



Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

for a type-C quasi-judicial decision: Land Division

PROJECT Summerfield at South East Park Phase 22 & Six Reserve Acreage Tracts
 Applicant: Crystal Springs Development Group;
 Agent: Neathamer Surveying, Inc.

FILE NO. LDS-15-055

TO Planning Commission for 07/23/2015 hearing

FROM Sarah Sousa, Planner IV

REVIEWER Kelly Akin, Principal Planner *KA*

DATE July 16, 2015

BACKGROUND

Proposal

Consideration of a request for tentative plat approval for Summerfield at South East Park Subdivision Phase 22, a 27 lot residential subdivision between Autumn Hills Drive and Waterstone Drive on approximately 10.50 acres. The request also includes a tentative plat for six reserve acreage tracts of Phases 16-21 of Summerfield at South East Park Subdivision, generally located south of Cherry Lane and north of Barnett Road within the SFR-4 & SFR-10/SE/RZ (Single Family Residential – 4 dwelling units per gross acre/Single Family Residential – 10 dwelling units per gross acre/Southeast Overlay / Restricted Zoning) zoning district.

Subject Site Characteristics

Zoning SFR-4 / SFR-10
 Overlays Southeast/Restricted Zoning
 GLUP Urban Residential
 Use Single Family Home / Vacant Land

Surrounding Site Characteristics

North

Zoning: SFR-00 (Single Family Residential – 1 dwelling unit per lot)
 SFR-2 (Single Family Residential – 2 dwelling units per gross acre)
 Use: Single Family Homes / Vacant Land

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TO: Planning Department
FROM: Pete Young, Parks & Recreation Planner
SUBJECT: LANDSCAPE / IRRIGATION REVIEW: LDS-15-055, Crystal Springs
Development Group, Summerfield at South East Park Subdivision, Phase 22 - 27
DATE: June 26, 2015

RECEIVED

JUN 26 2015

PLANNING DEPT.

Staff has reviewed the applicant's Street Tree Plan and has the following comments:

1. Sheet L-1; The specified *Prunus cerasifera* is not on the list of approved street trees. The City Arborist requires the applicant choose a tree that is on the list such as a dogwood, kolerteria or cherry for this location.
2. Sheet L-1; The specified raywood ash is not on the list of approved street trees. The City Arborist requires the applicant choose a tree that is on the list for this location.
3. Sheet L-1; The applicant is directed to replace the details shown on sheet L-1 with the City of Medford street tree planting standards.
 - Excavate top of root ball to expose root flare;
 - Root flare should be visible 1" above finish grade; and
 - Remove all wire, trim burlap and felt from rootball.
4. Sheet L-2; The specified red alder is not on the list of approved street trees. The City Arborist requires the applicant choose a tree that is on the list for this location.

CITY OF MEDFORD
EXHIBIT # P
File # LDS-15-055



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