



Planning Commission

Agenda

Study Session

February 8, 2016

Noon

**Lausmann Annex — Room 151-157
200 South Ivy Street, Medford, Oregon**

Subject:

1. Multi-family design standards



MEMORANDUM

Subject Discussion regarding Multiple-Family Standards
To Planning Commission *for February 8, 2016 study session*
From Jennifer Jones, AICP, Planner III & Carla Paladino, Planner IV
Date February 3, 2016

STARTING FRAMEWORK

Housing comes in a variety of forms and the Medford Development Code discusses the range of housing types permitted by zoning district. The discussion Planning Staff would like to have with the Planning Commission relates specifically to multiple-family developments and ways to improve on the standards that exist.

The Development Code defines Multiple-family, Multiplex, and Apartment Dwelling as: "Attached dwelling units in one or more structures, but having at least three or more dwelling units per structure."

Multiple family developments are a Class "C" procedure with review and decisions being made by the Site Plan and Architectural Commission (SPAC).

The Commission is authorized to approve an application that conforms or can conform through the imposition of conditions with the following criteria:

- 1) The proposed development is compatible with uses and development that exist on adjacent land, and*
- 2) The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in MLDC Section 10.253.*

As noted above, the applicable criteria are broad and rely on standards that are outlined in the code. Therefore, the types of standards provided are important and may be the difference between a mediocre project and a superior one. Staff is beginning to see more multiple-family projects submitted and finds that the existing standards need to be reviewed and updated to better serve the community.

Multiple-family Discussion

PLANNING COMMISSION INSIGHTS

Staff is interested in beginning the conversation about multiple-family development standards with the Planning Commission. The first step will be to gain input from the Commission through a visual survey of multiple-family development projects from outside the community. The Commissioners will be asked to rank and score each of the projects shown. Staff will then tally the results and identify themes or types of standards the Planning Commission finds important. At a subsequent meeting, staff will provide you with the results and discuss the findings. From there, staff will identify the standards that relate to the themes identified and will use this as a starting point for amending the code. This same exercise is proposed to occur with the Site Plan and Architectural Commission to gain their feedback as well.