

# SITE PLAN & ARCHITECTURAL COMMISSION AGENDA MAY 1, 2015



## Commission Members

Jeff Bender, Chair

Jim Quinn, Vice Chair

Daniel Ames

Jim Catt

Bill Chmelir

Mark Dew

Bob Neathamer

Alec Schwimmer

City Council Liaison - Dick Gordon

City Council Liaison Alt. - Eli Matthews

Regular Commission meetings are held on  
the first and third Fridays of every month

Beginning at 12:00 Noon

## City of Medford

Council Chambers,

Third Floor, City Hall

411 W. 8th Street

Medford, OR 97501

(541) 774-2380



**SITE PLAN AND ARCHITECTURAL COMMISSION**

**AGENDA**

**May 1, 2015**

**12:00 p.m.**

**Council Chambers, Third Floor, City Hall  
411 W. 8<sup>th</sup> St, Medford OR**

- 10. Roll Call.**
- 20. Consent Calendar.**
- 20.1 AC-15-020/E-15-021 Final Order for consideration of a request for approval of a new Jackson County District Attorney's Office structure, consisting of a 21,162 square foot, two-story building, and an associated exception request, seeking relief to requirements for establishing a cross-access easement to an adjoining commercial property and seeking of reduction to the required right-of-way width and dedication of property for a Major Collector Street. The 1.79 acre site is located south of West 10<sup>th</sup> Street, approximately 140 feet west of Laurel Street within the C-S/P (Service Commercial/Professional Office) zoning district. Jackson County/Rick Isner, Applicant (ORW Architecture/Jim Roemer, Agent).**
- 30. Minutes.**
- 30.1 Approval of minutes for the April 17, 2015, meeting.**
- 40. Oral Requests and Communications.**
- 50. Public Hearings.**
- Continuance Request.**
- 50.1 AC-15-013 Consideration of plans for the construction of a 1,850 square foot coffee shop and a 3,285 square foot medical office building on a 1.01 acre parcel located on the south side of Barnett Road between Black Oak Road and Murphy Road, within a C-C (Community Commercial) zoning district. Oregon Architecture, Inc., Mark McKechnie, Applicant/Agent.**
- 60. Written Communications. None.**
- 70. Unfinished Business. None.**
- 80. New Business.**
- 90. Report from the Planning Department.**
- 100. Messages and Papers from the Chair.**
- 110. Propositions and Remarks from the Commission.**
- 120. City Council Comments.**
- 130. Adjournment.**

BEFORE THE MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF SITE PLAN AND ARCHITECTURAL COMMISSION )  
FILE AC-15-020 APPLICATION FOR PROJECT REVIEW SUBMITTED ) ORDER  
BY JACKSON COUNTY )

AN ORDER granting approval for consideration of a request for a new Jackson County District Attorney's Office structure, consisting of a 21,162 square foot, two-story building, and an associated exception request, seeking relief to requirements for establishing a cross-access easement to an adjoining commercial property and seeking of reduction to the required right-of-way width and dedication of property for a Major Collector Street. The 1.79 acre site is located south of West 10<sup>th</sup> Street, approximately 140 feet west of Laurel Street within the C-S/P (Service Commercial/Professional Office) zoning district, as provided for in the Medford Land Development Code.

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.285.
2. The Site Plan and Architectural Commission has duly held a public hearing on the matter of an application for consideration of a request for a new Jackson County District Attorney's Office structure, consisting of a 21,162 square foot, two-story building, and an associated exception request, seeking relief to requirements for establishing a cross-access easement to an adjoining commercial property and seeking of reduction to the required right-of-way width and dedication of property for a Major Collector Street. The 1.79 acre site is located south of West 10<sup>th</sup> Street, approximately 140 feet west of Laurel Street within the C-S/P (Service Commercial/Professional Office) zoning district, with a public hearing a matter of record of the Site Plan and Architectural Commission on April 17, 2015.
3. At the public hearing on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, granted approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of approval.

THEREFORE LET IT BE HEREBY ORDERED that the application of Jackson County stands approved subject to compliance with the conditions stated in the Staff Report dated April 10, 2015.

**FINAL ORDER AC-15-020**

AND LET IT FURTHER BE OF RECORD that the action of the Site Plan and Architectural Commission approving this application is hereafter supported by the following findings:

- (a) That the proposed development, with the conditions of approval, complies with the applicable provisions of all city ordinances as determined by the staff review.
- (b) That the proposed development is compatible with uses and development that exist on adjacent land, based upon information provided in the Applicant's Questionnaire and presented at the public hearing.

BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

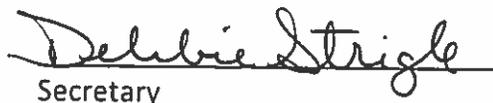
Accepted and approved this 1<sup>st</sup> day of May, 2015.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

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Site Plan and Architectural Commission Chair

ATTEST:

  
Secretary

BEFORE THE SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF APPROVAL OF AN EXCEPTION FOR )

JACKSON COUNTY )  
[E-15-021] )

ORDER

ORDER granting approval of a request for a new Jackson County District Attorney's Office structure, consisting of a 21,162 square foot, two-story building, and an associated exception request, seeking relief to requirements for establishing a cross-access easement to an adjoining commercial property and seeking of reduction to the required right-of-way width and dedication of property for a Major Collector Street. The 1.79 acre site is located south of West 10<sup>th</sup> Street, approximately 140 feet west of Laurel Street within the C-S/P (Service Commercial/Professional Office) zoning district.

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.211 and 10.252; and
2. The Site Plan and Architectural Commission has duly held a public hearing on the request for consideration of a request for a new Jackson County District Attorney's Office structure, consisting of a 21,162 square foot, two-story building, and an associated exception request, seeking relief to requirements for establishing a cross-access easement to an adjoining commercial property and seeking of reduction to the required right-of-way width and dedication of property for a Major Collector Street. The 1.79 acre site is located south of West 10<sup>th</sup> Street, approximately 140 feet west of Laurel Street within the C-S/P (Service Commercial/Professional Office) zoning district, with the public hearing a matter of record of the Site Plan and Architectural Commission on April 17, 2015.
3. At the public hearing on said exception, evidence and recommendations were received and presented by the Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded granted exception approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of the exception approval.

THEREFORE LET IT BE HEREBY ORDERED that the exception of Jackson County stands approved per the Staff Report dated April 10, 2015, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Site Plan and Architectural Commission in approving this request for exception approval is hereafter supported by the findings referenced in the Staff Report dated April 10, 2015.

BASED UPON THE ABOVE, the Site Plan and Architectural Commission determined that the exception is in conformity with the provisions of law and Section 10.253 criteria for an exception of the Land Development Code of the City of Medford.

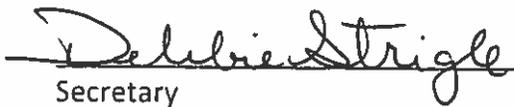
Accepted and approved this 1<sup>st</sup> day of May, 2015.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

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Site Plan and Architectural Commission Chair

ATTEST:

  
Secretary



**CITY OF MEDFORD**  
**PLANNING DEPARTMENT**

**STAFF REPORT – CONTINUANCE REQUEST**

Date: May 1, 2015  
To: Site Plan and Architectural Commission  
From: Jennifer Jones, Planner II  
By: Kelly Akin, Principal Planner *ka*,  
Subject: Starbucks and Medical Office (AC-15-013)  
Oregon Architecture, Inc., Applicant (Mark McKechnie, Agent)

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**PROJECT DESCRIPTION**

Consideration of plans for the construction of a 1,850 square foot coffee shop and a 3,285 square foot medical office building on a 1.01 acre parcel located on the south side of Barnett Road between Black Oak Road and Murphy Road, within a C-C (Community Commercial) zoning district.

**REQUEST**

The applicant has been working with Staff and the developer to make the necessary site plan revisions to address the concerns raised by the Site Plan and Architectural Commission. In order to adequately prepare the revisions and allow time for review by Staff, the applicant is requesting a continuance.

The applicant requests that the item be continued to May 15, 2015.

**EXHIBITS**

"A" Continuance Request received April 16, 2015

**SITE PLAN & ARCHITECTURAL COMMISSION AGENDA: April 24, 2015**

RECEIVED

APR 16 2015

PLANNING DEPT.

# Continuance Request

To:  Landmarks and Historic Preservation Commission  
 Planning Commission  
 Site Plan and Architectural Commission

RE: Project Name: STARBUCKS - BARNETT  
 File No(s): AC-15-013

I am the  applicant  authorized agent for the above referenced project. Please continue the public hearing for the above referenced file to the following date:

MAY 15, 2015

Reason for request: REVISIONS NEEDED TO SITE PLAN

This request is made pursuant to ORS 222.178(5):

*The 120-day period set in subsection (1) of this section may be extended for a specified period of time at the written request of the applicant. The total of all extensions, except as provided in subsection (11) of this section for mediation, may not exceed 245 days.*

I understand that this request extends the 120-day period equal to the number of calendar days between hearings (i.e., April 10 to May 8 = 28 days).

Mark McKee  
 Signature

4-3-15  
 Date

MARK MCKEEHUE, AGENT  
 Print Name

# Vicinity Map

Application Name/Description:  
**Starbucks & Medical  
Office Building**

Proposal:  
**Coffee shop with drive thru  
& medical office**

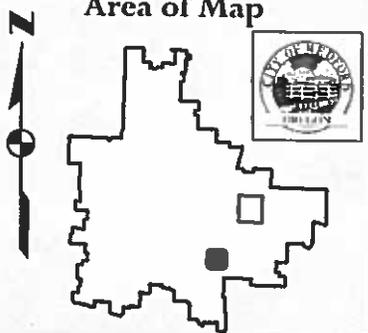
File Numbers:  
**AC-15-013**

Applicant:  
**Oregon Architecture, Inc**

Map/Taxlot:  
**371W33B TL 434**

	<b>Subject Area</b>
	<b>Medford Zoning</b>
	<b>UGB</b>
	<b>Tax Lots</b>
	<b>Central Business</b>
	<b>Historic</b>

Area of Map



01/30/2015

