

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA DECEMBER 21, 2018



Commission Members

Jim Quinn, Chair

Bill Chmelir, Vice Chair

Jeff Bender

Jim Catt

David Culbertson

Bob Neathamer

Marcy Pierce

Milo Smith

Rick Whitlock

City Council Liaison - Dick Gordon

City Council Liaison Alt. - Tim D'Alessandro

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

Public Hearing

December 21, 2018

12:00 noon

Council Chambers, City Hall, Room 300
411 West Eighth Street, Medford, Oregon

-
10. Roll Call.
 20. Consent Calendar. None.
 30. Minutes.
 - 30.1 Consideration for approval of minutes from the December 7, 2018, meeting.
 40. Oral and Written Requests and Communications.
Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN.**
 50. Public Hearings.
Comments are limited to a total of 10 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN.**
- New Business.**
- 50.1 **AC-18-171** Consideration of a major modification consisting of the addition of four dwelling units to previously approved plans for an apartment building (AC-18-094) on approximately 1.1 acres located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500); (Stylus Development LLC, applicant; ORW Architecture, Agent; Steffen Roennfeldt, Planner).
 60. Written Communications. None
 70. Unfinished Business. None
 80. New Business. None
 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.

Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or ada@cityofmedford.org at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.



Site Plan and Architectural Commission Minutes

From Public Hearing on December 7, 2018

The regular meeting of the Site Plan and Architectural Commission was called to order at noon in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

Jim Quinn, Chair
Bill Chmelir, Vice Chair
Jeff Bender * arrived at 12:02 p.m.
Jim Catt
Bob Neathamer
Marcy Pierce
Milo Smith
Rick Whitlock
Dick Gordon, City Council Liaison

Staff Present

Kelly Evans, Assistant Planning Director
Katie Zerkel, Senior Assistant City Attorney
Liz Conner, Planner II
Cinthya Perezchica, Recording Secretary

Commissioners Absent

Dave Culbertson, excused

10. Roll Call.
20. Consent Calendar/Written Communications.
 - 20.1 **AC-18-128** Final Order for consideration of plans for the development of a 8,400 square foot metal warehouse building with office space on 0.65 acres located at 1120 Helicopter Way, zoned I-H (Heavy Industrial) at 1120 Helicopter Way approximately 150 east of the intersection of Helicopter Way and Helo Drive (371W06AB309). (Mark Courtney, applicant/agent; Liz Conner, Planner).

Motion: Adopt the consent calendar.

Moved by: Commissioner Whitlock Seconded by: Commissioner Neathamer

Voice Vote: Motion passed unanimously, 8-0
30. Minutes.
 - 30.1 The minutes for the November 16, 2018, meeting, were approved as submitted.
40. Oral and Written Requests and Communications. None.
50. Public Hearings.

Katie Zerkel, Senior Assistant City Attorney, read the rules governing the public hearings.

Continuance Request.

 - 50.1 **AC-18-138/E-18-139** Consideration of the construction of steel buildings for a shop and office approximately 6,300 square feet with an exception to the General Design Requirements for Parking, specifically the requirement that all parking, loading, and vehicle maneuvering areas shall be paved and improved in size on a 4.0 acre parcel located at 356 Bateman Drive approximately 450 feet west of

Bierson Way zoned I-G (General Industrial) (362W36D TL 142), (Jeff and Alyson Fowler, applicants; Jim Higday, agent; Liz Conner, Planner).

Motion: Move this item to the January 18, 2019, meeting per the applicant's request to obtain information about a traffic analysis.

Moved by: Commissioner Whitlock Seconded by: Commissioner Chmelir

Voice Vote: Motion passed, 8-0.

60. Written Communications. None.
70. Unfinished Business. None.
80. New Business. None.
90. Report from the Planning Department.
 - 90.1 Ms. Evans reminded the Commissioners to put the Boards and Commissions Luncheon on their calendars for noon Friday, January 11, 2019, at the Inn at the Commons.
 - 90.2 Ms. Evans announced there is business scheduled for the December 21st, January 4th, and January 18th meetings.
 - 90.3 Ms. Evans reported that City Council had adopted code amendments for Housing and Housekeeping and code language for accessory dwelling units. City Council also had the second reading for the Transportation System Plan.
100. Messages and Papers from the Chair. None
110. Propositions and Remarks from the Commission.
 - 110.1 Commissioner Bender apologized for being a few minutes late.
120. City Council Comments.
 - 120.1 Councilmember Gordon thanked the Commissioners for their service this year.
 - 120.2 Councilmember Gordon announced he would not be at the December 21st meeting.
 - 120.3 Councilmember Gordon talked about the committee that will be interviewing candidates for the Ward 4 council position. He said there are 14 people who want to serve on this committee and encouraged the three Commissioners who said they would volunteer to still carry through with it. The committee will be selected on December 17th, the interviews will probably take place on January 24th, and then go to City Council on February 7th.
130. Adjournment
 - 130.1 The meeting was adjourned at approximately 12:11 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

Debbie Strigle

Debbie Strigle
Recording Secretary

Jim Quinn
Site Plan and Architectural Commission Chair

Approved: December 21, 2018



STAFF REPORT

for a Type-C quasi-judicial decision: **Site Plan and Architectural Review – Major Modification**

Project Stylus Development LLC
Applicant: Stylus Development LLC; Agent: ORW Architecture

File no. AC-18-171

To Site Plan and Architectural Commission *for 12/21/2018 hearing*

From Steffen Roennfeldt, Planner III

Reviewer Kelly Evans, Assistant Planning Director *KE*

Date December 12, 2018

BACKGROUND

Proposal

Consideration of a Major Modification consisting of the addition of four dwelling units to previously approved plans for an apartment building (AC-18-094) on approximately 1.1 acres located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500).

Vicinity Map



Subject Site Characteristics

Zoning	MFR-30	Multiple Family Residential (20 to 30 dwelling units per gross acre)
GLUP Use	UH	Urban High Density Residential One single family dwelling plus accessory structure

Surrounding Site Characteristics

<i>North</i>	Zone:	C-C (Community Commercial) & MFR-20 (Multiple Family Residential – 15 to 20 dwelling units per gross acre)
	Use:	Low-Impact Commercial Uses
<i>South</i>	Zone:	MFR-20
	Use:	Barnett Townhouse Complex
<i>East</i>	Zone:	C-C
	Use:	Medical Offices
<i>West</i>	Zone:	MFR-30
	Use:	Townhouses

Related Projects

ZC-18-008	Zone Change from MFR-20 to MFR-30
AC-18-094	Site Plan approval for a 32-unit, three-story apartment building

Applicable Criteria

Medford Municipal Code §10.200(E)(1) – Site Plan & Architectural Review Criteria

The Site Plan and Architectural Commission shall approve a site plan and architectural review application if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

- (1) The proposed development is compatible with uses and developments 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 § 10.186.*

Medford Municipal Code §10.200(H)(1) – Major Modification

Any modification that is not a minor modification is a major modification. When modification to an approved plan is determined to be a Major Modification, the plan shall be processed as a Type III application for Site Plan and Architectural

Residential Density

On November 12, 2018, staff received an e-mail containing updated boundary and site information from the applicant's surveyor (Exhibit K). Based on these dimensions and an updated density calculation (Exhibit L), staff confirmed that the maximum density permitted is 36 dwelling units as compared to 34 as was calculated for AC-18-094.

Compatibility

At the time of approval for AC-18-094 the MLDC did not include any clear and objective standards for multiple-family residential development as defined per Senate Bill 1051. On September 6, 2018 several changes pertaining to multiple-family housing were adopted and included in the MLDC. It now includes clear and objective standards pertaining to multiple-family dwelling development. These new standards can be found in Sections 10.716A through 10.719.

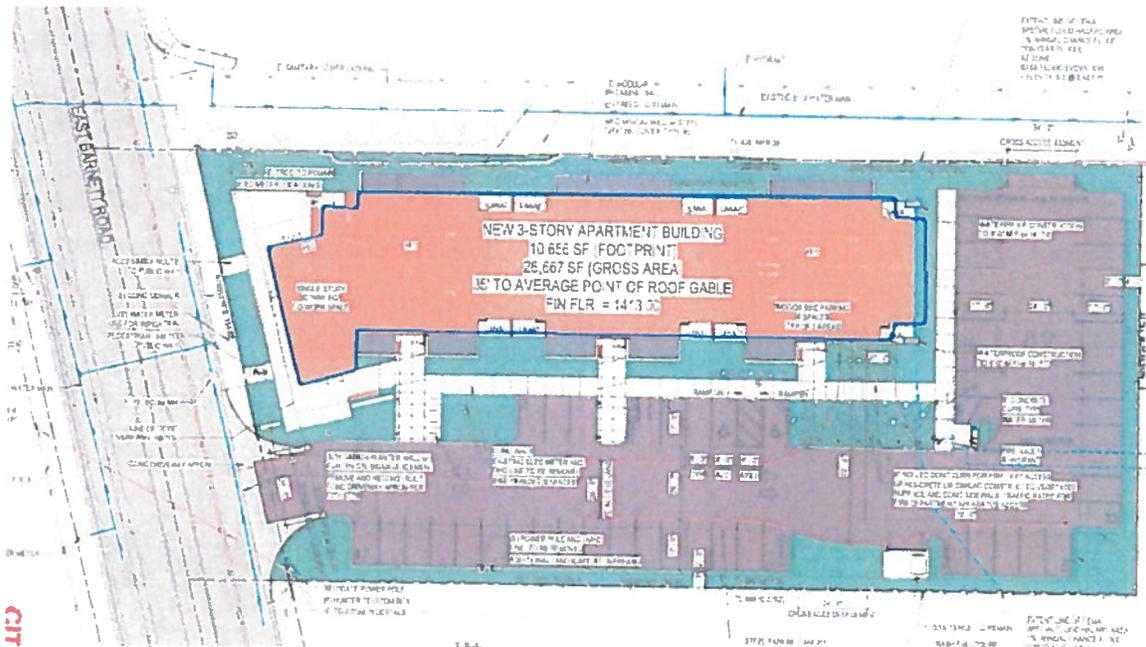


Figure 1 - Blue line indicates approved footprint and location

As this Major Modification request is focusing solely on the proposed changes to AC-18-094, MLDC 10.716A et seq. are only applicable to those areas.

Besides the addition of four dwelling units, these changes include a slight modification to the building footprint in order to move the building outside the floodzone, the addition of windows for the additional units, and vehicular parking spaces to accommodate the additional units.

The following standards contained in MLDC 10.717 do apply to this major modification:

Criterion: 10.717(A)(3) For buildings located within 30 feet of a street, the main entrance(s) of ground floor units must face the street frontage. Main

entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. Deviations from this standard are allowed as follows: (c) For buildings proposed to be perpendicular to public streets due to access requirements and/or dimensional constraints not created by the applicant, main entries may face up to 90 degrees away from the street provided both of the following apply: (i) They are visible from the street. (ii) The building side facing the street shall contain windows occupying a minimum of 15% of the overall façade length.

Findings: The proposed single-story commons/co-work space/lobby is located within 30 feet of E Barnett Road. As the building is proposed to be situated perpendicular to the road due to dimensional constraints, MLDC 10.717(3)(c) can be used. There are three entries proposed to the lobby: two at a 90 degree angle away from the street and one facing the street. All three entries will be visible from the street. Additionally, the proposed lobby will consist of windows/storefront glazing occupying over 50% of the overall façade length.

Conclusion: It can be found that the proposed design meets the criteria listed in MLDC 10.717(3)(c).

Criterion: *10.717(B)(1) Outside of the Central Business Overlay District, residential buildings located within 30 feet of a street shall be limited in length to 150 feet, and any other residential buildings on the site shall be limited in length to 200 feet. There is no maximum building length in the Central Business Overlay District.*

Findings: As pointed out in Section II of the applicant's findings (Exhibit F), the applicant would like to request review under MLDC 10.719 Optional Adjustment of Special Development Standards for this criterion. MLDC Section 10.719(A)(a) states that *the Site Plan and Architectural Commission may approve a site plan and architectural application for a multiple-family dwelling development if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria: (a) The requested adjustment will allow the project to achieve an equivalent or higher quality design than would otherwise result through strict adherence to the standards, through architectural massing, features or details to distinguish elements of the building; vibrant facades with visual detail; and enhanced public and private spaces that contribute positively to the site, streetscape, and adjoining properties; and (b) The request adjustment will allow the project to achieve an equivalent or higher quality design than would otherwise result through strict adherence to the standards through an overall site*

design that promotes safety, security, and privacy, and reduces visual, noise, and lighting impacts of the development on adjacent properties.

The applicant stated 'that the illustrated design features a building that is about 240 feet long and that in this case the strength of the building's impact and its visual presence on the street is enhanced by its increased length and apparent mass – breaking the building down into smaller parts would weaken its overall presence.'

Conclusion: Staff agrees with the applicant and believes the Commission should accept the applicant's findings and approve the site plan under 10.719(A)(a) & (b). Additionally, staff is not certain whether the standards outlined in MLDC 10.717(B)(1) do actually apply to this major modification as the requested modification does not in fact alter the previously approved building length but only slightly alters the location of the building. The design is substantially identical to the previously approved design.

Criterion: *10.717(C)(4) Windows shall be inset a minimum of 3 inches from the adjacent wall plane, or fully surrounded by trim in order to create the necessary minimum inset depth of 3 inches.*

Findings: Per the applicant, all proposed new windows will meet the requirements outlined in MLDC 10.717(C)(4).

Conclusion: This criterion is met.

Criterion: *10.717(F) Vehicle Circulation and Parking (1) In order to strengthen the presence of buildings on the street, no parking spaces shall be located within any required front yard area, and no automobile circulation or parking areas shall be located between buildings and the street. Any proposed deviation from this standard shall be subject to a request for an Exception as outlined in Section 10.186.*

Findings: All parking, including the additionally provided parking spaces are proposed to be located to the side and rear of the building.

Conclusion: This criterion is met.

Parking

Table 1 - Vehicular Parking

	Required	Proposed
Total Parking Spaces	1.5 spaces/dwelling unit = 54	54 Spaces
Provided Vehicular Spaces		51 Spaces
Provided 2-Wheeled Vehicle Sp.		3 Spaces
Total Spaces Provided		54 Spaces

1.5 regular vehicle spaces per dwelling unit are required for multi-family development. The applicant is proposing a total of 51 vehicular spaces, including two accessible spaces. Additionally, three two-wheeled vehicle parking spaces are proposed. However, the two-wheeled vehicle spaces do not appear to meet the required minimum dimensions of four feet in width. A condition of approval has been included for all two-wheeled vehicular parking spaces to meet the minimum dimensional standards of MLDC 10.743 (5).

Floodplain (Exhibit S)

Parts of the property along the southerly property line are within a mapped AE zone with Base Flood Elevations and a designated floodway. The revised site plan shows the building footprint to be located entirely outside of the mapped floodzone.

Per the Memorandum (Exhibit M) received from the Floodplain Coordinator on December 11, 2018, a Floodplain Development Permit is required prior to development in the Special Flood Hazard Areas.

Cross-Access Easements

As mentioned on page 3 of the Public Works Staff Report (Exhibit N) and in accordance with MLDC 10.550(3)(a)(3) the development shall grant cross-access easements to all three abutting parcels and the site design must accommodate future uses of such access. The revised site plan shows locations for cross-access easements in accordance with MLDC 10.550.

Other Agency Comments

No comments were received from other agencies, such as the Rogue Valley International Airport or ODOT.

Committee Comments

No comments were received from a committee, such as BPAC.

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit F) and recommends the Commission adopt the findings as presented.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the final order for approval of AC-18-171 per the staff report dated December 12, 2018, including Exhibits A through M.

EXHIBITS

- A Conditions of Approval, dated December 12, 2018
- B Site Plan, received November 7, 2018
- C Floor Plans, received November 7, 2018
- D Roof Plan, received November 7, 2018
- E Letter from the applicant, received November 7, 2018
- F Project Narrative and Applicant's Questionnaire, received November 7, 2018
- G Public Works Department Staff Report, received November 28, 2018
- H Building Department Memo, dated November 28, 2018
- I Medford Fire-Rescue Land Development Report, dated November 28, 2018
- J Medford Water Commission Staff Memo, dated November 28, 2018
- K Updated property dimensions e-mail, received November 12, 2018
- L Updated Density Calculation Form, dated November 12, 2018
- M Floodplain Coordinator Memo, received December 11, 2018
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

DECEMBER 21, 2018

EXHIBIT A

Stylus Development
AC-18-171
Conditions of Approval
December 12, 2018

CODE REQUIRED CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. Comply with all conditions stipulated by the Public Works Department (Exhibit G).
2. Comply with all conditions stipulated by the Fire Department (Exhibit I).
3. Comply with all conditions stipulated by the Medford Water Commission (Exhibit J).
4. Comply with all regulations stipulated by the Floodplain Coordinator (Exhibit M).
5. Submit a revised site plan showing the two-wheeled vehicle spaces to meet the required minimum dimensional standards per MLDC 10.743(5).

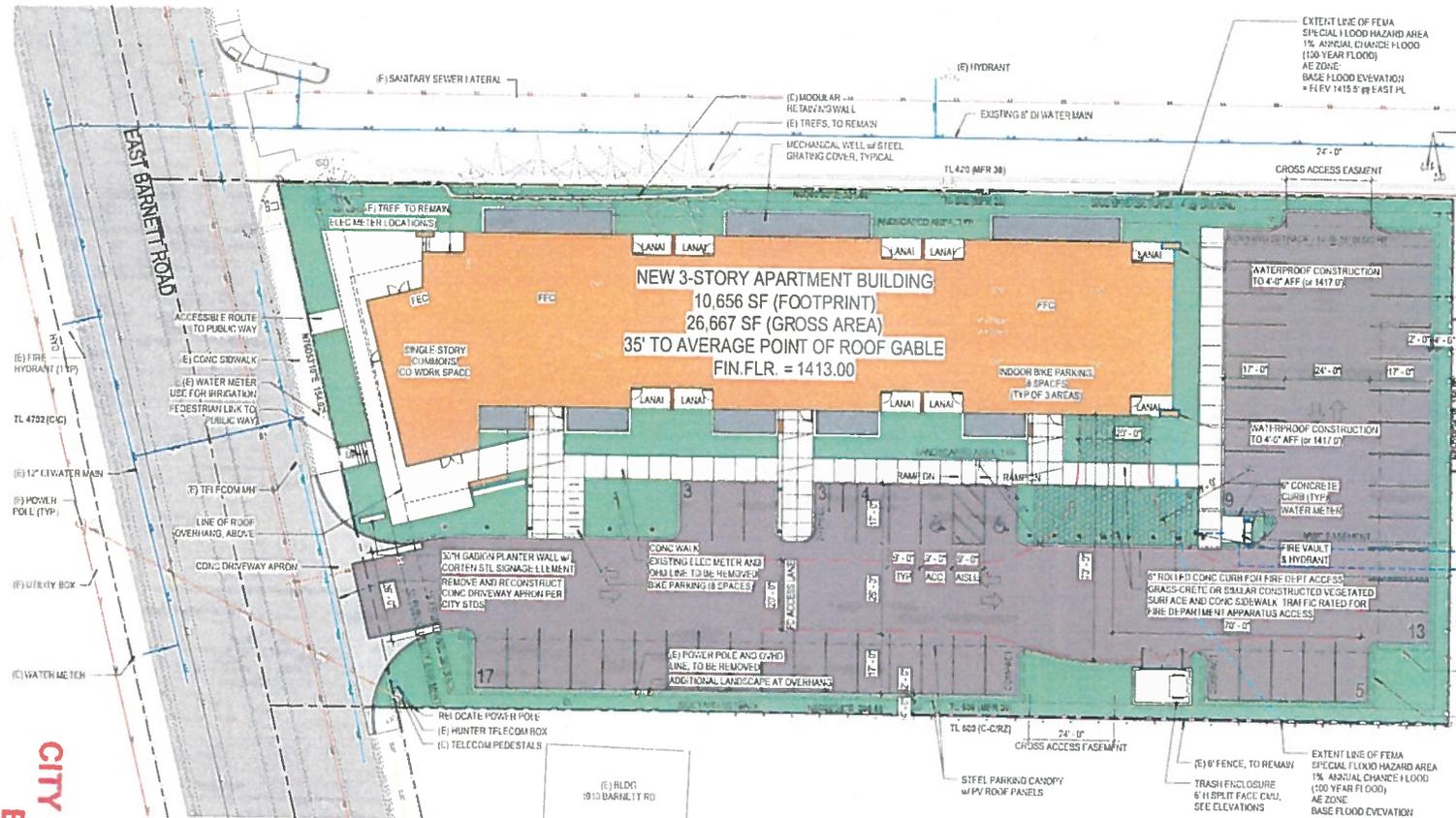
SITE FLOOD PLANE CALCULATION

FORM 41029C PANEL 1978F & 1979F
MAY 3, 2011 (EFFECTIVE DATE)

EXISTING CONDITION:
(PER FLOOD BOUNDARY DURING 100 YEAR EVENT)
VOLUME OF WATER = 27,337.7 cu ft

PROPOSED CONDITION:
(PER FLOOD BOUNDARY DURING 100 YEAR EVENT)
VOLUME OF WATER = 26,767.2 cu ft

RESULT:
WITHIN THE DETERMINED SPECIAL FLOOD HAZARD AREA BOUNDARY, THE PROPOSED DEVELOPMENT WILL CONTRIBUTE 1.433 cu ft MORE THAN THAT OF THE EXISTING CONDITION, THUS DECREASING THE OVERALL COMMUNITY-BASE FLOOD WATER SURFACE ELEVATION.



Project Statistics

Tax Lot	371V32A9 TL 500
Lot Area	1,066ac (47,122SF) 1.21ac (52,522SF)
Lot Zoning	MFR 30 (CALUP UH)
Number of Units	1,21ac x 30 = (36) 3 Units
Building Footprint	10,656SF (22.6%)
Building Area	26,667SF (24.9%)
Hardscape	75,377sf (63.8%)
Lot Coverage	10,656SF (22.6%) 50% Maximum Front Yard: 15' Side Yard: 14', max, 4' min 4', plus 5' per foot of bldg ht = 15' Rear Yard: 14', max, 4' min 4', plus 5' per foot of bldg ht = 15'
Landscape	11,689SF, proposed (23.5%)
Parking	54 spaces, Required (15 spaces per Dwelling Unit (76 x 1.5 = 54 spaces)
Automotive	51 spaces, Proposed 48 Standard 3 compact
Motorcycle	2 handicap spaces (1 van)
Bicycle	0 spaces, Required 3 spaces, Provided 36 spaces, Required (1 space per Dwelling Unit) 38 spaces, Provided (8 spaces in 4 racks) (30 motor in 3 locations @ lowest level of each story)

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CITY OF MEDFORD
EXHIBIT # 4
FILE # AC-18-171

Apartment Homes for Stylus Development
East Barnett Road Medford, OR 97504



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PLANNING DEP



X



12 DWELLING UNITS
13,456GSF INCLUDING OUTDOOR LIVING

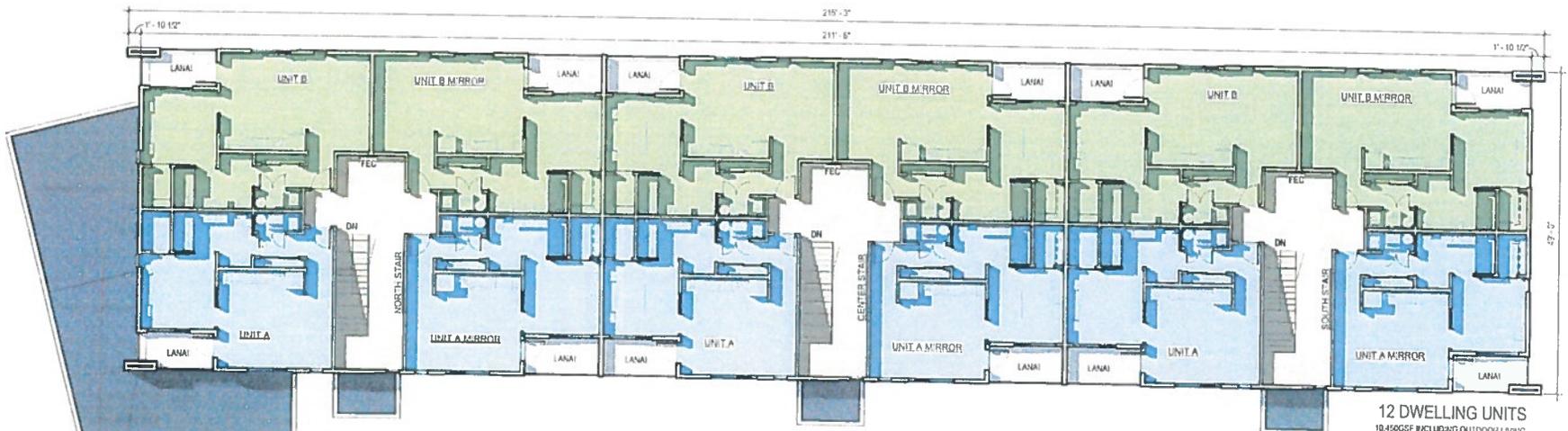


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NOV 07 2018
PLANNING DE



P32 Floor Plan - Level 02
Scale 1/8" = 1'-0"
Apartment Homes for Stylus Development
2100 East Barnett Road Medford, OR 97504
05 Nov 2018

© 2018 O & W Architecture, AIA

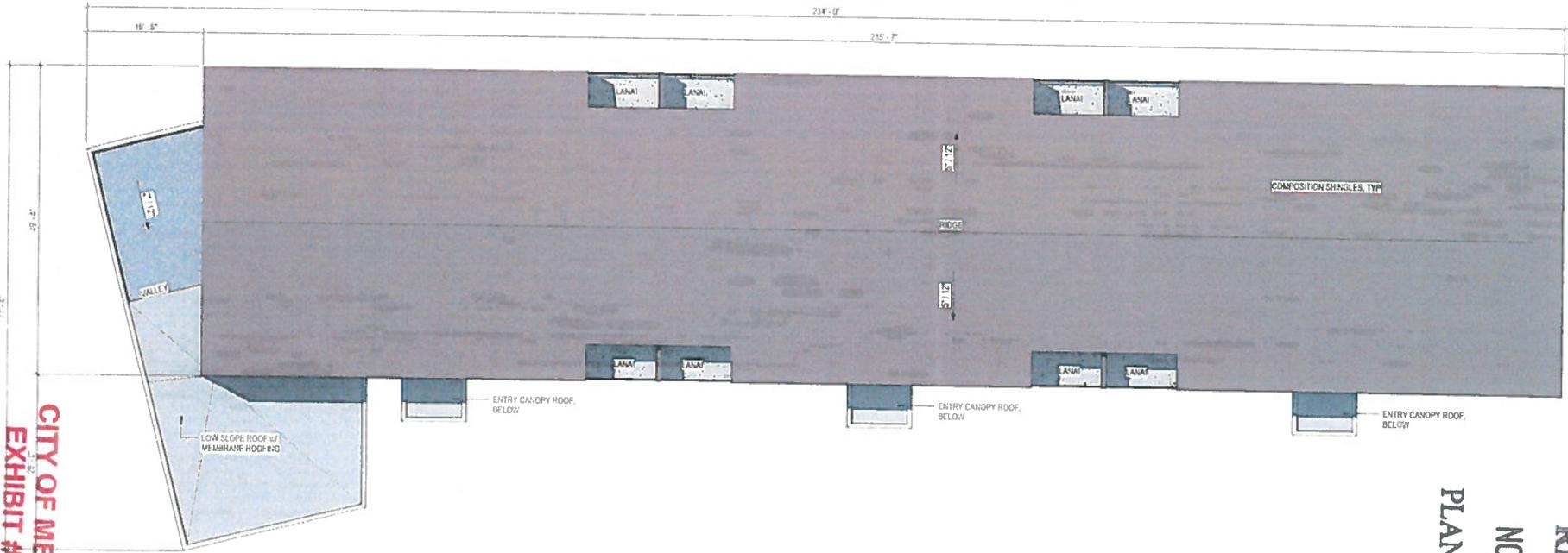


12 DWELLING UNITS
10,450GSF INCLUDING OUTDOOR LIVING



RECEIVED
NOV 07 2018
PLANNING DEPT





RECEIVED
NOV 07 2018
PLANNING DEP



P3.4
Real Plan
SCALE: 1/8" = 1'-0"
Apartment Homes for Stylus Development
2100 East Barnett Road Medford, OR 97504
06 Nov 2018
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CITY OF MEDFORD
EXHIBIT # D
FILE # AC-18-171

11

City of Medford, Planning Department
200 Ivy Street
Lausmann Annex, Room 240
Medford, Oregon 97501

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ORW
ARCHITECTURE

WWW.ORWARCHITECTURE.COM
2950 EAST BARNETT ROAD
MEDFORD OR 97504
P 5 4 1 . 7 7 9 . 5 2 3 7

6 November 2018

Re: SPAC Application, Stylus Apartment Homes; 2100 Barnett Road, Medford

Please find attached SPAC application package for your review. The attached Type III application constitutes a Major Modification of previously approved (19 October 2018) SPAC Application (AC-18-094).

As the application for modification falls after the enactment of *MLDC 10.717 – Multiple Family Dwelling, Special Development Standards*, we are choosing to have the application considered under *MLDC 10.719 – Optional Adjustment of Special Development Standards*. We find the illustrated design to be in substantial concurrence with the standards as adopted except in the case of building length. We believe the design to be acceptable for approval given the criteria outlined in 10.719.

As always, ORW Architecture looks forward to working with Staff to make this another project that enhances the built environment of our fair city. If you have any questions or comments, or if I can be of any further assistance, please don't hesitate to contact me.

Best Regards,



Jeffrey J. Bender, AIA LEED AP
Director of Design
Principal Architect

CITY OF MEDFORD
EXHIBIT # E
FILE # AC-18-171

Site Plan and Architectural Commission
Project Narrative and Applicant's Questionnaire

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Project: Apartment Homes for Stylus Development
Address: 2100 E Barnett Road; Medford, OR 97504
Tax Map: 371W32AB TL: 500
Applicant: Stylus Development
Agent: ORW Architecture

ORW
ARCHITECTURE

WWW.ORWARCHITECTURE.COM
2950 EAST BARNETT ROAD
MEDFORD OR 97504
P 5 4 1 . 7 7 9 . 5 2 3 7

Section I - Project Narrative: The proposed project consists of a single 3-story apartment building with 36 units on an existing 1.06ac lot (1.21ac/gross (52522sf)) currently occupied by a single-family residence. Site development will include parking areas totaling 54 spaces and including areas for required Fire Department apparatus access and on-site stormwater detention and treatment.



Overhead View of Existing Site (Looking Southeast)

The proposed building is of contemporary design and features a three-story gable-roofed mass housing 36 apartment units and associated storage units and an attached single-story common facility area. The main building mass is oriented perpendicular to Barnett Rd and is clad primarily with painted cement-fiber shingle siding accented with areas of painted cement-fiber lap siding delineating outdoor spaces. The outdoor areas are cradled in a series of notches carved into the larger building volume providing vertical relief to the building's primary



PROJECT: Apartment Homes for Stylus Development

DATE: 5 November 2018 (Revised)

building mass. Each unit is provided with a substantial amount of glazed area. The composition of the fenestration and the differing textures and colors of the various building cladding materials help to break down the scale of the overall building mass and provide a great deal of visual interest. The roof is covered with an earth toned composition shingle chosen to match the color and texture of the primary cement fiber siding material. The single-story commons area features large expanses of storefront glazing.

Section II – Compatibility Criterion No. 1

As State regulations require that all approval criteria related to an application for housing developments be 'clear and objective' standards. As such, the City's current 'Compatibility Criterion' (MLDC 10.290) is unenforceable as a rule of law. The applicant therefore will address only those aspects relating to the clear and objective aspects of the application requirements.

After the initial SPAC application for this property was submitted (AC-18-094), the City enacted 10.717 Multiple Family Dwellings, Special Development Standards (6 September 2018). The applicant would like to specifically request review under 10.719 Optional Adjustment of Special Development Standards. Per 10.719(A)(a), the applicant states that the current illustrated design is of higher quality than might otherwise result from strict adherence to the Special Development Standards. The design of the subject property is in substantial concurrence with the Special Design Standards, but will deviate in the following respects:

- a. Building Mass and Façade (Building Length) – 10.717(B)(1): The ordinance specifically restricts the length multiple family buildings outside of the Central Business district to 150' if within 30' of the street. The illustrated design features a building that is about 240' long. It is the applicant's assertion, that in this case the strength of the building's impact and its visual presence on the street is enhanced by its increased length and apparent mass - breaking the building down into smaller parts would weaken its overall presence.

Further, the illustrated design is substantially identical to the design previously approved by the commission as AC-18-094 on 19 October 2018. The building footprint has changed slightly to add an additional four dwelling units on the ground floor, and additional windows have been added for those units. It is the applicant's position that the project meets the approval criteria included as part of 10.719.

A. List existing uses and development adjacent to your project site. Along with this list, describe the architecture (materials, colors, etc.), age, and condition of the adjacent buildings (you may use photographs to supplement this information).

N/A – Compatibility Criterion (10.290) is not applicable to this application.

PROJECT: Apartment Homes for Stylus Development
DATE: 5 November 2018 (Revised)

B. *Describe the building architecture and exterior treatments in your proposal, and how they fit with and complement adjacent buildings and development.*

N/A – Compatibility Criterion (10.290) is not applicable to this application.

C. *Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass. The Site Plan and Architectural Commission Design Guidelines are a helpful reference, and can be found on the City's website, and at the Planning Department.*

N/A – Compatibility Criterion (10.290) is not applicable to this application.

D. *Describe how the placement and orientation of the proposed building(s) relate(s) to the street facilities, and how this orientation promotes a more pedestrian-friendly site design.*

The proposed building is oriented against the long edge of the site. A generous planted courtyard area is placed along the 'front' of the larger portion of the building and is designed to provide visibility from the street and pedestrian linkage from the individual units to the street. In addition, the building's "Commons" or public portion is directly related to the Barnett Road frontage and provides seating areas and pleasant landscaped areas adjacent to the street. Pedestrian walkways throughout the development are connected through the common courtyard and back to the public ROW and sidewalk at Barnett Road.

a. *If the site lies within 600-feet of an existing or planned transit stop, as designated by the Transportation System Plan (TSP), describe compliance with the standards of Section 10.808, New Commercial and Institutional Development.*

Project can be found to comply MLDC 10.808 as building entrance for the Commons/Coworking area faces Barnett Road. The building is setback 15' in compliance with the general requirements for the proposed building type and there are no parking areas between the building and the 'transit street' (E Barnett Road).

E. *Describe the pedestrian facilities and amenities on your site (useable outdoor space, benches, etc.), and how they will function for pedestrians.*

PROJECT: Apartment Homes for Stylus Development

DATE: 5 November 2018 (Revised)

There are a number of outdoor seating and landscaped areas around the site, though they are on private property and intended primarily for the use of the tenants. All building entrances and surrounding site amenities are directly connected to the public pedestrian facilities.

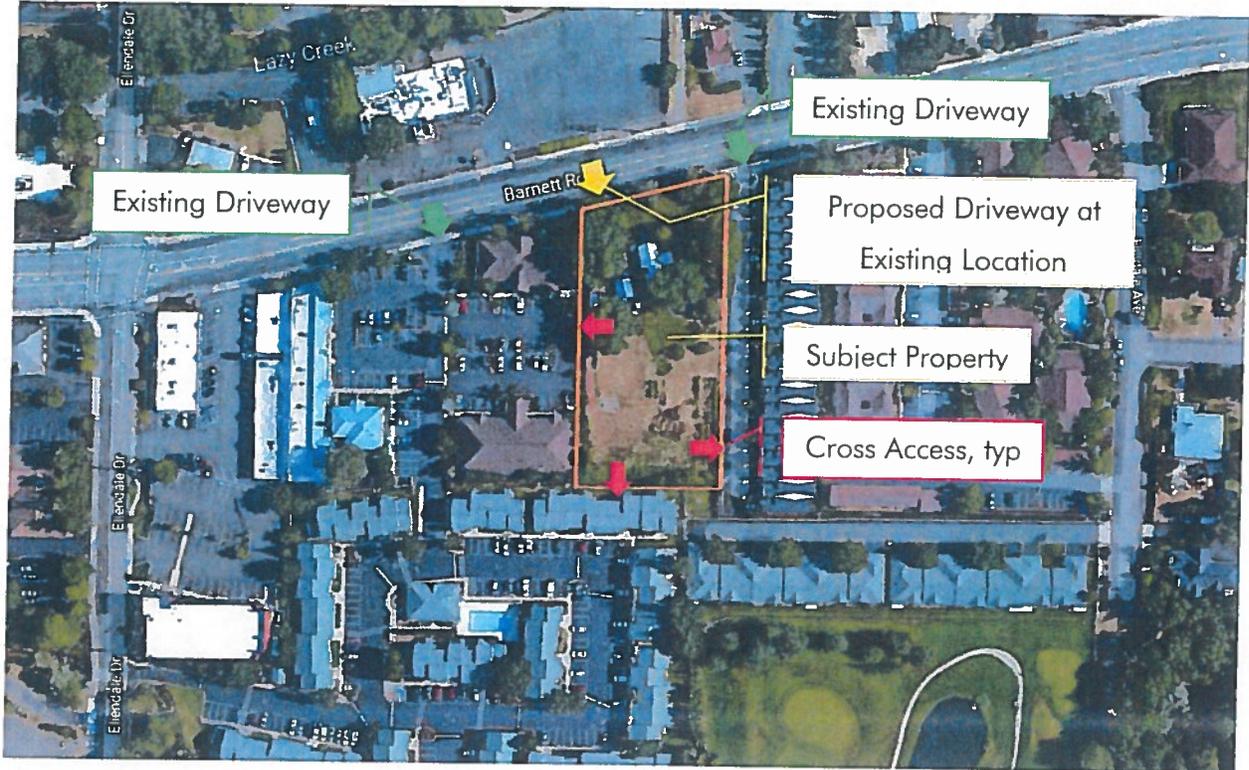
F. Describe vehicle and pedestrian access to the site, and how it relates internally on the site, and to adjacent sites.

Vehicular access to the site is at the northwest corner with a driveway onto E Barnett Road. A paved parking area continues from this point to and along the southern site boundary. Perimeter sidewalks provide access to the individual building entrances and further to the Commons/Coworking space at the northern edge of the site.

The cited code section addresses the creation of connected blocks of land bounded by public streets. The applicant agrees that this development model is preferred and beneficial to the community at large, but peculiarities of the existing site and surrounding neighborhoods, and the current street grid make strict compliance with the ordinance impossible.

The subject site is on the south side of Barnett Road and surrounded by a number of other residential and commercial developments. Each of the surrounding sites is bordered by either Barnett Road or Ellendale Road and is contiguous to the larger Rogue Valley Manor golf course site. The recreational nature of the adjacent RVM property (Quail Ridge Golf Course) means that there are no through streets or opportunity for pedestrian connectivity at the rear of the surrounding properties. As each of these developments was developed in a piecemeal fashion, it is difficult to provide the network of connected surrounding streets or pedestrian access ways required by the stated ordinance, and most cases, they do not exist.

PROJECT: Apartment Homes for Stylus Development
DATE: 5 November 2018 (Revised)



Site Arrangement and Public Access

The ordinance references the provision of an Interior Access Road to provide public access through the site and ultimately connected to the larger street network. The long, narrow nature of the subject site makes the provision of a separate access way, independent of the 24' wide parking aisle impossible. The entire site would be occupied by the required parking and access road. And, even if it were possible to provide the physical vehicular and pedestrian access, there is no network of roads or pedestrian sidewalks beyond the site to connect to.

As designed, the parking access aisle and adjacent sidewalk provides vehicular and pedestrian access to the majority of the site. Further, the sidewalk connects to the public way on Barnett Road providing ready public pedestrian access. There is no access to adjacent properties envisioned at this time, but the applicant is ready to grant reciprocal access easements to each of the neighboring properties. As future development is not planned or foreseen at this time, location of these easements to facilitate said development is inexact. We would propose to locate the easements to the east (Orchard Hill Townhomes) and south (Barnett Townhomes) at proposed drive aisle alignments. Easement to the west would align with drive aisle on adjacent (Kokopeli Development) lot. Given significant topographic changes and required parking at the perimeter of the subject site, the applicant does not believe physical connections for vehicular or pedestrian access to be a reasonable possibility.

PROJECT: Apartment Homes for Stylus Development

DATE: 5 November 2018 (Revised)

Street Arrangement Suitability

The subject application proposes no new streets or Interior Access Roads. The single parking aisle and driveway access is located at the northwest corner of the site and will be constructed as a 'radiused entry' to facilitate quick access from and into the site from Barnett Road, a Major Arterial per the current Transportation Systems Plan. The driveway approach is maintained in nearly the same location as the existing residential driveway the situated at the corner of the site allowing for the maximum distance from existing driveways on adjoining sites – the driveway for Barnett Townhomes and the Kokopeli development is approximately 190' to the west, and the driveway for the adjacent Orchard Hill townhomes 150' to the east.

Street Connectivity and Block Formation

The proposed driveway and access aisle connect to the one street adjacent to the subject site – East Barnett Road. No other streets or access ways are present on any adjacent site to allow for the formation of a block, as such. The proposed driveway is located at the maximum distance to driveways on neighboring sites to allow for optimal vehicular access. Per 10.426(c)(2)(b)

Maximum Block Length and Perimeter Length

No blocks with discernable perimeters have been formed on the subject site or as part of any adjacent development. At such time that cross-access easements are granted, grade differences (topographic constraints) in the developed conditions of each of the neighboring sites would significantly adversely affect the subject site in attempting to provide cross connections for vehicular travel between the properties. Therefore, per 10.426(c)(2)(a) and 10.464(1)(b) it would be appropriate for the approving authority to grant relief from the requirements for block boundary length and access way configuration.

Minimum Distance Between Intersections

No new streets or intersections will be created as a result of this application.

G. Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site. Should existing trees be preserved, a Tree Protection Plan shall also be included in this application.

There are a number of existing large Elm trees on the building site. Given the overall health of the trees and their expected life spans given extant disease, the decision has been made to remove the trees and all existing landscape materials. Some larger evergreen trees that are on the east boundary of the site and shared with the adjacent townhome development are to remain and will be protected in place. A full preservation plan will be included with the development Landscape drawings at the time of permitting.

PROJECT: Apartment Homes for Stylus Development

DATE: 5 November 2018 (Revised)

H. Describe stormwater detention facilities on the site (underground storage, surface pond, etc.). If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

Detention

The absence of a public storm drain system mandates that storm water discharge into the gutter on Barnett Road. Storm water will collect into a shallow surface pond West end of the paved parking where it will then be pumped out to the Barnett Road gutter.

Treatment

The site does not offer any reasonable opportunity to provide a vegetated treatment solution so a proprietary system will have to be used. The flows are too small for a hydrodynamic separator, the absence of a storm drain precludes using a Stormtech isolator chamber and the soil type, use and age of the existing structures rules out any porous surface option. A catch basin filter insert is the only viable treatment system for this particular site but this will require approval from Public Works.

I. Describe how your proposed landscaping design will enhance the building and other functions on the site.

N/A – Compatibility Criterion is not applicable to this application.

J. Describe how your exterior lighting illuminates the site, and explain how the design of fixtures does not diminish a view of the night sky, or produce glare on adjacent properties, consistent with the standards of Section 10.764.

The lighting of the building exterior is accomplished primarily by concealed lighting located on the underside of building and parking canopies. This serves to reduce visibility of the fixtures from adjacent areas and eliminates spillover onto adjacent sites. Some areas of the site (parking and vehicle maneuvering areas closest to the building and the trash enclosure area are illuminated by pole mounted luminaires with appropriate lenses and cut-off fixtures to eliminate light spill and glare from adjacent properties.

K Describe any proposed signage, and how it will identify the location of the occupant and serve as an attractive complement to the site.

Street number and naming signage will be incorporated into a landscape feature wall (stone gabion) at the street edge near the commons building. This approach makes the required signage an attractive complement to the site and an intrinsic part of the landscape and architecture of the development.

PROJECT: Apartment Homes for Stylus Development

DATE: 5 November 2018 (Revised)

L. *Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development. (See Sections 10.731-10.733).*

Proposed fencing is to be of solid wood construction, 6' tall. The general detailing, construction, and colors of the materials will be in general harmony with the architecture and landscape of the proposed development.

M. *Explain how any potential noise generated by future occupants will be mitigated on the proposed site, consistent with the standards of Sections 10.752-10.761.*

The development is residential in nature. There should be no routine noise generated by the tenants or other users of the facility that would be uncommon for this use or not in general conformance with the remainder of the neighborhood and surrounding uses.

N. *Explain anything else about your project that adds to the compatibility of the project with adjacent development and uses.*

N/A – Compatibility Criterion (10.290) is not applicable to this application.

O. *List and explain any exceptions or modifications requested and provide reasons for such.*

No exceptions or modifications are requested at this time.

P. *Section 10.780(C)(2) - List any petition for relief of landscaping standards (i.e., request an increase in turf area at a facility for active recreation; eliminate requirement for root barriers when trees are planted in structural soils). Provide rationale for requested deviation from standard.*

No relief from the landscaping standards is expected.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

RECEIVED

NOV 07 2018

Section II – Code Compliance: Criterion No. 2

PLANNING DEPT.

PROJECT SITE		
	PROPOSED	REQUIRED
• Zoning District	MFR-30	
• Overlay District(s)	N/A	
• Proposed Use	Apartments	
• Project Site Acreage	1.06ac	
• Site Acreage (+ right-of-way)	1.21ac	
• Proposed Density (10.708)	30 du/ac	
• # Dwelling Units	36	
• # Employees	0	

STRUCTURES		
	EXISTING	PROPOSED
• # Structures	1	1
• Structure Square Footage (10.710-10.721)	750sf	26,667sf

SITE DESIGN STANDARDS		
	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	15'	15'
• Side Yard Setback (10.710-721)	14'	14'
• Side Yard Setback (10.710-721)	58'	14'
• Rear Yard Setback (10.710-721)	77'	4'
• Lot Coverage (10.710-721)	22.6%	50% MAXIMUM

PARKING		
	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	52; 46 + (3) 2 wheeled (3) compact	52
• Disable Person Vehicular Spaces (10.746[8])	2	2
• Carpool/Vanpool Spaces (10.809)	0	0
• Total Spaces (10.743)	54	54
• Bicycle Spaces (10.748)	38	
• Loading Berths (10.742)	0	



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 11/28/2018
File Number: AC-18-171

**PUBLIC WORKS DEPARTMENT STAFF REPORT
2100 East Barnett Road (TL 500)**

32 Multi-Family Residential Housing Units – Addition of Four Units

Project: Consideration of plans for the development of a 32-unit, three-story apartment building on approximately 1.1 acres.

Location: Located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500).

Applicant: Applicant, Stylus Development LLC; Agent, ORW Architecture; Planner, Steffen Roennfeldt.

NOTE: The items listed here shall be completed and accepted prior to the respective issuances of permits and certificates:

Prior to issue of the first building permit, the following items shall be completed and accepted:

- Submittal and approval of plans for site grading and drainage, and detention.
- Completion of all public improvements, if required. The applicant may provide security for 120% of the improvements prior to issuance of vertical building permits. Construction plans for the improvements will need to be approved by the Public Works Engineering Division prior to acceptance of security.
- Items A – D, unless noted otherwise.

Prior to issue of Certificate-of-Occupancy for completed structures, the following items shall be completed and accepted:

- Paving of all on-site parking and vehicle maneuvering areas.
- Certification by the design engineer that the stormwater quality and detention system was constructed per the approved plan.
- Completion of all public improvements, if applicable.

A. STREETS

1. Dedications

East Barnett Road classified as a Major Arterial street within the Medford Land Development Code (MLDC), Section 10.428. The existing right-of-way width and the improvements, along this section of Barnett Road, were completed as part of a corridor plan and agreement between the City of Medford and Oregon Department of Transportation (ODOT) in 2011. In accordance with the MLDC, Section 10.427, standards may be modified through a special area plan, which was done in the agreement between the City and ODOT. **No additional right-of-way is required.**

In accordance with MLDC 10.471, **the property owner shall dedicate a 10-foot wide public utility easement (PUE)** adjacent to the right-of-way line along this Developments respective frontage to South Peach Street.

The easement dedication shall be submitted directly to the Engineering Division of the Public Works Department. The submittal shall include: the easement dedication, including an exhibit map; a copy of a current Lot Book Report, Preliminary Title Report, or Title Policy; a mathematical closure report (if applicable), and the Planning Department File Number; for review and City Engineer acceptance signature prior to recordation by the applicant. Releases of interest shall be obtained by holders of trust deeds or mortgages on the PUE area.

2. Public Improvements

a. Public Streets

East Barnett Road – All street section improvements, with the exception of a planter strip, have been completed in close conformance with current standards, including pavement, curb and gutter, sidewalks and street lights. **No additional public improvements are required.**

NOTE: All projects subject to Site Plan and Architectural Review shall be required per MLDC 10.501 (6), as a condition of approval, to repair all frontage sidewalks as determined by the Engineering Division. When attached as a condition of approval of a Site Plan and Architectural Review application the sidewalk maintenance procedures set forth in Chapter 3, Section 3.025, Notice on Hearing of City Repair of Sidewalks, through 3.035, Notice of Sidewalk Repair, are hereby superseded.

b. Street Lights and Signing

No additional street lights or signs are required.

The Developer shall be responsible for the preservation and re-installation of all signs removed during demolition and site preparation work. The Developer's contractor shall coordinate with the City of Medford Public Works, Maintenance and Operations Division to remove any existing

signs and place new signs provided by Medford Public Works Department and paid for by Developer.

c. Pavement Moratoriums

There is a pavement cutting moratorium currently in effect along this frontage to East Barnett Road, which is set to expire August 16th, 2019.

3. Access and Circulation

The existing block length on Barnett Road exceeds the requirements of MLDC 10.426. The applicant has provided findings addressing these requirements.

In accordance with MLDC 10.550, cross-access easements shall be granted to all contiguous parcels. Site design shall accommodate the future use of such accesses.

Public Works received a Traffic Impact Report from Southern Oregon Transportation Engineering, dated September 24, 2018 which was reviewed in regards to the previously approved application for this site (AC-18-094). The analysis focuses on access for the proposed development and studies driveway delay, roadway gaps, 95th percentile queue lengths, crash history, sight distance, turn lanes, and driveway spacing standards. The report states that a full access driveway at this location will not be a significant safety hazard and the development should be approved with full access.

With the prior approval, Public Works concurred with the report. This application increases the traffic at the project driveway by 2 PM peak hour trips over what was studied in the Traffic Impact Report. This increase is not considered significant and does not change the recommendations included in the staff report for AC-18-094. Public works recommends no restrictions on driveway access at this time. The driveway shall comply with the throat width and radius standards contained in MLDC 10.550. Granting of driveway access at this time is not a guarantee that future improvements designed to improve safety or capacity will not restrict access to the site.

4. Section 10.668 Analysis

To support a condition of development that an applicant dedicate land for public use or provide a public improvement, the Medford Code requires a nexus and rough proportionality analysis which is essentially a codification of the constitutional provisions in Nollan and Dolan cases.

10.668 Limitation of Exactions

Notwithstanding any other provisions of this Chapter 10, an applicant for a development permit shall not be required, as a condition of granting the application, to dedicate land for public use or provide public improvements unless:

(1) the record shows that there is an essential nexus between the exaction and a legitimate government purpose and that there is a rough proportionality between the burden of the exaction on the developer and the burden of the development on public facilities and services so that the exaction will not result in a taking of private property for public use, or

(2) a mechanism exists and funds are available to fairly compensate the applicant for the excess burden of the exaction to the extent that it would be a taking.

1. Nexus to a legitimate government purpose

The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited to: development of a balanced transportation system addressing all modes of travel, including motor vehicles, transit, bicycles, emergency services and pedestrians. Further, these rights-of-way are used to provide essential services such as sanitary sewer, domestic water and storm drains to serve the developed parcels. It can be found that the listed right-of-way dedications and improvements have a nexus to these purposes and policies.

2. Rough proportionality between the dedications and improvements, and the impacts of development.

No mathematical formula is required to support the rough proportionality analysis. Furthermore, benefits to the development resulting from the dedication and improvements when determining "rough proportionality" have been considered, including but not limited to: increased property values, intensification of use, as well as connections to municipal services and the transportation network.

As set forth below, the dedications and improvements recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development.

East Barnett Road:

Dedication of the Public Utility Easement (PUE) will benefit development by providing public utility services, which are out of the roadway and more readily available to each lot or building being served. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated for this development is necessary and roughly proportional to that required in similar developments to provide a transportation system that meets the needs for urban level services.

B. SANITARY SEWERS

The proposed development is situated within the Medford sewer service area. The Developer shall provide one separate individual service lateral to the site or ensure that the site is served by an individual service lateral. All unused laterals adjacent and stubbed to the development

shall be capped at the main.

C. STORM DRAINAGE

1. Drainage Plan

A comprehensive drainage plan showing the entire project site with sufficient spot elevations to determine direction of runoff to the proposed drainage system, and also showing elevations on the proposed drainage system, shall be submitted with the first building permit application for approval.

The Developer shall provide copies of either a Joint Use Maintenance Agreement or a private stormdrain easement for any stormwater draining onto or from adjacent private property.

All private storm drain lines shall be located outside of the public right-of-way and/or any public utility easements (PUE).

2. Grading

A comprehensive grading plan showing the relationship between adjacent property and the proposed development will be submitted with the improvement plans for approval. Grading on this development shall not block drainage from an adjacent property or concentrate drainage onto an adjacent property without an easement. The Developer shall be responsible that the final grading of the development shall be in compliance with the approved grading plan.

3. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481 and 10.729.

4. Certification

Upon completion of the project, and prior to certificate of occupancy of the building, the Developer's design engineer shall certify that the construction of the stormwater quality and detention system was constructed per plan. Certification shall be in writing and submitted to the Engineering Division of Public Works. Reference Rogue Valley Stormwater Quality Design Manual, Appendix I, Technical Requirements.

5. Erosion Prevention and Sediment Control

All development that disturbs 5,000 square feet or greater shall require an Erosion Prevention and Sediment Control Plan. Developments that disturb one acre and greater shall require a 1200C permit from the Department of Environmental Quality (DEQ). Erosion Prevention and Sediment Control Plans shall be submitted to the Building Department with the project plans for development. All disturbed areas shall be covered with vegetation or properly stabilized

prior to certificate of occupancy.

D. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

All public improvements shall be constructed in accordance with the "Engineering Design Standards for Public Improvements", adopted by the Medford City Council. Copies of this document are available in the Public Works Engineering office.

2. Construction and Inspection

The Developer or Developer's contractor shall obtain appropriate right-of-way permits from the Department of Public Works prior to commencing any work within the public right-of-way that is not included within the scope of work described within approved public improvement plans. Pre-qualification is required of all contractors prior to application for any permit to work in the public right-of-way.

Contractors proposing to do work on public streets, sewers, or storm drains shall 'prequalify' with the Engineering Division prior to starting work. Contractors shall work off a set of public improvement drawings that have been approved by the City of Medford Engineering Division. Any work within the County right-of-way shall require a separately issued permit from the County.

For City of Medford facilities, the Public Works Maintenance Division requires that public sanitary sewer and stormdrain mains be inspected by video camera prior to acceptance of these systems by the City.

Where applicable, the developer shall bear all expenses resulting from the adjustment of manholes to finish grades as a result of changes in the finish street grade.

3. Site Improvements

All on-site parking and vehicle maneuvering areas related to this development shall be paved in accordance with MLDC, Section 10.746, prior to issuance of Certificate of Occupancy for any structures on the site. Curbs shall be constructed around the perimeter of all parking and maneuvering areas that are adjacent to landscaping or unpaved areas related to this site. Curbs may be deleted or curb cuts provided wherever pavement drains to a water quality facility.

4. System Development Charges (SDC)

Buildings in this development are subject to street, sanitary sewer collection and treatment, and stormdrain SDCs. All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Jodi K Cope

Reviewed by: Doug Burroughs

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PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

200 S. IVY STREET
MEDFORD, OREGON 97501
www.ci.medford.or.us

TELEPHONE (541) 774-2100
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SUMMARY CONDITIONS OF APPROVAL

2100 East Barnett Road

32 Multi-Family Residential Housing Units – Addition of Four Units

AC-18-171

A. Streets

1. Street Dedications to the Public:

- East Barnett Road – No additional right-of-way is required.
- Dedicate 10-foot Public Utility Easement (PUE) along the frontage.

2. Improvements:

Public Streets

- East Barnett Road improvements have been completed.

Lighting and Signing

- No additional street lights are required.

Access and Circulation

- The applicant shall address block length requirements.
- Driveway access shall be per MLDC 10.550.
- Cross-access easements.
- Public works recommends no restrictions on driveway access at this time.

Other

- There is a pavement moratorium currently in effect on East Barnett Road.

B. Sanitary Sewer:

- Ensure or construct separate individual sanitary sewer connection.
- Cap remaining unused laterals at the main.

C. Storm Drainage:

- Provide a comprehensive grading and drainage plan.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide engineers certification of stormwater facility construction.

- = City Code Requirement
- = Discretionary recommendations/comments

The above summary is for convenience only and does not supersede or negate the full report in any way. If there is any discrepancy between the above list and the full report, the full report shall govern. Refer to the full report for details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection.



Memo

To: Steffen Roennfeldt, Planner, Planning Department
From: Chad Wiltout, Building Department (541) 774-2363
CC: ORW Architecture, Agent. Stylus Development, LLC, Applicant
Date: November 28, 2018
Re: November 28, 2018 LDC Meeting: AC-18-171

Please Note:

This is not a plan review. Unless noted specifically as Conditions of Approval, general comments are provided below based on the general information provided; these comments are based on the 2014 Oregon Structural Specialty Code (OSSC) unless noted otherwise. Plans need to be submitted and will be reviewed by a commercial plans examiner, and there may be additional comments.

Fees are based on valuation. Please contact Building Department front counter for estimated fees at (541) 774-2350 or building@cityofmedford.org.

For questions related to the Conditions or Comments, please contact me, Chad Wiltout, directly at (541) 774-2363 or chad.wiltout@cityofmedford.org.

General Comments:

1. For list of applicable Building Codes, please visit the City of Medford website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Design Criteria" on left side of screen and select the appropriate design criteria.
2. All plans are to be submitted electronically. Information on the website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Electronic Plan Review (ePlans)" for information.
3. A site excavation and grading permit will be required if more than 50 cubic yards is disturbed and to install utilities.
4. A separate demolition permit will be required for demolition of any structures not shown on the plot plan.

Comments:

5. ADA parking spaces shall be required in accordance with code section 1106 of the Oregon Structural Specialty Code.
6. The building and building appurtenances shall be designed by an Oregon licensed design professional in accordance with 107.1 and 107.3.4 OSSC.
7. A code analysis providing occupant load, means of egress plan, type of construction, occupancy classification, occupant load, fire protection systems per chapter 9 OSSC, etc... will be required.
8. A geotechnical engineer shall provide a design for soils at building locations pursuant to 1803 of the Oregon Structural Specialty Code.

9. Special inspections may be required per chapter 17 of the 2014 Oregon Structural Specialty Code.
10. Com-check forms are required for lighting, mechanical equipment and exterior envelope to show energy efficiency compliance with the 2014 Oregon Energy Efficiency Specialty Code.
11. Fire Separation distance requirements per Tables 602 and 705.8 of the OSSC.
Address distances from property lines on all sides and distance between the structures.
12. This building contains a mixed use occupancy, B, R-2, and S1. Per Section 508, Provide fire separation per Table 508.4.
13. Provide Fire Protection Systems per Chapter 9 of the OSSC and the 2014 Oregon Fire Code.
14. This property is located in the 100 year Flood Plain and requires a development permit from the planning department.



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 11/16/2018
Meeting Date: 11/28/2018

LD File #: AC18171 **Associated File #1:** AC18094

Planner: Steffen Roennfeldt

Applicant: Stylus Development LLC, applicant; ORW Architecture, Agent

Site Name: Apartment Homes for Stylus Development

Project Location: South side of East Barnett Road, approximately 600 feet east of Ellendale Drive.

Project Description: Consideration of a Major Modification consisting of the addition of four dwelling units to previously approved plans for an apartment building (AC-18-094) on approximately 1.1 acres located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500).

Specific Development Requirements for Access & Water Supply

Reference	Comments	<u>Conditions</u> Description
OFC 508.5	One internal fire hydrant will be required for this project.	<p>Fire hydrants with reflectors will be required for this project.</p> <p>The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.</p> <p>Plans and specifications for fire hydrant system shall be submitted to Medford Fire-Rescue for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).</p>
OFC 503.2.1	General road design requirements.	<p>Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches. The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under section 503.2.1, shall be maintained at all times. The fire apparatus access road shall be constructed as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 60,000 pounds. (See also OFC 503.4; D102.1)</p> <p>The turning radius on fire department access roads shall meet Medford Fire Department requirements (OFC 503.2.4).</p>
OFC 503.4	Curbs shall be painted red and stenciled along the fire lanes.	<p>Fire apparatus access roads 20-26' wide shall be posted on both sides as a fire lane. Fire apparatus access roads more than 26' to 32' wide shall be posted on one side as a fire lane (OFC D103.6.1).</p> <p>Where parking is prohibited for fire department vehicle access purposes, NO PARKING-FIRE LANE signs shall be spaced at minimum 50' intervals along the fire lane (minimum 75' intervals in 1 & 2 family residential areas) and at fire department designated turn-around's. The signs shall have red letters on a white background stating "NO PARKING-FIRE LANE" (See handout).</p> <p>For privately owned properties, posting/marketing of fire lanes may be accomplished by any of the following alternatives to the above requirement (consult with the Fire Department for the best option):</p> <p>Alternative #1: Curbs shall be painted red along the entire distance of the fire department access. Minimum 4" white letters stating "NO PARKING-FIRE LANE" shall be stenciled on the curb at 25-foot intervals.</p>

EX-101 I
AC-18-171

Alternative #2:

Asphalt shall be striped yellow or red along the entire distance of the fire department access. The stripes shall be at least 6" wide, be a minimum 24" apart, be placed at a minimum 30-60 degree angle to the perimeter stripes, and run parallel to each other. Letters stating "NO PARKING-FIRE LANE" shall be stenciled on the asphalt at 25-foot intervals.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths (20' wide) and clearances (13' 6" vertical) shall be maintained at all times (OFC 503.4; ORS 98.810-12).

This restriction shall be recorded on the property deed as a requirement for future construction.

A brochure is available on our website at:

<http://www.ci.medford.or.us/Files/Fire%20Lane%20Brochure.pdf>

OFC D105 Aerial apparatus access road requirements if lowest level of roof eaves are greater than 30' above fire vehicle access.

SECTION D105-AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

OFC 903 A fire sprinkler system is required for a Group R-2 occupancy in accordance with OFC 903.2.8.

Fire sprinkler system requirement information.

Where a fire sprinkler system is required, it shall meet the requirements of the Oregon Fire Code and the applicable National Fire Protection Association (NFPA) Standard.

Consult the Medford Water Commission for proper water meter sizing for fire sprinkler systems.

OFC 907 A fire alarm system is required for a Group R-2 occupancy in accordance with OFC 907.2.9.

Fire alarm system requirement information.

Where a fire alarm system is required, it shall meet the requirements of the Oregon Fire Code and the National Fire Protection Association (NFPA) 72 Standard.

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon Fire Code in affect at the time of development submittal. Fire apparatus access roads are required to be installed prior to the time of construction. The approved water supply for fire protection (fire hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Specific fire protection systems may be required in accordance with the Oregon Fire Code.

This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only.

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

Medford Fire-Rescue, 200 S Ivy St. Rm 180, Medford OR 97501 541-774-2300

www.medfordfirerescue.org



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

FROM: Rodney Grehn P.E., Water Commission Staff Engineer

SUBJECT: AC-18-171

PARCEL ID: 371W32AB TL 500

PROJECT: Consideration of a Major Modification consisting of the addition of four dwelling units to previously approved plans for an apartment building (AC-18-094) on approximately 1.1 acres located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500); Stylus Development LLC, applicant; ORW Architecture, Agent; Steffen Roennfeldt, Planner. (Related Application: AC-18-094)

DATE: November 28, 2018

I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The Installation 8-inch water line is required for the proposed fire service vault, fire hydrant and a domestic water service are required to be installed in a proposed landscape island or other protected space so that the proposed water appurtenances cannot be damaged by vehicular movements within the parking area.
4. Dedication of a 10-foot wide (minimum) access and maintenance easement to MWC over all water facilities located outside of public right-of-way is required. Easement shall be submitted to MWC for review and recordation prior to construction.
5. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments. New backflow devices shall be tested by an Oregon certified backflow assembly tester. See MWC website for list of certified testers at the following web link <http://www.medfordwater.org/Page.asp?NavID=35>.
6. If a well is located on this parcel it is required to be abandoned per state regulations.

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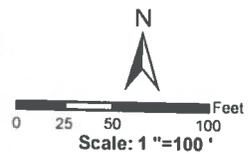
CITY OF MEDFORD
EXHIBIT # 3
FILE # AC-18-171



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COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is required. (See Condition 3 and 4 above)
3. Static water pressure is approximately 75 psi. (No Pressure Reducing Valves are required to be installed)
4. MWC-metered water service does exist to this property. There is an existing ¾-inch water meter serves the existing dwelling located at 2100 E Barnett Road. This water meter could be utilized for proposed landscape irrigation system.
5. Access to MWC water lines is available. There is an existing 8-inch water line located south of the south property line within a 10-foot wide easement per JC OR 95-1428.



Water Facility Map
 City of Medford
 Planning Application:
 AC-18-171
 (37-1W-32AB-500)
 November 14, 2018

Legend

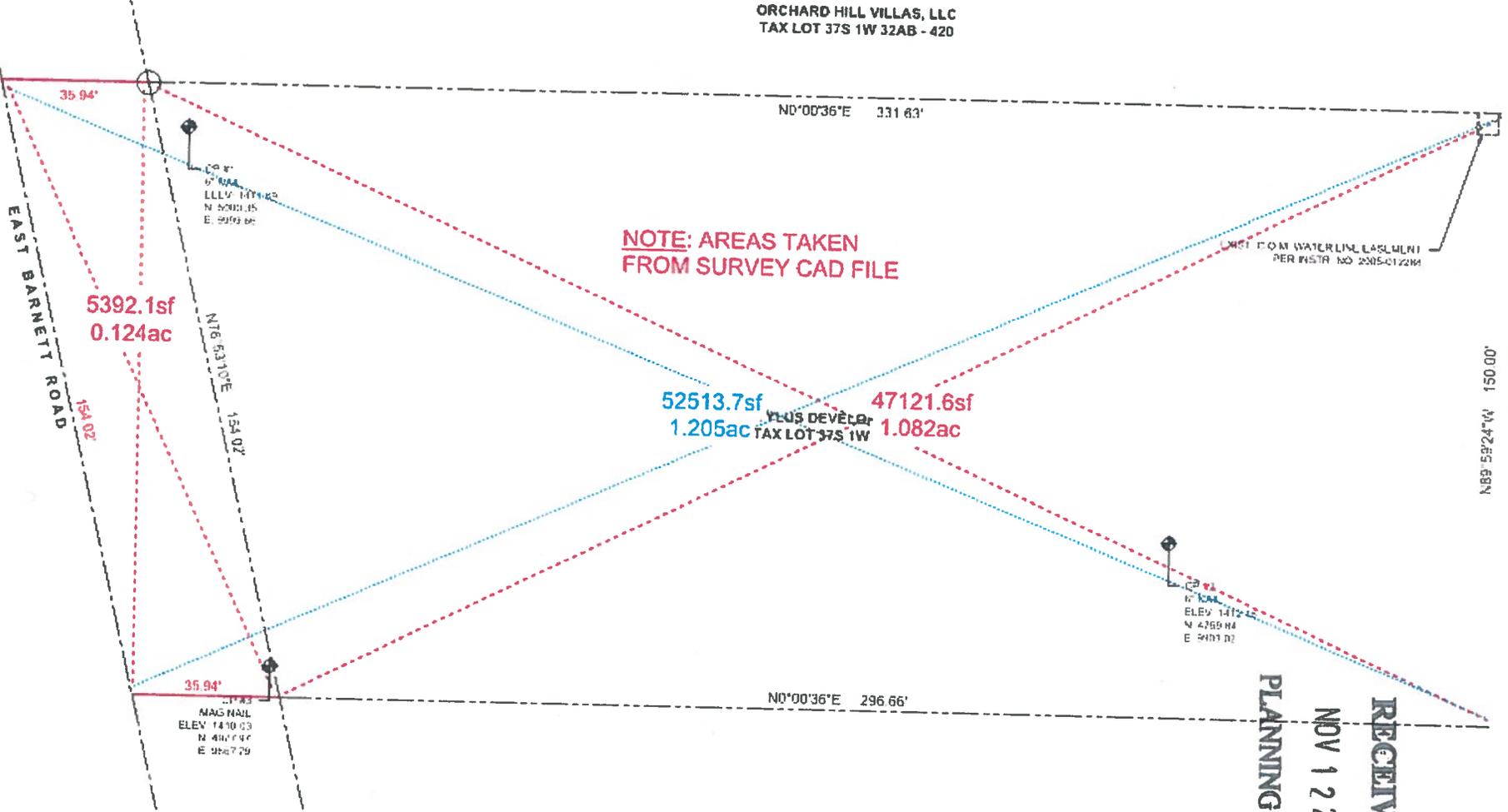
- Air Valve
- Sample Station
- Fire Service
- Hydrant
- Reducer
- Blow Off
- Plugs-Caps
- Water Meters:**
 - Active Meter
 - On Well
 - Unknown
 - Vacant
- Water Valves:**
 - Butterfly Valve
 - Gate Valve
 - Tapping Valve
- Water Mains:**
 - Active Main
 - Abandoned Main
 - Reservoir Drain Pipe
 - Pressure Zone Line
- Boundaries:**
 - Urban Growth Boundary
 - City Limits
 - Tax Lots
- MWC Facilities:**
 - Control Station
 - Pump Station
 - Reservoir



This map is based on a data source provided by the Medford Water Commission. The City of Medford and Medford Water Commission do not assume any liability for the accuracy or completeness of the information shown on this map. The City of Medford and Medford Water Commission are not responsible for any errors or omissions on this map. The City of Medford and Medford Water Commission are not responsible for any damages or losses resulting from the use of this map. Date: 1/15/2018 File: G:\Mapping\GIS\Map_Matthew_03.mxd

To: Jeff Bender <jeff@orwarch.com>; Steffen K. Roennfeldt <Steffen.Roennfeldt@cityofmedford.org>
 Cc: Dana Crawford <dana@orwarch.com>; David Wilkerson ORW Architecture <david@orwarch.com>
 Subject: RE: AC-18-094 - Apartment Homes for Stylus Development

Hello Steffen,
 See below to support Jeff's description.
 Thank you.



RECEIVED
 NOV 12 2018
 PLANNING DEPT.

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Using the boundary and site information (with located pins) from our surveyor, the lot size is 47,121.6sf (1.08ac) – slightly larger than the listed size, but not unexpected given the noted irregularity of the recorded legal description. The additional area to the street centerline is 5,392.1sf. Therefore the total site area (gross) is 52,513.7sf (1.2055ac).

That puts our calculated allowable dwelling units at $30 \times 1.20 = 36$ du.

I hope this helps. Please let me know if you need any further information.

Cheers,

jeff

Jeff Bender, AIA LEED AP BD+C v 541.779.5237x18
O R W | Architecture

From: Steffen K. Roennfeldt <Steffen.Roennfeldt@cityofmedford.org>
Sent: Monday, November 12, 2018 12:13 PM
To: Jeff Bender <jeff@orwarch.com>
Subject: RE: AC-18-094 - Apartment Homes for Stylus Development

Jeff,

Could you do me a favor and have your surveyor send me something in writing stating the exact lot size!? Depending on which source I look at, I came up with four different lot sizes ranging from 1.06 to 1.10...

I did trace the survey that was included in your first application and came up with 1.086 acres for lot size. Adding the right-of-way of 0.11 acres would get us to a total maximum density of 35 dwelling units. Could you have him confirm that lot size for me pretty please!

Thank you,
Steffen

From: Jeff Bender [<mailto:jeff@orwarch.com>]
Sent: Monday, October 22, 2018 3:12 PM
To: Kelly A. Akin <Kelly.Akin@cityofmedford.org>
Cc: Andrew Owen <andrew@orwarch.com>; David Wilkerson ORW Architecture <david@orwarch.com>; Dana Crawford <dana@orwarch.com>; Steffen K. Roennfeldt <Steffen.Roennfeldt@cityofmedford.org>
Subject: RE: AC-18-094 - Apartment Homes for Stylus Development

Thanks for your input, Kelly! We will take all of this under advisement. You may see another application from us in the near future...

Best,

jeff

Jeff Bender, AIA LEED AP BD+C v 541.779.5237x18
O R W | Architecture

From: Kelly A. Akin <Kelly.Akin@cityofmedford.org>
Sent: Monday, October 22, 2018 1:28 PM
To: Jeff Bender <jeff@orwarch.com>
Cc: Andrew Owen <andrew@orwarch.com>; David Wilkerson ORW Architecture <david@orwarch.com>; Dana Crawford

DENSITY CALCULATION FORM

For all residential LDP, LDS, PUD, and AC Application Files

SQ FT
AC

0.16	0

6969.6
0

File No.	AC-18-171
Planner	Steffen Roennfeldt
Date	Novemebr 12, 2018

GROSS ACREAGE	
Tax Lot Numbers	
371W32AB500	1.09 AC
	AC
	AC
	AC
	AC
Existing ROW to Centerline	0.11 AC
Gross Acres	1.20 AC
Effective Acres (Gross - Subtracted)	1.20

SUBTRACTED ACREAGE	
Large Lots for Existing Development	AC
Reserved Acreage	AC
Other ¹	AC
	AC
	AC
	AC
	AC
Subtracted Acres	AC

DENSITY RANGE	
Zoning District	MFR-30
Density Range	
Minimum	20
Maximum	30
No. DU Proposed	36
No. DU Permitted Min.	24
No. DU Permitted Max.	36
Minimum	24.10
Maximum	36.15
Percentage of Maximum	99.59%

EXISTING R-O-W CALCULATION

Street Name	LF	Width	SF	Acreage
E Barnett Road	154.02	32.50	5,005.65	0.11
		-	-	-
		-	-	-
		-	-	-
		5,005.65		0.11

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¹ Such as future ROW dedication, resource protection areas, common open space, other dedication areas, etc.



Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Subject Stylus Development LLC
File no. AC-18-171
To Steffen Roennfeldt, Planner III
From Liz Conner, Planner II, Floodplain Coordinator
Date December 11, 2018

SITE CHARACTERISTICS

- MFR-30 , Multiple family residential (20-30 dwelling units per gross acre)
- Southern third portion of parcel within 1% chance annual floodplain (100 year floodplain).
- FIRM panel 41029C 1978F & 41029C 1979F effective May 3, 2011

PROJECT DESCRIPTION

Consideration of plans for the development of a 36-unit, three-story apartment building on approximately 1.1 acres located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500).

FLOODPLAIN REGULATIONS

The property is currently within a mapped AE zone with Base Flood Elevations. The designated floodway that is contained within the structure south of the property. Per the National Flood Insurance Program Regulations, any vertical structures and utilities shall comply with 44 CFR 60.3(a),(b),(c), and (d) and MMC Section 9.706.

The Medford Floodplain regulations are found in Sections 9.701-9.707 of the Municipal Code. The sections pertaining to areas of special flood hazard with Base Flood Elevations (BFE) need to be reviewed and adhered to specifically, along with other relevant sections.

A Floodplain Development Permit is required prior to development in the Special Flood Hazard Areas (SFHA). *Development is broadly defined and includes, but is not limited to, grading, filling, paving, and construction of buildings.*

Existing and proposed grades shall be provided and the effect of this earth movement on the floodplain shall be described in a narrative.

Floodplain Manager Comments

The proposal includes vehicular parking and landscaping within the SFHA Zone AE and shall be constructed in accordance to the following section in 44 CFR:

- 60.3 (b) - Requirement to Obtain Lowest Floor Elevation in Zone A
- 60.3 (c) - Requirements for Nonresidential Buildings

The floodplain included on the site plan shows which areas will be effected by the SFHA.

The proposed southern parking area shall be included in the floodplain development permit.

Per 60.3 (c)10 - Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Floodplain Permit

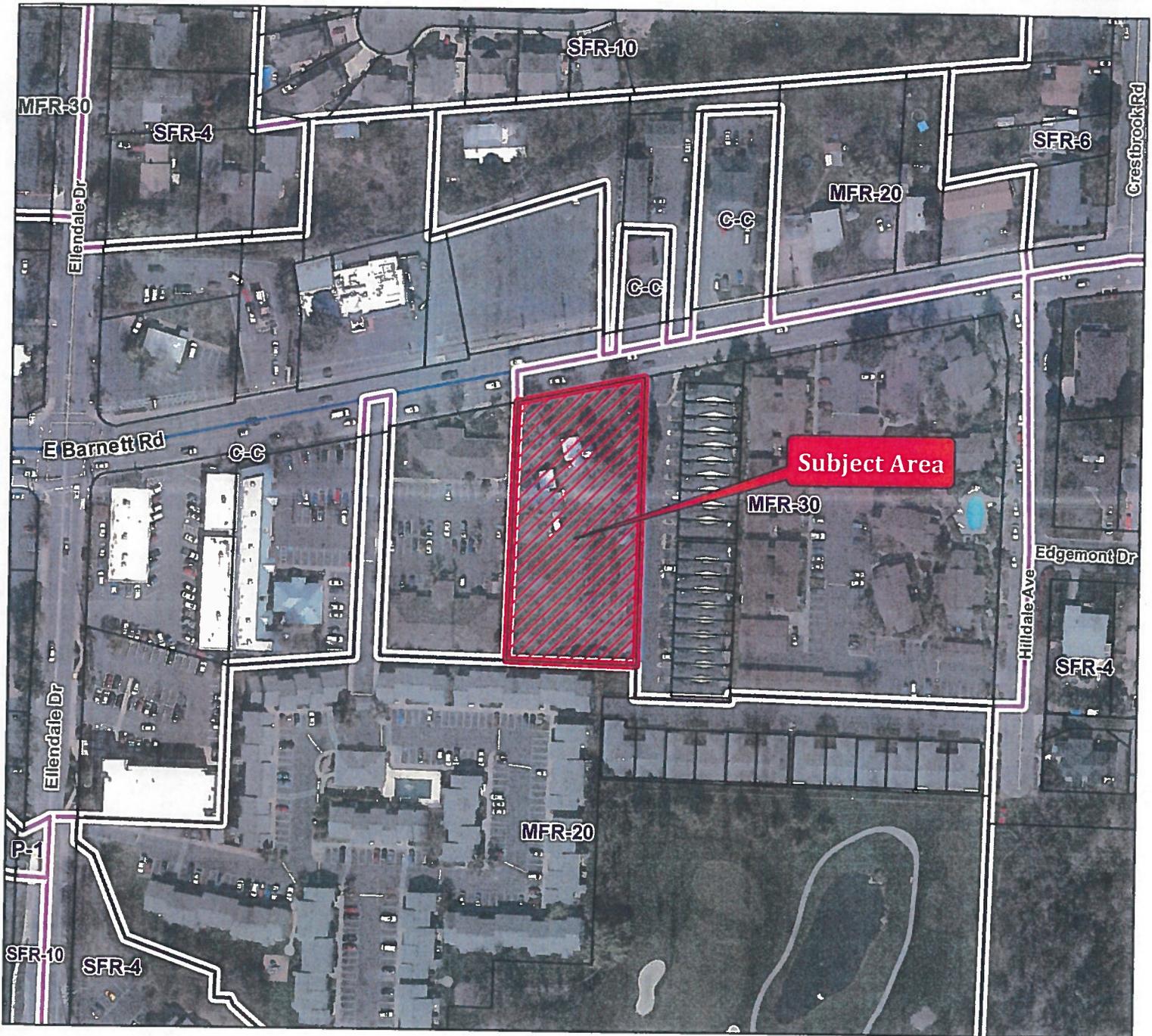
Submit a floodplain development application and fee (\$150) along with submittal requirements identified in Section 9.705 (C). An Elevation Certificate (EC) is required with the submittal of building permits for new commercial structures located in the special flood hazard area (one at the time of building permit submittal, one during construction, and one prior to certificate of occupancy). As well as any flood proofing certifications that may be required.

Submit copies of all necessary permits from other governmental agencies from which approval is required prior to start of construction.

Construction shall be in compliance with applicable building and fire codes and floodplain regulations.

Expiration of Floodplain Permit

A floodplain Development Permit shall become invalid unless work is started within 180 days after its issuance. Extensions for periods of not more than 180 days each shall be requested in writing.

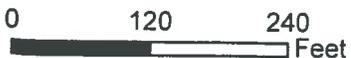


Project Name:
Stylus Development LLC
2100 E Barnett Road

Map/Taxlot:
371W32AB TL 500

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots



11/14/2018

