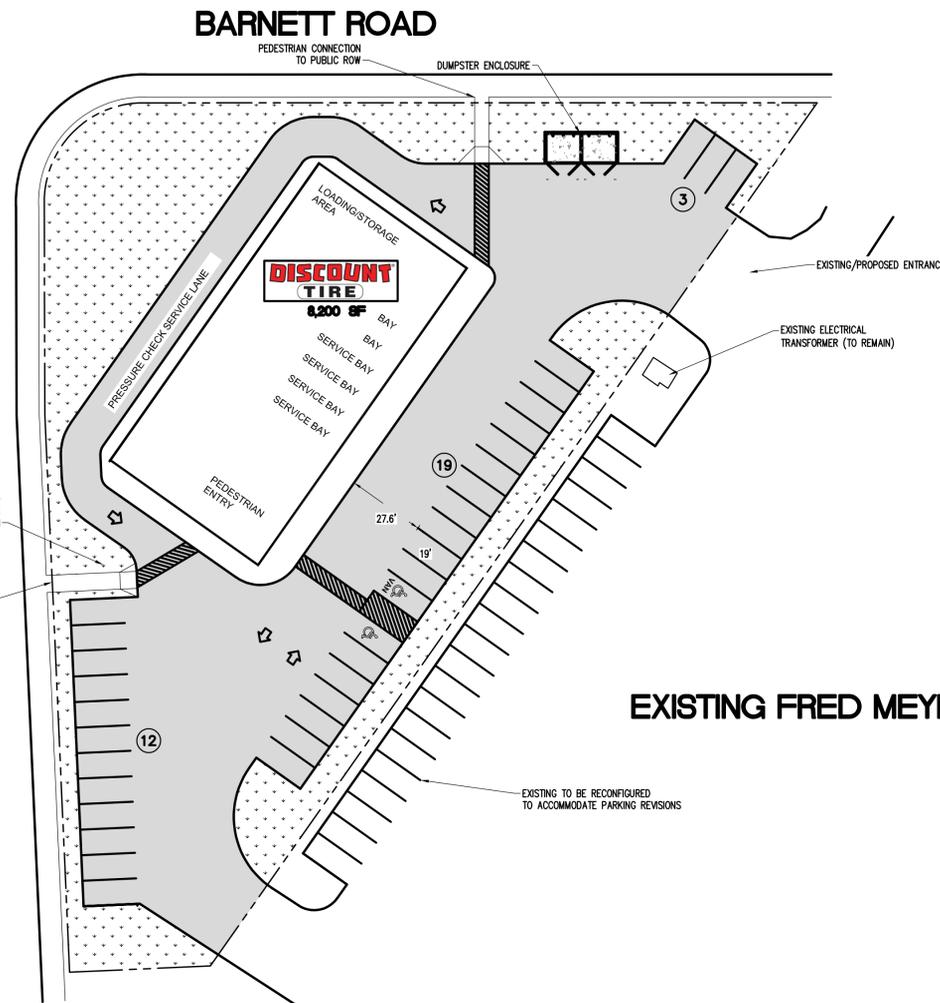
William (Bill) Fortunato, P.E.  
Principal

:



VICINITY MAP  
N.T.S.

STEWART AVENUE



EXISTING FRED MEYER PARKING

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL
- PARKING STALLS PER ROW
- CONCRETE CURB
- PROPERTY LINE
- SIGN

DEVELOPMENT STANDARDS

ZONING:	C-R
MINIMUM STREET SETBACK	10'
MINIMUM INTERIOR SETBACK	0'
SIDE AND REAR	0.5' FOR EVERY FOOT ABOVE 20'
MAXIMUM BASE HEIGHT	80'
MAXIMUM IMPERVIOUS SURFACE	N/A
LANDSCAPE SETBACKS/BUFFERS: TO PUBLIC STREET	

BUILDING DATA

BUILDING AREA	= 8,200 SF
BUILDING HEIGHT (MAX)	= 30 FEET
USE: PER ZONING - VEHICLE REPAIR	

PARKING DATA

REQUIRED PARKING	
PARKING STALLS REQUIRED	
VEHICLE REPAIR	= 2.2 STALLS/1,000 SF MIN
	= 18 STALLS
	= 3.0 STALLS/1,000 SF MAX
	= 24 STALLS

PROVIDED PARKING	
STANDARD STALLS	= 33 STALLS
ADA STALLS	= 2 STALLS
TOTAL	= 35 STALLS

SITE DATA

TOTAL AREA	= 49,402 SF
PROPOSED:	
--PROPOSED BUILDING AREA	= 8,200 SF
--PROPOSED NON-BUILDING IMPERVIOUS AREA	= 27,538 SF
--PROPOSED PERVIOUS/LANDSCAPE AREA	= 13,664 SF
--PROPOSED IMPERVIOUS AREA COVERAGE	= 73%
--PERCENTAGE COVERED BY BUILDINGS	= 16.6%

SITE INFORMATION

PARCEL NUMBER:  
SITE ADDRESS: 1299 CENTER DRIVE  
MEDFORD, OREGON  
CURRENT ZONING: C-R  
SITE AREA: 49,402 SF (1.13 AC)

LAND PURCHASER

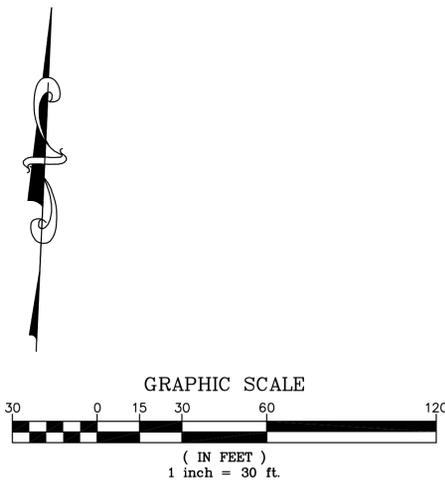
DISCOUNT TIRE COMPANY  
20225 N SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85255  
(480) 606-6800  
CONTACT: DANIEL NELMS

CIVIL ENGINEER

PACLAND  
6814 GREENWOOD AVE N  
SEATTLE, WA 98103  
(206) 522-9510  
CONTACT: BILL FORTUNATO, P.E.  
LUKE RANGLES

ARCHITECT

EI DESIGN  
1260 CORONA POINTE COURT, SUITE 301  
CORONA, CA 92879  
(951) 251-0136  
CONTACT: NOEL ANASCO



Know what's below.  
Call before you dig.

No.	Date	By	Revision Description

Designed By:	LRR	Issue Date:	09/22/2019
Drawn By:	LRR		PREAPP
Checked By:	WFF	Project No.:	10-393-014

**DISCOUNT TIRE**  
1299 CENTER DRIVE  
MEDFORD, OR



Project Name:

**Discount Tires Pre-App**

Map/Taxlot:

**371W31A TL 1500**

**Legend**

-  Subject Area
-  Tax Lots
-  Zoning Districts



*Date: 10/1/2020*

