

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA APRIL 20, 2018



Commission Members

Jim Quinn, Chair

Bill Chmelir, Vice Chair

Jeff Bender

Jim Catt

David Culbertson

Bob Neatham

Marcy Pierce

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

April 20, 2018

12:00 noon

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

-
10. Roll Call.
 20. Consent Calendar.
 - 20.1 AC-18-011 Consideration of plans for the construction of an approximately 21,000 square foot, two-story, general office building on 1.39 acres in the Navigators Landing Planned Unit Development zoned I-L/PD located west of the Medford International Airport on the corner of O'Hare Parkway and National Drive (372W12D TL11000 & 11100); (Mayers 5 LLC, Applicant; Kistler + Small + White Architects, Agent; Steffen Roennfeldt, Planner).
 30. Minutes.
 - 30.1 Consideration for approval of minutes from the April 6, 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-17-148 E-18-034 Consideration of a proposal for the construction of a 13-unit, multiple-family complex on approximately 0.51 acres, along with an Exception request for a cross-access easement and pedestrian connectivity. The property is located east of South Peach Street, approximately 130 feet south of Stewart Avenue within the C-C (Community Commercial) zoning district (372W36AC2100); (James Mendolia, Applicant; Richard Stevens & Associates, Inc., Agent; Steffen Roennfeldt, Planner).
 60. Written Communications.
 70. Unfinished Business. None
 80. New Business.
 90. Report from the Planning Department.

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.

- 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-18-011 APPLICATION FOR PROJECT REVIEW SUBMITTED) **ORDER**
BY MAYERS 5 LLC)

AN ORDER granting approval of plans for the construction of an approximately 21,000 square foot, two-story, general office building on 1.39 acres in the Navigators Landing Planned Unit Development zoned I-L/PD located west of the Medford International Airport on the corner of O'Hare Parkway and National Drive (372W12D TL11000 & 11100).

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 of plans for the construction of an approximately 21,000 square foot, two-story, general office building on 1.39 acres in the Navigators Landing Planned Unit Development zoned I-L/PD located west of the Medford International Airport on the corner of O'Hare Parkway and National Drive (372W12D TL11000 & 11100), with a public hearing a matter of record of the Site Plan and Architectural Commission on April 6, 2018.
3. At the public hearings on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearings, 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 Mayers 5 LLC, stands approved subject to compliance with the conditions stated in the Commission Report dated April 6, 2018.

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.

FINAL ORDER AC-18-011

(b) That compliance with the criterion determining that the proposed development is compatible with uses and development that exist on adjacent land is not applicable as the application is regulated by ORS 197.307(4).

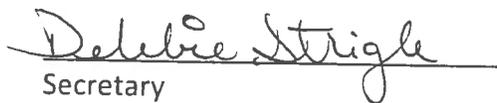
BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

Accepted and approved this 20th day of April, 2018.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary



COMMISSION REPORT

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

Project Navigator's Landing Office Building
Applicant: Mayers 5 LLC; Agent: Kistler Small White Architects

File no. AC-18-011

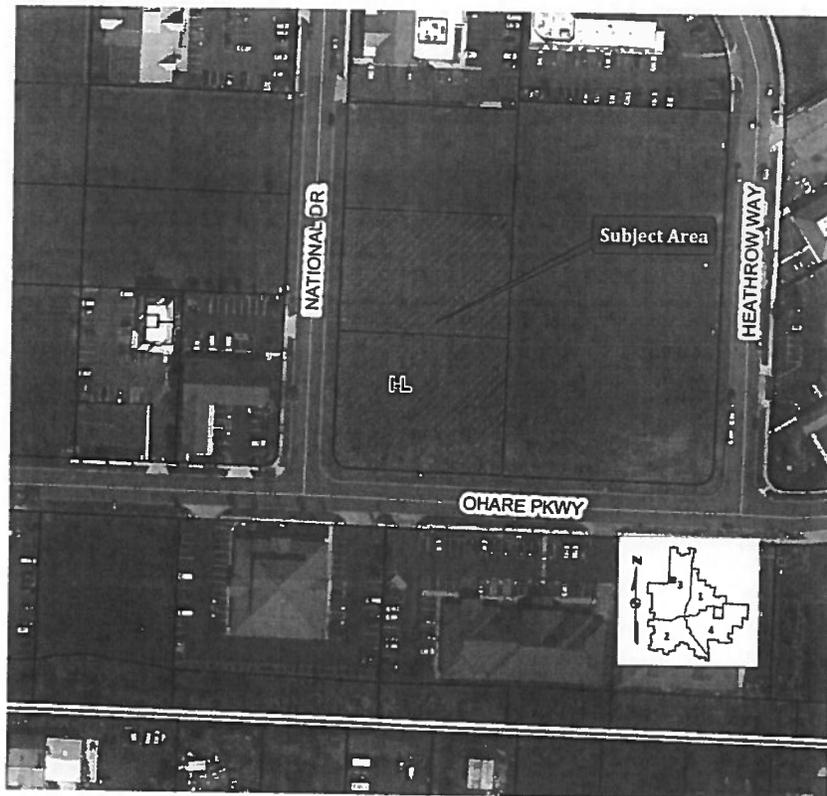
Date April 6, 2018

BACKGROUND

Proposal

Developer proposes to build an approximately 21,000 square foot, two-story general office building on two parcels totaling 1.39 acres located northeast of the intersection of O'Hare Parkway and National Drive in the Navigator's Landing Planned Unit Development zoned I-L/AC/PD (Light Industrial/Airport Area of Concern/Planned Unit Development).

Vicinity Map



Subject Site Characteristics

Zoning	I-L	Light Industrial
Overlays	AC/PD	Airport Area of Concern/Planned Unit Development
GLUP	G-I	General Industrial
Use	Vacant	

Surrounding Site Characteristics

<i>North</i>	Zone:	I-L/PD
	Use:	Vacant
<i>South</i>	Zone:	I-L/PD
	Use:	Ticor Title Company
<i>East</i>	Zone:	I-L/PD
	Use:	Vacant
<i>West</i>	Zone:	I-L/PD
	Use:	OBEC Consulting Engineers

Related Projects

PUD-01-155	Navigator's Landing Planned Unit Development
PA-18-004	Pre-Application for construction of office building

Applicable Criteria

Medford Municipal Code §10.290 – 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 § 10.253.*

Corporate Names

Douglas Schmor is the Registered Agent for Mayers 5 LLC according to the Oregon Secretary of State Business Registry. Robb Mayers is listed as a Member.

Jerome White is the Registered Agent for Kistler Small & White Architects LLC according to the Oregon Secretary of State Business Registry. Raymond Kistler, Matthey Small and Jerome White are listed as Managers.

ISSUES AND ANALYSIS

Background

The proposed development is within the Navigator's Landing PUD (PUD-01-155), which was approved by Planning Commission on March 14, 2002. The Preliminary PUD Plan approval established that Site Plan and Architectural Commission review of building, site, and landscape plans would occur for each lot within the project.

Uses

The approval of the mixed-use PUD also established that a maximum of 9.98 acres (20 percent) of the site could contain uses not allowed in the underlying I-L zone and the mix of uses would generate a maximum of 12,730 Average Daily Trips. The vehicle trip generation limitation was removed at the time Phase 1 was approved. However, accounting for the acreage will be ongoing as each site develops. The proposed use is for Business Offices which is a permitted use in this zoning district and therefore does not count towards the 20 percent maximum. The current acreage allocation for Navigator's Landing PUD is summarized below:

Phase (Lot #)	Non-Permitted Use (Acres) ¹	Permitted Use	SPAC File #
1 (Lot 34)	0	Bank, etc.	AC-02-09
2 (Lot 26)	0	Telemarketing	AC-02-80
3 (Lot 33)	0	Office, etc.	AC-02-74
4 (Lots 13 & 14)	0	Warehouse/office	AC-03-65
5 (Lot 7)	0	Advertising office	AC-04-09
6 (Lot 19)	0	Insurance office	AC-04-28
7 (Lot 10)	0	Computer services	AC-04-11
8 (Lot 35)	0	Medical laboratory	AC-04-213
9 (Lots 38, 39 & 40)	1.67*	Hotel	AC-05-161
10 (Lots 11, 12 & 13)	0	Stone Products	AC-05-149
11 (Lot 9)	0	Employment Agency	AC-05-254
12 (Lot 28)	0.57*	Dentist/Therapist	AC-05-317
13 (Lots 5 & 6)	0	Title Insurance	AC-05-262
14 (Lot 25)	0	Commercial office	AC-06-198
15 (Lot 22)	0	Engineering office	AC-07-287
16 (Lot 15)	0	Administrative office	AC-08-075
17 (Lot 37)	1.24*	Medical Office/Healthcare	AC-08-122
18 (Lot 4)	0	Trust Company / Shell	AC-08-138
19 (Lot 21)	0	Business Office	AC-09-014
20 (Lot 36)	0	Business Office	AC-15-070
21 (Lot 29)	0	Office (Life Coach)	AC-16-119
22 (Lot 30 & 31)	0	Office/Parking	AC-18-011
Acres non-permitted:	3.48	Percent of Total	6.99%

Site Plan (Exhibit B)

Site Development Table

	Allowed/Required	Proposed
Height	Max.: 85 feet	29 feet
Lot Coverage	Max.: 50%	32.5%
Setback (front)	Min.: 10 feet	17.9 feet
Setback (street side)	Min.: 10	20 feet
Setback (side)	Min.: 4.5 feet	12 feet
Setback (rear)	Min.: 4.5 feet	12 feet

Proposed is a two-story office building with a footprint of 10,328 square feet. The proposed building will be facing O'Hare Parkway and be located behind the 15 foot Public Utility Easement. The parking lot will be located behind the building to the north. Vehicle access will be available from National Drive via two driveway approaches.

The site plan features two entry plazas, one on both the north and south sides of the development. Pedestrian access will be provided from a new five-foot sidewalks along National Drive and O'Hare Parkway. There will also be pedestrian walkways connecting the sidewalks and parking lot to the proposed structure.

Architecture

Per the applicant, the proposed building is industrial/modern with brick veneer, storefront windows, steel and cement fiber (wood look) accents. Window panels are punched into the brick wall with cement fiber siding accents adjacent to the windows. There is a steel channel cornice at the top of the parapets, and steel trellis entrance structures. Many of the exterior materials proposed are present in other buildings with the development creating compatibility. The building façade is broken up by large recessed entries into two main building masses, these recessed entries include second floor balconies and steel trellis, and storefront windows with fiber cement siding accents that open up the mass of the brick wall continue to break up the façade into smaller wall segments. Being able to see inside the building at ground level is important in creating an inviting atmosphere and proposes to those passing by that the occupants are open to interaction with them, which helps to reinforce the pedestrian accessibility.

Landscaping

Landscape Table – Parking Area Planters (10.746[3])

	Required	Proposed
Trees	9	13
Shrubs	17	172
Coverage Area	1,333 square feet	More than 1,333 square feet

The project will use a variety of deciduous trees throughout the interior of the site including the parking lot. The landscape strip along National Drive will be planted with nine street trees consisting of *Shantung Maple* and *Japanese Snowbell*. There will also be four *Golden Rain* street trees planted along O'Hare Parkway. Proposed street trees within the landscape strip along O'Hare Parkway and National Drive are consistent with the Navigator's Landing PUD street tree plan. All proposed street trees will be located in the planter strips along both streets which is consistent with the master street tree plan and matches existing development. The provided Landscape Plan meets the requirements of the Land Development Code.

Vehicular and Bicycle Parking

Parking Table (10.743-751)

	Required	Proposed
Total Spaces	Min.: 64 – Max.: 104	98 spaces
Accessible Spaces	4	4
Van/Carpool	10	10
Bicycle Parking	10	10

Vehicular access to the parking lot will be provided via two driveways from National Drive serving all 98 parking stalls. Bicycle parking will be available adjacent to the north entrance of the proposed structure. As required per the Code, 10 bicycle parking spaces (50% of them covered) will be provided.

Pedestrian Walkways

Proposed is a seven foot pedestrian pathway that extends from the sidewalk along National Drive to the north and east entrance of the structure. Per the applicant, *there*

will also be walkways connecting parking lot areas allowing people to walk towards the building without requiring them to walk around the parking lot.

MLDC 10.773 requires pedestrian walkways to connect to adjacent properties. Whereas the sidewalk along National Drive provides a reasonable pedestrian route to the adjacent property to the north, a connection to the adjacent property to the east is not shown. . As a condition of approval, the applicant will be required to submit a revised site plan with their building permit submittals illustrating how pedestrian connectivity will be provided between the subject property and the property to the east.

Floodplain

Parts of the property are currently within a mapped A zone without Base Flood Elevations or a designated floodway. Per the National Flood Insurance Program Regulations, any vertical structures and utilities shall comply with 44 CFR 60.3(a),(b) and (c) and MMC Section 9.7006 (D). The Medford Floodplain regulations are found in Sections 9.701-9.707 of the Municipal Code. It will be a condition of approval for the applicant to comply with all applicable floodplain requirements.

Concealments

The mechanical equipment associated with the building is to be roof mounted and located within a screened rooftop mechanical well, thus entirely concealed from public view.

The submitted site plan identifies a brick trash enclosure located on the east side of the parking lot. No elevation or detail drawings showing the trash receptacle were submitted. It will be a condition for the applicant to comply with the requirements of MLDC 10.781.

Facility Adequacy

Per the agency comments submitted to staff (Exhibits N to W), it can be found that there are adequate facilities to serve the proposed development.

Other Agency Comments

Rogue Valley Sewer Services (RVSS) (Exhibits S)

The subject property is within RVSS service area, which requires that future sewer improvements be designed and constructed in accordance with RVSS standards. As a condition of approval, the applicant will be required to comply with all conditions of RVSS.

Rogue Valley International Airport (Exhibit T)

States that an Avigation, Noise and Hazard Easement is already on file.

Seattle Airports District Office (Exhibit U) and Oregon Department of Aviation (Exhibit V): Requests that a FAA form 7460-1 be filed with the Department in order to determine if there is a hazard to air navigation.

Committee Comments

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

No other issues were identified by staff.

FINDINGS OF FACT

MLDC 10.290

1. *The proposed development is compatible with uses and development that exist on adjacent land;*

The Commission can find that there is sufficient evidence contained in the Applicant's Questionnaire and the Staff Report to determine that the proposal is compatible with the uses and development on adjacent land. This criterion is satisfied.

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 § 10.253.*

The Commission can find that the proposal can be made to comply with the applicable provisions of the Code with the imposition of conditions of approval contained in Exhibit A. This criterion is satisfied

FINDINGS AND CONCLUSIONS

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

ACTION TAKEN

Adopted the findings as recommended by staff and direct staff to prepare the final order for approval of AC-18-011 per the commission report dated April 6, 2018, including Exhibits A-1 through Y.

EXHIBITS

- A-1** Conditions of Approval, dated April 6, 2018
- B Site Plan AR0.1, received January 29, 2018
- C Floor Plans AR3.1 & AR3.2, received January 29, 2018
- D Roof Plan AR3.3, received January 29, 2018
- E Exterior Elevations AR6.1 & 6.2, received January 29, 2018
- F Exterior Perspective AR6.5 & 6.6, received January 29, 2018
- G Exterior Materials AR6.7, received January 29, 2018

- H Exterior Precedent AR6.8, received January 29, 2018
- I Interior Precedents AR10.0, received January 29, 2018
- J Conceptual Stormwater, Drainage and Detention Plan, received January 29, 2018
- K Landscape Plan, received January 29, 2018
- L Applicants findings and conclusions, received January 29, 2018
- M Applicants Code Compliance Questionnaire, received January 29, 2018
- N Public Works Staff Report, received March 7, 2018
- O Medford Water Commission Memo, received March 7, 2018
- P Medford Fire Department Memo, received March 7, 2018
- Q Floodplain Coordinator Memo, received March 6, 2018
- R Building Department Memo, received March 7, 2018
- S Rogue Valley Sewer Services Memo, received February 22, 2018
- T E-Mail from Rogue Valley International Airport, received February 23, 2018
- U E-Mail from Seattle Airports District Office, received February 26, 2018
- V E-Mail from Oregon Department of Aviation, received February 28, 2018
- W E-Mail from City Surveyor, received February 26, 2018
- X Additional written consent of owner, received February 27, 2018
- Y Excerpt from Navigators Landing PUD re: landscaping, dated January 2002
Vicinity map

SITE PLAN AND ARCHITECTURAL REVIEW COMMISSION AGENDA:

APRIL 6, 2018

EXHIBIT A-1

Navigator's Landing Office Building
AC-18-011
Conditions of Approval
April 6, 2018

CODE REQUIRED CONDITIONS

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

1. Provide detailed plans for proposed trash receptacle in compliance with MLDC 10.781.
2. Provide revised site plan showing pedestrian connectivity between the subject parcel and the property to the east in compliance with MLDC 10.773.
3. Comply with all conditions stipulated by Medford Public Works Department (Exhibit N).
4. Comply with all conditions stipulated by the Medford Water Commission (Exhibit O).
5. Comply with all conditions stipulated by the Floodplain Coordinator (Exhibit Q).
6. Comply with all conditions stipulated by Rogue Valley Sewer Services (Exhibit S)
- 7. Comply with all conditions stipulated by Seattle Airports District Office (Exhibit U).**
8. Submit all necessary documents for final PUD approval to the Planning Department per the Final Order for Navigator's Landing PUD on March 1, 2002.



Site Plan and Architectural Commission

Minutes

From Public Hearing on April 6, 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
Jim Catt
Dave Culbertson
Bob Neathamer
Marcy Pierce
Rick Whitlock
Tim D'Alessandro, City Council Liaison

Staff Present

Kelly Akin, Assistant Planning Director
Madison Simmons, Senior Assistant City Attorney
Jodi Cope, Public Works Department
Steffen Roennfeldt, Planner III
Amanda Padilla, Planner I
Debbie Strigle, Recording Secretary

Commissioners Absent

Jeff Bender, excused

10. Roll Call.

20. Consent Calendar/Written Communications.

20.1 **AC-17-167** Final Order for consideration of a proposal for the development of a single 1.7-acre lot consisting of the construction of a 4,485 square foot restaurant to be located at 1383 Center Drive in the Regional Commercial (C-R) zoning district (371W32B4703); MESK Investment, Applicant; Tormod Hellwig Architecture, Agent; Dustin Severs, Planner).

20.2 **AC-18-001** Final Order for consideration of plans for the construction of a 4-unit multiple-family complex on one parcel totaling 0.22 acres located southwest of the intersection of E. 10th Street and Portland Avenue within the MFR-20 (15 to 20 dwelling units per gross acre) zoning district. (371W30DB1200) (Mike Pagnini, Applicant; Richard Stevens & Associates, Agent; Steffen Roennfeldt, Planner).

Motion: Adopt the consent calendar.

Moved by: Commissioner Whitlock

Seconded by: Commissioner Neathamer

Voice Vote: Motion passed unanimously, 7-0.

30. Minutes.

30.1 The minutes for the March 16, 2018, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

Madison Simmons, Senior Assistant City Attorney, read the rules governing the public hearings.

New Business.

50.1 **AC-18-011** Consideration of plans for the construction of an approximately 21,000 square foot, two-story, general office building on 1.39 acres in the Navigators Landing Planned Unit Development zoned I-L/PD located west of the Medford International Airport on the corner of O'Hare Parkway and National Drive (372W12D TL11000 & 11100); (Mayers 5 LLC, Applicant; Kistler + Small + White Architects, Agent; Steffen Roennfeldt, Planner).

Chair Quinn asked for any potential conflicts of interest, ex-parte communications, or site visits.

Commissioner Neathamer disclosed he had worked on this project previously processing a lot line adjustment. He stated he had also stamped and signed the legal descriptions, and had done several flood plain elevation certificates in this area but believed he could give a fair and unbiased decision.

Steffen Roennfeldt, Planner III, gave a PowerPoint presentation of the March 28, 2018, Staff Report. Staff recommended approval.

Commissioner Culbertson pointed out in regards to condition of approval #7 that the Seattle Airports District Office and the Oregon Department of Aviation (ODA) emails do not agree that FAA form 7460-1 needs to be filled out. Seattle's email says the form should be filled out but the ODA email says that no form will be required. Mr. Roennfeldt replied that the Seattle District Office request should be complied with and the form will be required.

The public hearing was opened and the following testimony was given:

a) Matt Small, agent for the applicant, commented they would comply with the Seattle District Office regarding the FAA form.

Mr. Small asked staff for clarification on the sidewalk to the east. Is it the sidewalk to the front or a sidewalk coming off the parking lot? Mr. Roennfeldt answered a sidewalk coming off the parking lot. Mr. Small commented they would extend the sidewalk east over to the lot.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare a final order for approval of AC-18-011 per the staff report dated March 28, 2018, including Exhibits A through Y, all conditions contained therein, and adding the following:

- On Condition of Approval #7 remove the wording "*and Oregon Department of Aviation (Exhibit V).*"

Moved by: Commissioner Culbertson

Seconded by: Commissioner Neathamer

Commissioner Whitlock commented he thought this project was an excellent addition to that development and really appreciated the applicant's willingness to comply with all the standards.

Commissioner Neathamer stated he thought it was a great project.

Roll Call Vote: Motion passed, 7-0.

50.2 **AC-18-016** Consideration of plans for the construction of a 20,423 square foot freight terminal on one parcel totaling 8.6 acres located northwest of the intersection of Bierson Way and Bateman Drive

within the I-L (Light Industrial) zoning district. (362W23D111); (Gerald Reynolds, Applicant/Agent; Steffen Roennfeldt, Planner).

Chair Quinn asked for any potential conflicts of interest, ex-parte communications, or site visits. There were none.

Steffen Roennfeldt, Planner III, gave a PowerPoint presentation of the March 28, 2018, Staff Report. Staff recommended approval and adoption of the final order.

Commissioner Whitlock wanted to know what the time limit was on the property line adjustment application cited by Mr. Roennfeldt in his presentation. Mr. Roennfeldt answered one year from the preliminary approval date, which would have been January.

The public hearing was opened and the following testimony was given:

a) Shawn Eaton, agent for the applicant, gave a brief talk on Old Dominion Freight Lines and its higher quality built Class A terminals.

Commissioner Catt asked if the 36 foot drive was a standard width for their terminals. Mr. Eaton replied that the typical standard width for their other terminals is 40 feet. He said they've looked at the truck turning for this specific location and found that 36 feet is tight but workable. He added they will probably end up doing a little bit of concrete in the park strip to prevent damage. Mr. Eaton said they are more than happy to comply with the 36 feet.

Commissioner Catt wanted to know if there would be a repair facility. Mr. Eaton replied no, this is purely a freight transfer terminal.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and adopt the final order for approval of AC-18-016 per the staff report dated March 28, 2018, including Exhibits A through Y.

Moved by: Commissioner Pierce Seconded by: Commissioner's Neathamer and Whitlock

Commissioner Whitlock commented this is an excellent development. He thanked the applicant and agent for taking a hard look at the City standards and determining that the standards were workable in this particular circumstance. Commissioner Whitlock added he appreciated that some additional employment opportunities were being brought into the valley.

Roll Call Vote: Motion passed, 7-0.

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.

90. Report from the Planning Department.

90.1 Ms. Akin introduced Amanda Padilla to the Commissioners.

90.2 Ms. Akin stated there is business scheduled for the April 20th and May 4th meetings.

90.3 Ms. Akin announced that City Council and the Planning Commission had a joint study session where they had discussed the Transportation System Plan (TSP) project list. She said they had also talked about

the Planning Department work program, specifically projects related to the Urban Growth Boundary (UGB) expansion.

90.4 Ms. Akin commented there has been a tremendous amount of investment from the trucking and transportation industry recently with Old Dominion Freight Lines, Heartland Express, and Gordon Trucking.

100. Messages and Papers from the Chair.

100.1 Chair Quinn disclosed that he would be absent from both the April 20th and May 4th meetings.

110. Propositions and Remarks from the Commission. None.

120. City Council Comments.

120.1 Council Member D'Alessandro said it was always a pleasure to hear these projects that are coming through and especially those that are providing job opportunities in the community.

130. Adjournment

130.1 The meeting was adjourned at approximately 12:40 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:



Debbie Strigle
Recording Secretary

Bill Chmelir

Site Plan and Architectural Commission Acting Chair

Approved: April 20, 2018



Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

for a Type-C quasi-judicial decision: **SITE PLAN AND ARCHITECTURAL REVIEW**

Project Mendolia's Place
Applicant: Buntin Construction LLC; Agent: Richard Stevens & Associates

File no. AC-17-148 & E-18-034

To Site Plan and Architectural Commission *for 04/20/2018 hearing*

From Steffen Roennfeldt, Planner III

Reviewer Kelly Akin, Assistant Planning Director *ka*

Date April 11, 2018

BACKGROUND

Proposal

Consideration of a proposal for the construction of a 13-unit multiple-family complex on approximately 0.51 acres, along with an Exception request for a cross-access easement. The property is located east of South Peach Street, approximately 130 feet south of Stewart Avenue within the C-C (Community Commercial) zoning district (372W36AC 2100).

Vicinity Map



Subject Site Characteristics

Zoning	C-C	Community Commercial
GLUP	CM	Commercial
Use	Vacant	

Surrounding Site Characteristics

<i>North</i>	Zone:	C-C
	Use:	Head Start Center & Low Density Residential
<i>South</i>	Zone:	C-C
	Use:	Low Density Residential
<i>East</i>	Zone:	C-C
	Use:	Rental Equipment Yard
<i>West</i>	Zone:	C-C & SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre)
	Use:	Child Development Services & Vacant

Related Projects

PA-17-87 Pre-application for 12 dwelling unit multiple-family complex

Applicable Criteria

MLDC Section: 10.290 – 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 § 10.253.*

MLDC Section: 10.253 - Criteria for an Exception.

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the plan authorization unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

(1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.

(2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.

(3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.

(4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

Corporate Names

Terry Buntin is the Registered Agent for Buntin Construction, LLC according to the Oregon Secretary of State Business Registry. Terry and Diane Buntin are listed as Members.

Clark Stevens is the Registered Agent for Richard Stevens & Associates, Inc. according to the Oregon Secretary of State Business Registry. Clark Stevens is listed as the President and Secretary, as well.

ISSUES AND ANALYSIS

Background

The property was annexed in 1973 (Ordinance No. 1798). Approximately 26.5 acres located in the Queens Drive-Oakdale Drive area were annexed as part of this Ordinance.

Compatibility

State law changed July 7, 2017, requiring municipalities to apply only clear and objective standards for needed housing. Senate Bill 1051 broadens the definition:

ORS 197.303(1) As used in ORS 197.307, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary

at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms as defined by the United States Department of Housing and Urban Development under 42 U.S.C 1437a. "Needed housing" includes the following housing types:

(a) Attached and detached single-family housing and multiple family housing for both owner and renter occupancy; ...

The Land Development Code does not contain development standards for residential developments outside of the Southeast Plan area. Therefore, staff has determined that criterion 1 cannot be applied as there are no clear and objective standards against which to judge the application.

Site Development Standards

Site Development Table

	Allowed	Proposed
Density	Min.: 13 dwelling units Max.: 19 dwelling units	13 dwelling units
Lot Coverage	Max.: 40%	28%
Building Height	Max.: 35 feet	24.8 feet
Setback (Front)	Min.: 15 feet	13.88 to 15.56 feet
Setback (Side)	Min.: 8.9 feet	9 feet
Setback (Rear)	Min.: 8.9 feet	12 feet

As shown in the Site Development Table above, it can be found that the proposed building identified on the submitted site plan meets all applicable standards for the C-C zoning district as found in Article V of the Medford Land Development Code except for a relatively small area of the proposed structure (northwest corner) that is encroaching into the front yard setback by approximately 1.12 feet. It will be a condition of approval for the applicant to move or reduce the size of the proposed structure in such a way to meet all applicable standards per MLDC 10.721.

Parking

Parking Table (10.743-751)

	Required	Provided
Total Spaces	20	21
Accessible Spaces	1	1
Bicycle Spaces	13	13

The submitted site plan identifies a total of 21 vehicular spaces provided for the development including the required location and dimension of accessible parking spaces and bicycles spaces, consistent with the vehicle and bicycle parking requirements per MLDC 10.743-751.

Landscaping

Landscape Table – Frontage Landscaping (10.797)

Peach Street	Required	Provided
Trees	5	5
Shrubs	30	34

It can be found that the submitted Landscape Plan (Exhibit E) meets the street frontage landscaping requirements along Peach Street.

Street Circulation Design, Connectivity and Access

The applicant is seeking relief from two sections of the Land Development Code – 10.426, commonly referred to as the Block Length Ordinance, and 10.550, which addresses access. There is language in MLDC 10.426 authorizing the Commission to provide relief within the section without an Exception application. There is no built-in relief in MLDC 10.550; therefore, the applicant has submitted an Exception application for the cross-access requirement in MLDC 10.550. Findings regarding Street Circulation and Connectivity can be found on page 9 of the applicant's findings (Exhibit F). Staff concurs with the applicant's findings as discussed below.

Block Length

MLDC 10.426, titled Street Circulation Design and Connectivity, establishes maximum block and perimeter length. In order to assure that development will ultimately result in complete blocks bound by a network streets, new developments may be required to dedicate and/or construct public streets to comply with block length standards.

The applicant is requesting relief from the requirement to provide a street connection to Beekman Avenue to the east, stating the substantial amount of right-of-way dedication required for the development of a public road would not allow for the development to meet required site development standards like density, parking, storm water detention, etc. The Commission has the authority to provide relief in keeping with the purpose and intent of MLDC 10.426(C)(2)(f) and (j); however, if relief is granted a pedestrian connection is required in MLDC 10.426(C)(4). As discussed below, the applicant is also seeking relief from this requirement.

Pedestrian Accessways

Section 10.426(C)(4) requires public accessways when block length standards are exceeded. A public accessway is a minimum 12-foot wide right-of-way with an eight-foot wide paved surface that is publicly maintained (MLDC 10.464-10.466). The applicant is asking for relief of this requirement as there are no opportunities to provide pedestrian connectivity through the site aside from the location of the proposed cross-access easement to the north.

MLDC 10.464(1)(b) states that *accessways shall be provided for cul-de-sacs, long blocks or dead-end streets except when the approving authority determines based on evidence in the record, that construction of a separate accessway is infeasible or inappropriate. Such evidence may consist of the following: (b) when the nature of abutting existing development makes construction of an accessway impracticable.* The request for relief can be granted due to the lack of opportunities to provide pedestrian accessway connections to already developed adjacent properties.

In this case, pedestrian connectivity can be accommodated to the north via the proposed cross-access easement and need not be publicly maintained. The property to the south is fully developed with a single family residence and the property to the east is fully developed with an equipment rental facility, preventing these connections. The Commission can find that relief can be granted under MLDC 10.464(1)(b).

Exception Analysis

Cross-Access Easement

Per the Public Works Staff Report (Exhibit K), in accordance with MLDC 10.550(3)(a)(3), the development shall provide cross-access easements to all contiguous parcels that do not abut a street of a lower order than an Arterial or Collector street. Based on this language, a cross-access easements are required to be provided for tax lots 1900 and 2000, which are adjacent to the north and front Stewart Avenue, and tax lot 2300 which fronts Peach Street and is adjacent to the south. Properties to the east abut Beekman Avenue, a local access street. No easement is required to the east.

The applicant is proposing a cross-access easement through the parking area that will accommodate tax lots 1900 and 2000 to the north. However, the applicant states that a cross-access easement to the south would be injurious to the subject property as a 20-foot easement would limit the subject property to a point where residential development would be impossible.

Staff concurs with the applicant's findings. If the applicant was to provide a 20-foot cross-access easement to the south, the proposed development would not be possible to meet

minimum density requirements standards as well as other factors such as minimum parking requirements, trash enclosures, required front yard, and stormwater detention.

Other Agency Comments

Medford Fire Department

Per the staff report (Exhibit L), the installation of fire hydrants and a fire sprinkler system will be required for this project.

Committee Comments

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

No other issues were identified by staff.

FINDINGS OF FACT

Medford Land Development Code Section: 10.290 – 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:

- *The proposed development is compatible with uses and developments that exist on adjacent land; and*

The proposal is needed housing as identified in SB 1051. The Land Development Code does not contain development standards for residential developments outside of the Southeast Plan area. This criterion cannot be applied as there are no clear and objective standards against which to judge the application.

- *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 § 10.253.*

The applicant has demonstrated compliance with the standards of the Land Development Code. Where compliance was not reached, the Commission can find that the proposal can be made to comply with the applicable provisions of the Code with the imposition of conditions of approval contained in Exhibit A. This criterion is satisfied.

Medford Land Development Code Section: 10.253 – Exception Criteria:

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the plan authorization unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

- (1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.*

The Commission can find that the Exception request can be granted in compliance with the criteria of the Code with the imposition of conditions of approval contained in Exhibit A.

- (2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*

Multi-family residential is a permitted use within the C-C zone. The Commission can find that this criterion has been satisfied.

- (3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.*

The applicant's findings (Exhibit F), state that the strict application of the cross-access easement standards would result in peculiar, exceptional and undue hardship resulting from the unique or unusual circumstances which, in this case, is that this is an infill project that has abutting properties already developed and that there is no practical way to provide cross-access easements to the property to the south. Full application of the standards would result in an exceptional hardship for the property owner.

- (4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in*

question. It is not sufficient proof in granting an exception to show that greater profit would result.

Per the applicant's findings, there has been no illegal act, and has not attempted to show that greater profit would result from granting the requested exception, only its feasibility. The Commission can find that this criterion is satisfied.

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-17-148 and E-18-034 per the staff report dated April 11, 2018 including Exhibits A through Q.

EXHIBITS

- A Conditions of Approval, dated April 11, 2018
- B Exhibit A1, Conceptual Grading, Drainage & Utility Plan, received February 15, 2018
- C Exhibit C1, Conceptual Grading, Drainage & Utility Plan, received February 15, 2018
- D Elevations, received February 15, 2018
- E Landscape Plan, received February 15, 2018
- F Findings of Fact and Conclusions, received March 21, 2018
- G Site Photos, received February 15, 2018
- H Materials, received February 15, 2018
- I Assessors Map, received November 9, 2017
- J Aerial, received February 15, 2018
- K Public Works Staff Report, dated March 14, 2018
- L Medford Fire Department Report, dated March 6, 2018
- M Building Department Memo, dated March 14, 2018
- N Medford Water Commission Staff Memo, dated March 14, 2018
- O Oregon Department of Aviation E-Mail, received March 13, 2018
- P City Surveyor Memo, received February 28, 2018
- Q Density Calculation, completed August 9, 2017
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

APRIL 20, 2018

EXHIBIT A

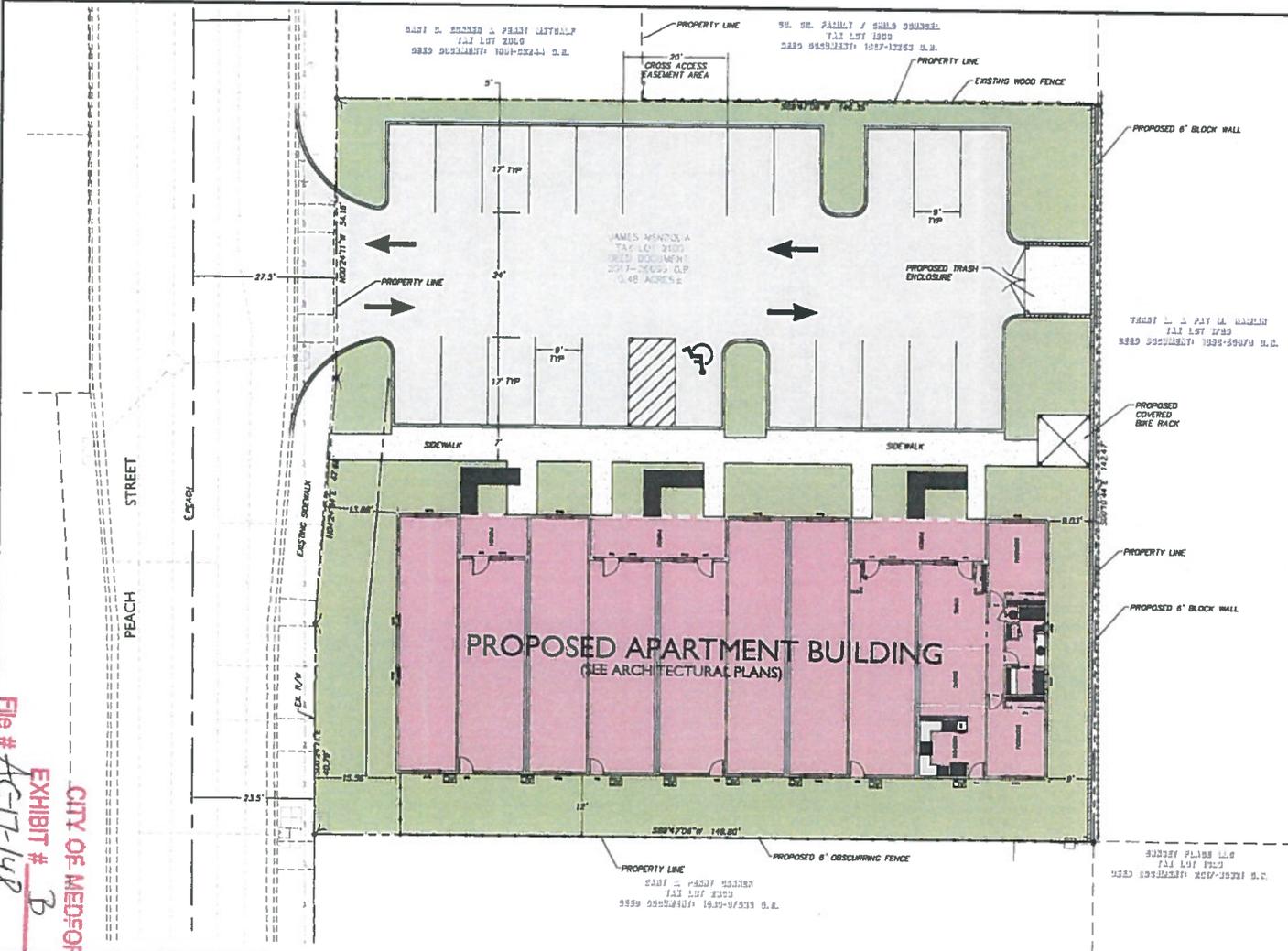
Mendolia's Place
AC-17-148 & E-18-034
Conditions of Approval
April 11, 2018

CODE CONDITIONS

Prior to the issuance of any building permits for vertical construction, the applicant shall:

1. Comply with all applicable requirements listed in Section 10.721, especially in regards to the front yard setback standard.
2. Comply with all conditions stipulated by the Public Works Staff Report (Exhibit K).
3. Comply with all conditions stipulated by the Medford Fire Department Report (Exhibit L).
4. Comply with all conditions stipulated by Medford Water Commission Report (Exhibit N).

File # AC-17-148
EXHIBIT # B
E-18-034
CITY OF MEDFORD



PROJECT DATA:

PROPERTY OWNER: JAMES MENDOLA
 MAP & TAXLOT: J72 W 38 AC, TAXLOT 2100
 PROPERTY AREA: 0.48 ACRES +/-
 PARKING SPACES: 20 STANDARD, 1 ADA (#/ ADA ACCESS AISLE)

LEGEND

PROPOSED BUILDING / PORCH
 OPEN SPACE AREAS
 - - - - - PROJECT BOUNDARY

NOTES:

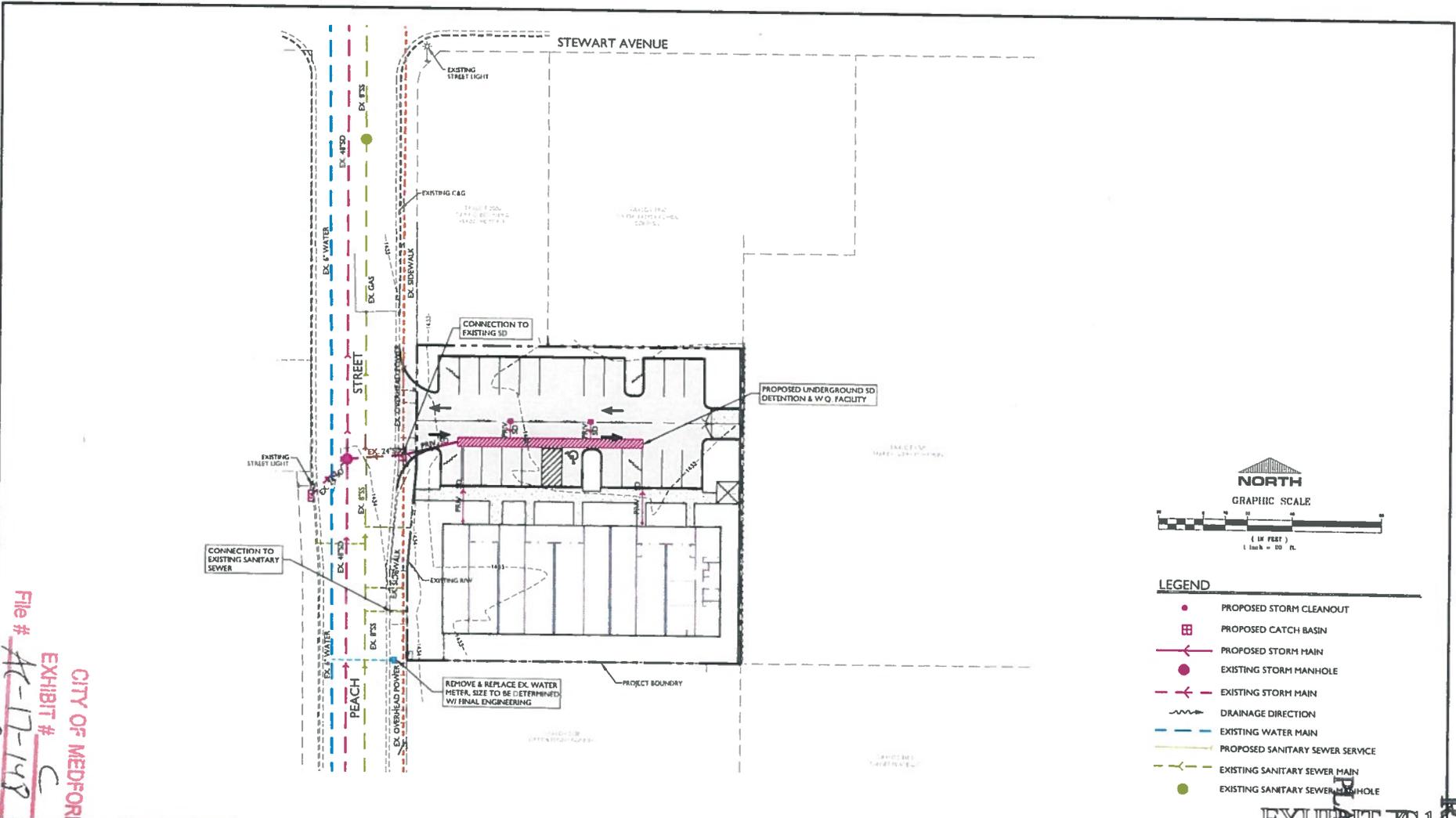
SEE CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN (SHEET C.1) FOR:
 EXISTING AND PROPOSED PUBLIC SANITARY SEWER MAINS
 EXISTING AND PROPOSED PUBLIC WATER MAINS
 EXISTING AND PROPOSED UTILITY EASEMENTS
 EXISTING AND PROPOSED STREET LIGHTING
 EXISTING AND PROPOSED CONTOURS
 EXISTING AND PROPOSED STORM SEWER MAINS



CONSTRUCTION ENGINEERING CONSULTANTS
 P.O. BOX 1724 - MEDFORD, OREGON 97501
 PHONE (541) 779-8886

DRAWN BY: MKK	DATE: 02/16	NO. REVISION	DATE BY
CHECKED BY: AMB	DATE: 02/16		
	DATE:		

EXHIBIT B
RECEIVED
 CONSTRUCTION ENGINEERING CONSULTANTS, INC.
 PEACH STREET APARTMENTS
 CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
 PLANIMETER DEPT.
 FEB 15 2018
 NO. 17-148-034
 PLOT DATE: 02/16/18



- LEGEND**
- PROPOSED STORM CLEANOUT
 - PROPOSED CATCH BASIN
 - ← PROPOSED STORM MAIN
 - EXISTING STORM MANHOLE
 - ← EXISTING STORM MAIN
 - DRAINAGE DIRECTION
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER SERVICE
 - EXISTING SANITARY SEWER MAIN
 - EXISTING SANITARY SEWER MANHOLE

CITY OF MEDFORD
EXHIBIT # C
File # 4-17-149
E-18-034

RECEIVED
JANING DEPT.
EXHIBIT C.1
CONSTRUCTION ENGINEERING CONSULTANTS, INC.
PEACH STREET APARTMENTS
CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
15 2018



P.O. BOX 1784 • MEDFORD, OREGON 97501
PH. (541) 779-8888

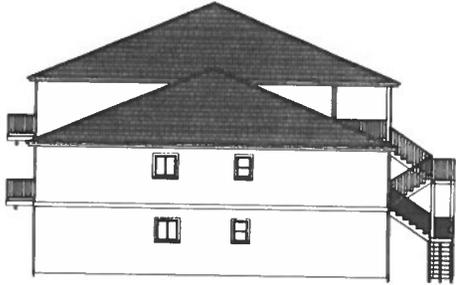
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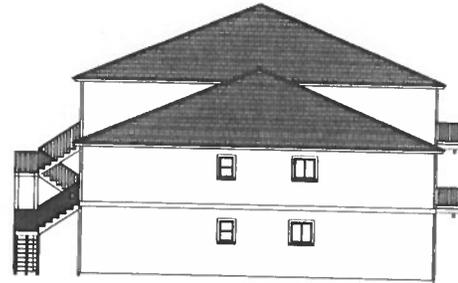




FRONT
Elevation 1



LEFT
Elevation 2



RIGHT
Elevation 3



REAR
Elevation 4

REVISION TABLE		
NO.	DATE	DESCRIPTION

321 S. PACIFIC STREET
MEDFORD OR

ELEVATIONS

AS REQUIRED BY THE CITY OF MEDFORD

RECEIVED
FEB 15 2018
11:00 AM
PLANNING DEPT.

FEB 15 2018

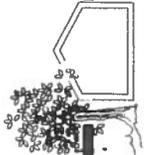
PLANNING DEPT.

CITY OF MEDFORD

EXHIBIT # D

File # AC-17-148

E-18-034



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NOV 09 2017

PLANNING DEPT.

SEPT 20 2017

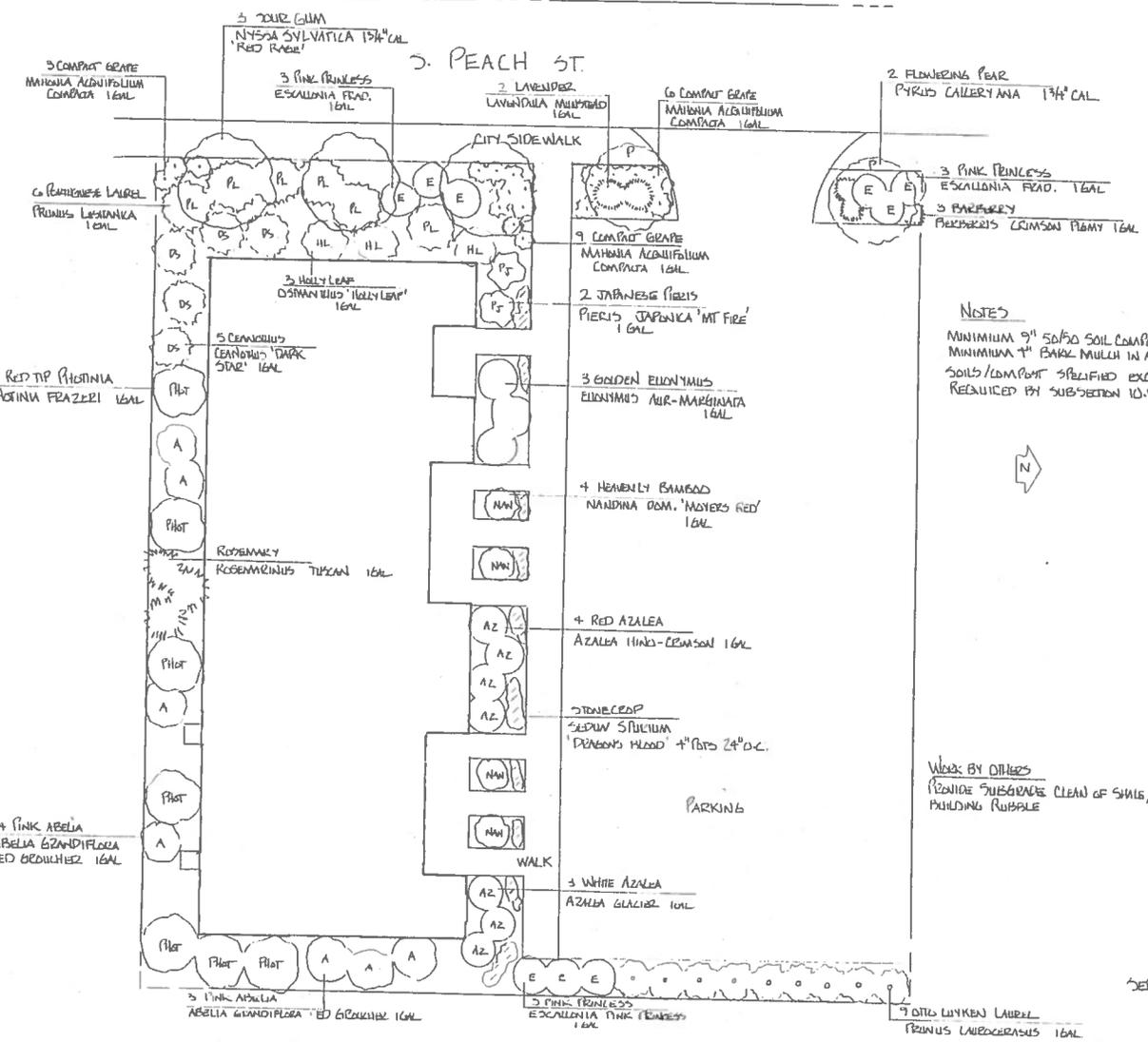
BY MICHELE STORZ, ALL RIGHTS RESERVED

NOTES

MINIMUM 3" SO/50 SOIL COMPOST IN ALL PLANTERS
MINIMUM 4" BARK MULCH IN ALL PLANTERS
SOILS/COMPOST SPECIFIED EXCEED SOIL PREP
REDUCED BY SUBSECTION 10.180 G 9 B



WORK BY OTHERS
PLEASE SUBSEQUENTLY CLEAN OF SOILS, CONCRETE
BUILDING RUBBLE



CITY OF MEDFORD
EXHIBIT # E
File # AC-17-148
E-18-034

RECEIVED

MAR 21 2018

BEFORE THE SITE PLAN AND ARCHITECTURAL COMMISSION PLANNING DEPT.
FOR THE CITY OF MEDFORD, OREGON

IN THE MATTER OF A SITE PLAN AND)
ARCHITECTURAL REVIEW APPROVAL)
FOR A 13-UNIT, MULTIPLE-FAMILY)
DEVELOPMENT, ON 0.51 ACRES LOCATED)
ON THE EAST SIDE OF PEACH STREET)
SOUTH OF SEWART AVENUE; AND)
DISCRIBED AS T.37S-R.2W-SEC.36AC, TAX)
LOT 2100; JAMES MENDOLIA, APPLICANT;)
RICHARD STEVENS & ASSOCIATES, INC.,)
AGENTS.)

FINDINGS OF FACT
AND
CONCLUSIONS

RECITALS:

Property Owner/ Applicant-	James Mendolia 215 Surrey Drive Jacksonville, OR 97530
Agents-	Richard Stevens & Associates, Inc. P.O. Box 4368 Medford, OR 97501 (541) 773-2646
Property Description-	T.37S-R.2W-S.36AC, Tax Lot 2100
Acreage-	0.51 net acres and 0.57 gross acres
Zoning-	C-C

PROPOSAL:

The applicant is requesting approval to develop a roughly 1/2-acre parcel located on the east side of Peach Street, south of Stewart Avenue. The property is zoned C-C, which allows for residential development to the MFR-30 standards. The proposed use is for a 13-unit, multiple-family complex.

CITY OF MEDFORD
EXHIBIT # F
File # AC-17-148 1
E-18-034

APPROVAL CRITERIA:

The approval criteria for Site Plan and Architectural Review are listed in Section 10.290, Medford Land Development Code (MLDC). The criteria are:

(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.

The City of Medford has provided a questionnaire to be completed along with the application for a Site Plan and Architectural Review. That questionnaire directs applicants to provide a project narrative and then address a number of questions in order to demonstrate compatibility as required by Criterion 1.

Section I - Narrative

The applicant is requesting approval to develop a roughly ½-acre parcel located on the east side of Peach Street, south of Stewart Avenue. The property is zoned C-C; which allows for residential development to the MFR-30 standards. The proposed use is for a 13-unit, multiple-family complex.

Per ORS 197.303 & 197.307 revisions to state law were made which now defines needed housing as housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary. There are no residential development standards for needed housing within the Medford Land Development Code applied to the subject property. Therefore, the review for compatibility is not applicable with this application. The following is provided, only to address the current language within the Medford Code, which does demonstrate compliance.

As shown on the site plan for the project, the development will include all required parking and meet all required setbacks. Although no bufferyard or buffer wall is required by the MLDC, the applicant is proposing to construct a 6' block wall to buffer between the proposed multiple-family development and the existing commercial use to the east.

The building's architecture is quite typical of numerous apartment buildings in the area and is compatible with existing development on adjacent parcels. The building is a traditional style, with a pitched roof, mixture of lap and T1-11 siding, front porches with posts, single hung windows, and shutters. Roofing is typical asphaltic fiberglass composition. The front (parking lot side) elevation has entrances set-back from other portions of the building wall to break up the façade. Entrances are separated to enhance privacy, and pedestrian walkways are provided to and through the parking lot.

The roof/building design is a mix of 2 and 3-story to minimize the building mass, to break up sight lines and provide visual interest.

Section II – Compatibility: Criterion No. 1

- 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).*

As shown on the aerial photograph and subject site photographs in Exhibit A, the subject property is currently vacant and undeveloped, containing only grass and weeds. The property is bordered on the south by a detached single-family dwelling (zoned C-C), on the east by a small neighborhood equipment rental and yard supply store, and on the north by a Head Start center (east lot) and a residential duplex (west lot). Across Peach Street to the northwest there is a Child Development Services building and to the southwest there is a vacant lot zoned SFR-6. With the exception of the vacant lot across Peach Street, all adjacent properties are zoned C-C. Both the existing detached single-family dwelling to the south and the residential duplex to the north are non-conforming uses in that zone. The commercial buildings in the vicinity were developed over a period of about 30 years ranging from the early 1940s to the early 1970s and they do not have a cohesive architectural style. The buildings, while older, are generally well maintained and in good repair.

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

Addressed together with...

- 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.*

The building's architecture is quite typical of numerous apartment buildings in the area and is compatible with existing development on adjacent parcels. The building is a traditional style, with a pitched roof, mixture of lap and T1-11 siding, front porches with posts, single hung windows, and shutters. Roofing is typical asphaltic fiberglass composition. Four colors will be used to provide visual interest and add depth. The roof will be black, the main body of the building will be grey/green, the trim will be a cream color, and a darker grey will be used as an accent color (see attached color pallet).

The south elevation of the building will be partially screened by a 6' site obscuring fence and the east elevation will be partially screened by a 6' block wall. All mechanical equipment will be located within the fenced area and screened from neighboring properties and adjacent rights-of-way. The front (parking lot side) elevation has entrances set-back from other portions of the building wall to break up the façade. Entrances are separated to enhance privacy, and pedestrian walkways are provided to and through the parking lot. The roof/building design is a mix of 2 and 3-story to minimize building mass, to break up sight lines and provide visual interest.

- 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 building is oriented perpendicular to Peach Street, which provides the following benefits: 1) The parking is placed on the side of the building rather than in front of the building; and 2) there is direct pedestrian access to the building from the street that does not require crossing the parking lot. In addition, the single vehicle entrance to the parking lot, and the separate pedestrian access, will minimize conflict between pedestrians and vehicles as they leave/enter the site.

- 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.*

Not applicable. While the property is located within 600 feet of an existing transit stop (bus stop on the north side of Stewart Avenue across from Beekman Avenue, approximately 500 feet from subject property), the proposed development is neither a new commercial nor an institutional development.

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

Concrete sidewalks are provided from the public sidewalk on Peach Street directly to unit access points (either doors or stairs). Ground units on the north side each are provided an outdoor patio.

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

The site is accessed by a single driveway on Peach Street, a minor collector street, along with a separate pedestrian access to the public sidewalk on Peach Street. The

building's orientation allows for parking to be located beside the building rather than in front of it, which allows for pedestrian access that does not cross the parking lot. Pedestrian paths are provided throughout the site to connect the street, parking, and individual units.

Per MLDC Section 10.550, cross-access shall be provided to all contiguous parcels that do not abut a lower order street. The site plan shows an area left open along the north property boundary to allow future connection with the two properties to the north which abut Stewart Avenue, a Major Arterial street. However, it is not feasible or practical to provide cross-access for the abutting property to the south and a pedestrian easement to the east; therefore, an Exception, addressed below, is warranted for relief from the provisions in Section 10.550(3)(a)(3) and Section 10.426.

- 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 no existing trees or other types of significant vegetation on the site. The site contains only grass and weeds.

- 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.*

As shown on the submitted Conceptual Grading, Drainage & Utility Plan, the stormwater detention system will be placed underground under a portion of the parking lot. The underground stormwater detention system will discharge into the existing 24" stormwater pipe in Peach Street.

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

As shown on the landscape plan submitted with the application, there will be perimeter landscaping placed along the east, south and west boundaries of the property. This landscaping includes a mix of trees and shrubs to screen the proposed use from adjacent properties, and to screen adjacent properties from the proposed use. The plan shows a 9-foot building setback, landscaping, and 6-foot block wall placed along the east boundary of the property to separate the proposed residential use from the existing commercial use to the east. Overall, the proposed landscape plan provides an aesthetically pleasing development, with well-defined parking, building, and walkway areas, while also providing needed screening between properties.

- 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 project will incorporate typical carriage lights at each entrance (with vertical light direction).

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

The proposal includes the installation of an apartment complex identification sign that will be placed near the entrance of the complex and help people identify the occupant. The sign will be constructed of similar materials and in a similar style to the proposed buildings.

- 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).*

A 6' block wall will be provided along the east property line to buffer the proposed residential use from the existing commercial use to the east. A 6' site obscuring fence will be placed along the south property boundary and connected to the southwest corner of the proposed building. This fence will help to screen the proposed multi-family use and the existing uses to the south and west. Most of the north property boundary is fenced with an existing 6' wood fence.

- 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 proposed use is a 13-unit multiple-family apartment complex. Residential developments are generally quiet and not prone to large source noise generation like some industrial and commercial uses. The proposed 6' block wall along the east property boundary and the 6' fence along the south property boundary will help to buffer adjacent properties from any noise that is generated by this small multiple-family development.

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

The subject property is a vacant lot located within an area of older existing development. The proposed development of the subject property is in-fill

development, bringing new investment into the area. The proposed development also places much needed housing in an area with easy access to commercial uses, schools, and existing transit facilities.

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

There are two exceptions being requested with this application, one for the pedestrian access towards the eastern boundary and one for the cross access easement towards the southern boundary. Factors such as trash enclosures, bicycle parking, the required PUE, required front yard, and stormwater detention are factored in; it is not feasible to develop the minimum requirement of 11 dwelling units on this property and provide a vehicle cross access easement or public pedestrian access easement through this property.

The existing rental storage yard to the east along with the proposed masonry wall, inhibits and prevents pedestrian access through the block at this location. There are no opportunities to provide pedestrian connectivity through the site aside from the future vehicle and pedestrian connection to the properties to the north. Given the property's location, within 150-feet of Stewart Avenue, a pedestrian crossing through this portion of the block would provide very little, if any, benefit in pedestrian connectivity.

Due to the proposed location for the attached dwelling units, front yard landscape requirements and PUE, it is not feasible to provide a cross access easement through the subject property for the abutting property towards the south. Greater potential exists with the redevelopment of the properties to the south, Tax Lots 2300 and 2301, for providing cross access easements and possibly a shared road approach/driveway.

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 requested.

FINDING:

As demonstrated in the above discussion, the proposed development of the subject property will be compatible with existing and planned developments and uses in the vicinity. The proposed architecture is compatible with existing uses; appropriate scaling and massing is accomplished with architectural details; the site layout and design is pedestrian oriented; site circulation is properly

planned for and executed; site landscaping is both functional and enhances the appearance of the property; site lighting and potential impacts have been appropriately considered; and all proposed fencing will be both functional and attractive.

Section III – Code Compliance: Criterion No. 2

A brief summary of applicable standards is provided below for reference:

Parking: Per Table 10.743-1, Multiple-Family Residential uses are required to provide parking at a ratio of at least 1.5 spaces per dwelling unit. This 13-unit complex requires a minimum of 20 parking spaces. The submitted site plan shows a total of 23 spaces being provided, including 1 ADA space.

Bicycle Parking: Section 10.748 requires residential uses to provide bicycle parking at a ratio of at least 1 space per dwelling unit. The 13-unit complex requires a minimum of 13 bicycle parking spaces. The submitted site plan shows the placement of a covered bicycle parking area located near the proposed building and accessed from a concrete walkway connecting to the street.

Setbacks: Section 10.714 requires a minimum 10' building setback for front yards (when garage doors do not face the street) and a 4-foot setback, plus $\frac{1}{2}$ foot for each foot in building height over 15 feet, for interior side yards and rear yards. The site plan shows the proposed building will maintain a minimum 10' front yard setback along Peach Street. The middle, three-story, portion of the proposed building has a maximum height of approximately 30.5 feet which requires a minimum 11.75' side yard setback ($30.5' - 15' = 15.5' \times 0.5 = 7.75' + 4' = 11.75'$). The submitted site plan shows the building being setback 12' from the south property line. The end, two-story, sections of the proposed building have a maximum height of approximately 24.5 feet which requires a minimum 8.75' rear yard setback ($24.5' - 15' = 9.5' \times 0.5 = 4.75' + 4' = 8.75'$). The submitted site plan shows the building being setback 9' from the east property line.

Per Section 10.707(1), mechanical equipment (not located in a residential zone) can extend a maximum of 1 foot into required yards. As shown on the site plan, the units will be equipped with mini-split heat-pumps, which will extend no more than 1-foot into the required side yard on the south side of the building. All mechanical equipment will be placed within the perimeter of the proposed fencing and block wall.

The plan also shows the required 10' PUE along Beekman Avenue and the 10' required setback for the parking lot along Peach Street per Section 10.746(9).

Lot Coverage: Per Section 10.714, lot coverage is not to exceed 50%. The proposed 6,000 square foot first floor will cover approximately 27% of the approximately 22,216 square foot lot.

Street Circulation and Connectivity: Per Section 10.426 C.1., the maximum block length for Community Commercial zones is 720' and the maximum block perimeter length is 2,880'. The subject property is located on an existing block that is bound by Stewart Avenue to the north, Peach Street to the west, Beekman Avenue to the east, and Aspen Street to the south. However, Beekman Avenue currently dead ends approximately 950' south of Stewart Avenue. Beekman Avenue will eventually connect through to Dane Drive with the development of properties along that route. Once that connection is made, the block along Peach Street, between Stewart Avenue and Aspen Street, will be approximately 1,488' long. The perimeter of the block bound by Beekman Avenue, Aspen Street, Peach Street, and Stewart Avenue, will be approximately 3,600'. While the future connection of Beekman Avenue to Dane Drive will help to improve street circulation and connectivity in the vicinity of the subject property, both the block length and block perimeter length will exceed the maximums permitted. Per Section 10.426 C.2, the approving authority may find that proposed blocks that exceed the maximum standards are acceptable when it is demonstrated by findings that certain constraints, conditions, or uses exist on, or adjacent to the site. Per Section 10.426 C.2.j., when strict compliance with other provisions of the Medford Land Development Code (MLDC) produce a conflict with provisions in the section, this constraint can be used as justification for exceeding maximum block length standards.

It is important to note that both block length and block perimeter length in the vicinity of the subject property are existing conditions that were created through the street and land development patterns that were approved in the past. The proposed development does not include any land division or dedication of right-of-way. The application includes only the development of an existing 0.51-acre parcel. There are several standards of the MLDC that conflict with the development of this property as it relates to remedying the existing block length standards. The block length and perimeter length could be shortened by the creation of a new public or private street, or through the creation of a public access easement. Of these options, the public access easement would require the least amount of area. Per Section 10.426, public access easements must provide a minimum 20' driving surface, a raised curb on either side, and a minimum 5' pedestrian pathway on at least one side. Parking is not permitted to have direct access from the public access easement.

The property is zoned C-C, which allows for residential development to the MFR-30 standards. Per Section 10.312, the MFR-30 zone must develop with a minimum density factor of 20 dwelling units per gross acre. The subject property is approximately 0.57 gross acres in size, requiring a minimum of 11 dwelling units. Per Table 10.743-1, Multiple-Family Residential uses are required to provide parking at a ratio of at least 1.5 spaces per dwelling unit. At the lowest permitted density, the property would require 17 parking spaces. The property is only 142' wide and the required south side yard setback takes 12' of this width. The public access easement is 25' wide. Since there is no direct vehicle access permitted from a public access easement, a separate 24' two-way drive aisle would have to be developed to access the parking. The minimum parking stall length is 19' and two rows are required since 17 parking spaces will not fit on the property in a single row. Once other factors such as trash enclosures, bicycle parking,

the required PUE, required front yard, and stormwater detention are factored in; it is not possible to develop 11 dwelling units on this property and provide a street or public access easement through this property.

Per Section 10.426 C.4., when block length standards are exceeded, the site plan must provide a public access for pedestrian traffic through the site. However, the existing rental storage yard to the east prevents pedestrian access through the block at this location. There are no opportunities to provide pedestrian connectivity through the site aside from the future vehicle and pedestrian connection to the properties to the north. Given the property's location, within 150' of Stewart Avenue, a pedestrian crossing through this portion of the block would provide very little benefit in pedestrian connectivity. Therefore, since an access way as prescribed in Section 10.426 is not feasible, an Exception is warranted with the provisions provided within Section 10.251.

FINDING:

Based on the submitted material in the subject Site Plan and Architectural Commission application, including the associated exhibits, other than the driveway standards and cross access easements, this application meets all other City standards of the Ordinance.

SECTION 10.251: *Exception Request*

The applicant is requesting relief and requesting two separate exceptions from the standards of the Code relating to Section 10.426, Street Circulation Design and Connectivity, and Section 10.550, Access Standards.

Section 10.253: *Criteria for an Exception:*

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the plan authorization unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

(1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.

The applicant is proposing a cross access easement through the parking area for the abutting properties to the north that abuts Stewart Ave. Providing additional cross

access and pedestrian easements to the south and east would be injurious to the subject property and general area, particularly to the east. An additional 20-foot vehicular easement to the south would limit the potential development of the subject property whether it was residential or commercial. Providing a cross access easement for the properties to the north would be far greater benefit with Stewart Ave., being classified as a major arterial street, compared with an easement for the property towards the south for fronting along Peach Street which is classified as a minor collector. The existing equipment and materials company abutting to the east inhibits any connectivity and provides little, if any, benefit with the proposed access easement towards the north. The major retail stores, gas stations, grocery markets and restaurants are fronting along Stewart Ave. east of the subject property. The strip mall (Cottonwood Square) present on the southeast corner of Stewart Ave. and Beekman Ave., which contains a Purple Parrot, hair salon, barber shop, and a tavern, prohibits any vehicular or pedestrian access to these retail and commercial outlets further east.

Per Section 10.550(3)(a), driveway location shall be placed adjacent to the property line of a contiguous property, in this instance either the north or south boundary. In addition, the posted speed limit is 35 MPH, which requires a 250-foot spacing between driveway approaches. This is not practical towards the north where a duplex is present with two separate driveway approaches existing on Peach Street. In our opinion, placing the driveway along the northern boundary would create conflicting left hand turning movements with the duplex unit. With the proposed cross access easement for the properties to the north with the proposed driveway approach location this may provide alternative access for any redevelopment along Stewart Ave.

This is also not feasible towards the south where a single family dwelling is currently present, with the parking and maneuvering requirements of the code and the proposed location for the multi-family structure. The required front yard landscape requirements and PUE, inhibits the feasibility to provide a cross access easement through the subject property for the abutting property towards the south. Greater potential exists with the redevelopment of the properties to the south, Tax Lots 2300 and 2301, for providing cross access easements and possibly a shared road approach/driveway.

Subsection 10.550(3)(c) provides alternatives to the access spacing requirements, which states: *"The standards set forth in Sections 10.550(3)(a) and (b) above are the City's basic access standards. The City also recognizes that unique situations and/or complex projects may warrant alternative driveway spacing and locations."*

There is no driveway approach existing across Peach Street along the frontage of the subject property to potentially align. The subject property currently contains two driveway approaches from Peach Street, one of which will be eliminated to be more conforming with the access standards of the Ordinance. Subsection 10.550(3)(c)(1)(ii) states: *"Where no proposed access location can satisfy all the standards in Section 10.550(3)(a) and/or (b), the driveway may be located in the location that best meets the City access management standards in the professional opinion of Public Works Director (or designee)."*

Due to the posted speed limit being 35 MPH, the existing driveway locations along Peach Street and existing adjacent uses, the width of the parcels fronting Peach Street, the rental storage yard to the east along with a masonry wall, the proposed location of the multifamily structure inhibits the provisions for cross access easements for vehicles and pedestrian to the east and south. The proposed driveway approach and site development plan does provide cross access easements for the abutting properties to the north that may have significant benefits for limiting future driveway access on Stewart Ave. and Peach Street, particularly with the close proximity to the intersection. Therefore, the applicant is requesting exceptions to the cross access easements to the south and east with this development plan.

(2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.

The proposed use of the property for attached multifamily dwelling units is an allowed use within the C-C zoning district.

(3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner."

This situation is somewhat unusual in that this is an infill development project that has abutting properties already developed that are also less than 1-acre in size and fronting along a minor collector street. The subject property contains two separate driveway approaches that currently do not meet the standards and locations and is not feasible to make compliant with the standards of the Ordinance. There is no practical way to provide access easements to the abutting properties to the south and east and develop the subject site with either residential uses or commercial uses. Full application of the standards within the Code would result in an exceptional hardship for the property owner.

(4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

These exceptions requested is based on the strict application of the access standards within the Code that apply to the subject property for fronting along a collector street. The existing driveway approaches with small adjacent parcels hinders any compliance with the strict standards of the Code.

The requested exceptions are not based on profitability, they are based on the ability to develop the site without undue hardship for the property owner.

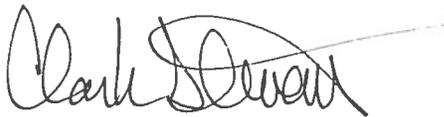
FINDING:

Based on the existing surrounding development, the required driveway spacing, the existing location of driveways, the City of Medford finds that the submitted material in the subject Site Plan and Architectural Commission application, including the associated exhibits, demonstrates that the requested exceptions to Section 10.426 and Section 10.550 for the properties to the south and east is in harmony with the general purpose of the Ordinance.

SUMMARY & CONCLUSIONS

Based upon the above discussions regarding Section 10.290 and Section 10.251, with the submitted application materials, including: site plan, architectural plan, landscape plan, and conceptual stormwater plan, the Site Plan and Architectural Commission can conclude that the proposed development of this 0.51 acre parcel on the east side of Peach Street, south of Stewart Ave, with a 13-unit multiple-family complex, as proposed, meets the criteria for Site Plan and Architectural Review, being compatible with uses and development that exist on adjacent land and complying with the applicable provisions of all city ordinances.

Respectfully Submitted:



RICHARD STEVENS & ASSOCIATES, INC.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

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NOV 09 2017

PLANNING DEPT.

Section II – Code Compliance: Criterion No. 2

PROJECT SITE

	PROPOSED	REQUIRED
• Zoning District	CC	
• Overlay District(s)	?	
• Proposed Use	Multi-plex	
• Project Site Acreage	0.51	
• Site Acreage (+ right-of-way)	0.15	
• Proposed Density (10.708)	13	
• # Dwelling Units	13	
• # Employees	0	

STRUCTURES

	EXISTING	PROPOSED
• # Structures	1	
• Structure Square Footage (10.710-10.721)	14,898	

SITE DESIGN STANDARDS

	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	62	
• Side Yard Setback (10.710-721)	10	
• Side Yard Setback (10.710-721)	10	
• Rear Yard Setback (10.710-721)	10	
• Lot Coverage (10.710-721)	29%	

PARKING

	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	28	
• Disable Person Vehicular Spaces (10.746[8])	? 0	
• Carpool/Vanpool Spaces (10.809)	? 0	
• Total Spaces (10.743)	28	
• Bicycle Spaces (10.748)	? 0	
• Loading Berths (10.742)	? 0	

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

1251 S. PEACH

LANDSCAPING

	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	5090	N/A
• Total Landscape Area in High Water Use Landscaping (square feet)	700	N/A
• Total Landscape Area in High Water Use Landscaping (percentage)	13.75	MAX 40
• Total % Landscape Coverage	85%	85
• Required Organic Content (cu.yd.)	70	15
• Frontage Landscaping (10.797)		
• Street:	3 PEACH	
• Feet:	116	
• # Trees:	5	5
• # Shrubs:	34	29
• Street:		
• Feet:		
• # Trees:		
• # Shrubs:		
• Bufferyard Landscaping (10.790)		
• Type:	N/A	
• Distance (ft):		
• # Canopy Trees:		
• # Shrubs:		
• Fence/Wall:		
• Parking Area Planter Bays-(10.746)		
• Type:	N/A	
• # Bays:		
• Area:		
• # Trees:		
• # Shrubs:		

STRUCTURE

PROPOSED

- Materials
- Colors

Please remember that the information you provide in response to the questionnaire must be included with your SPAR application submittal. Remember to sign and date your written response.

Site Photos

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MAR 21 2018
PLANNING DEPT.



Existing use (equipment rental and yard supply store) east of the subject property. Looking east across subject property.



Existing use (Head Start) north (east lot) of subject property. Looking Northeast across property.

EXHIBIT # A
File # AC-17-148
E-18-034



Existing use (residential duplex) north (west lot) of subject property



Looking southeast across subject property



Existing use (detached single-family dwelling) south of subject property



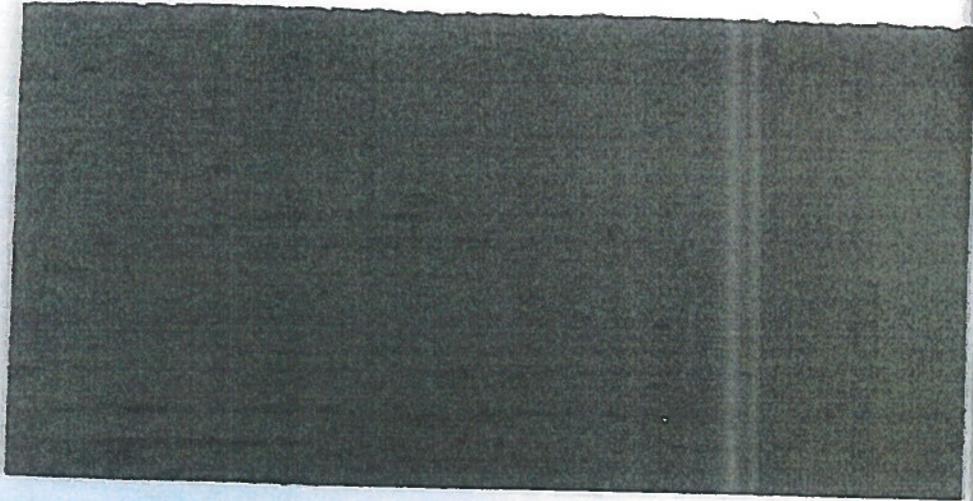
Existing use (Child Development Services) northwest across Peach Street



Vacant lot southwest across Peach Street

MATERIALS

0334 (Trim)



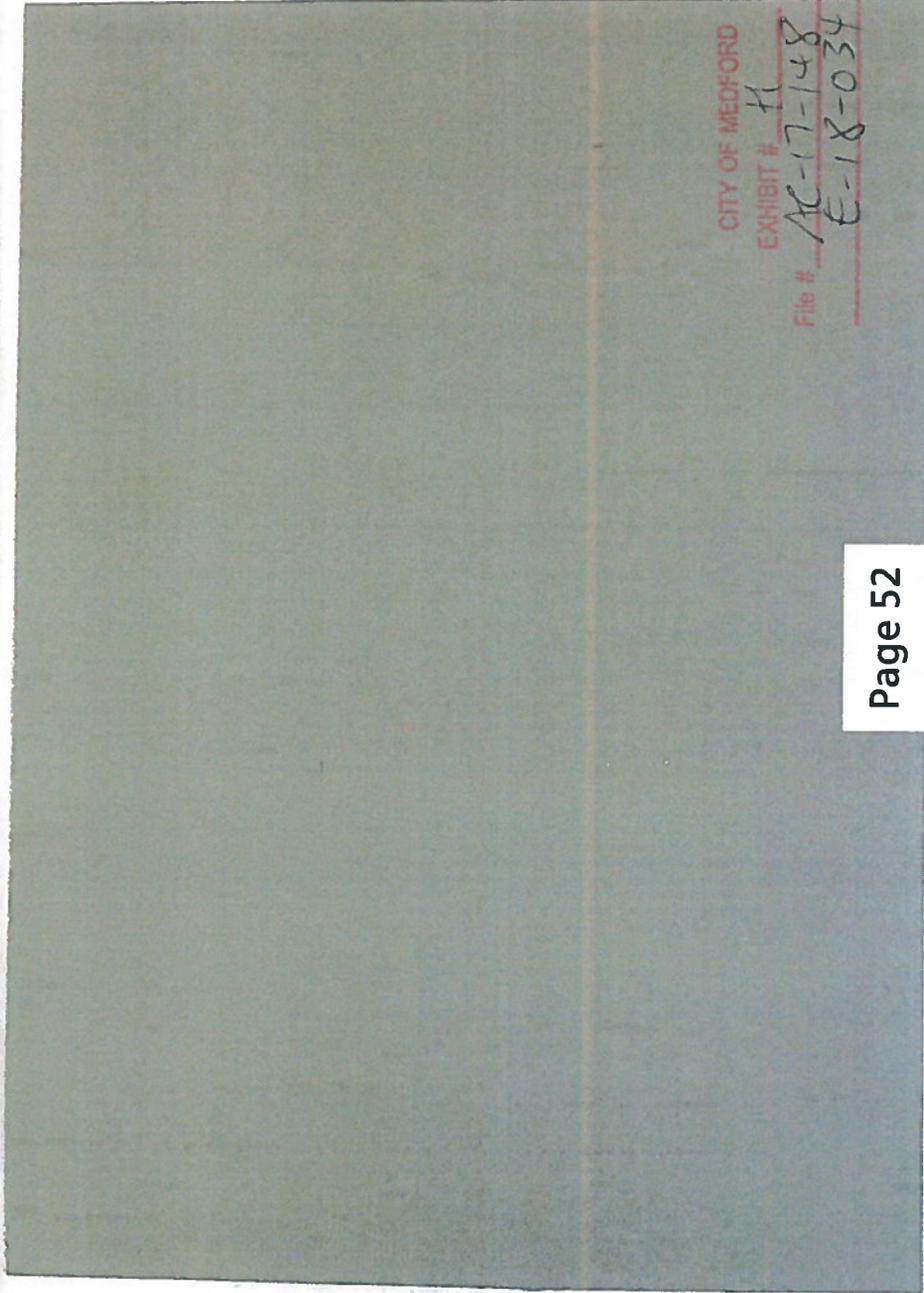
0563 (Accent)

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MAR 21 2018

PLANNING DEPT.

0337 (Body)



CITY OF MEDFORD

EXHIBIT # H

File # AC-17-148

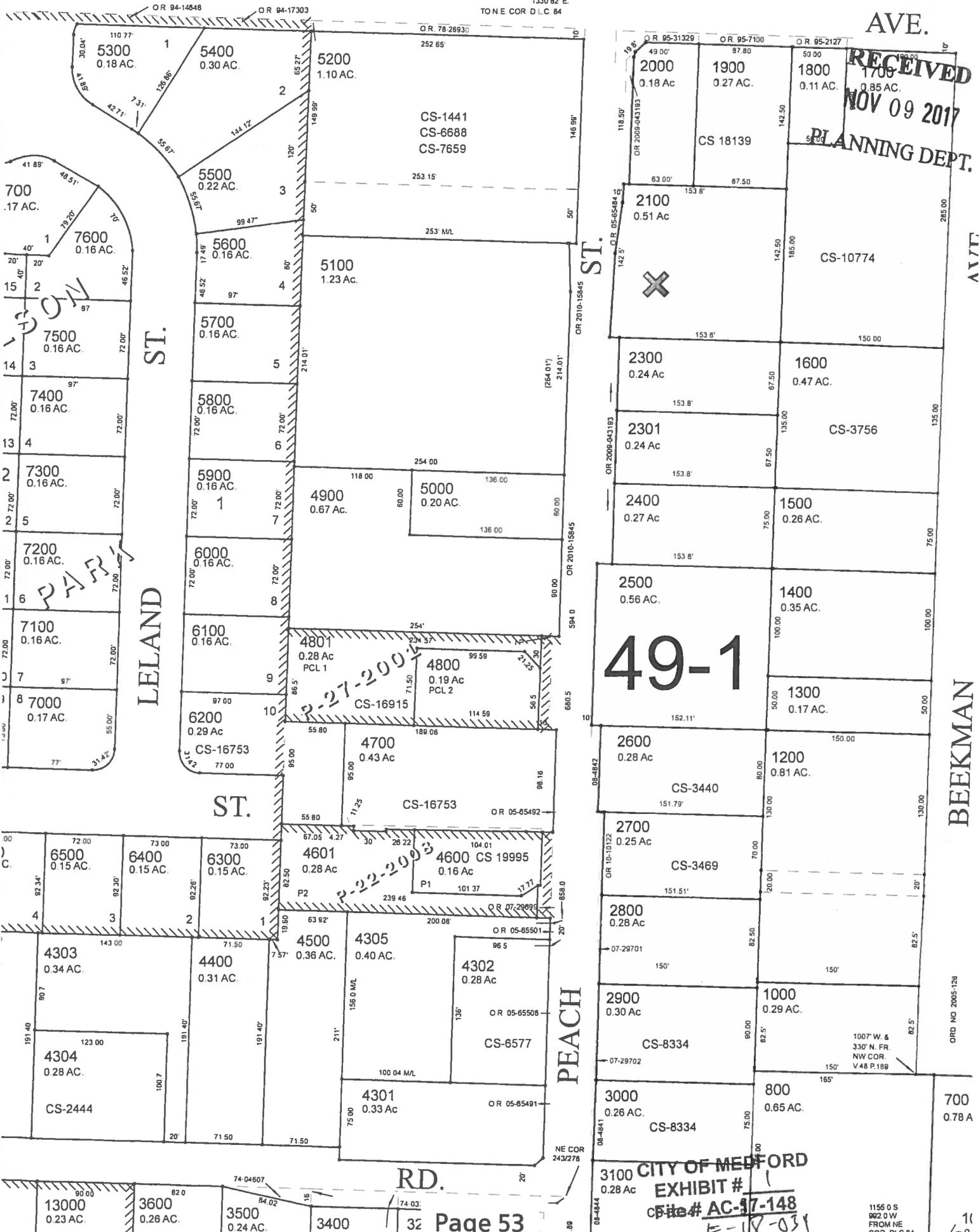
E-18-034

STEWART

CS-15116

STONE SET AT MIDWAY PT
N.L.D.C. 84
1330 82' E.
T.O.N.E. COR. D.L.C. 84

AVE.



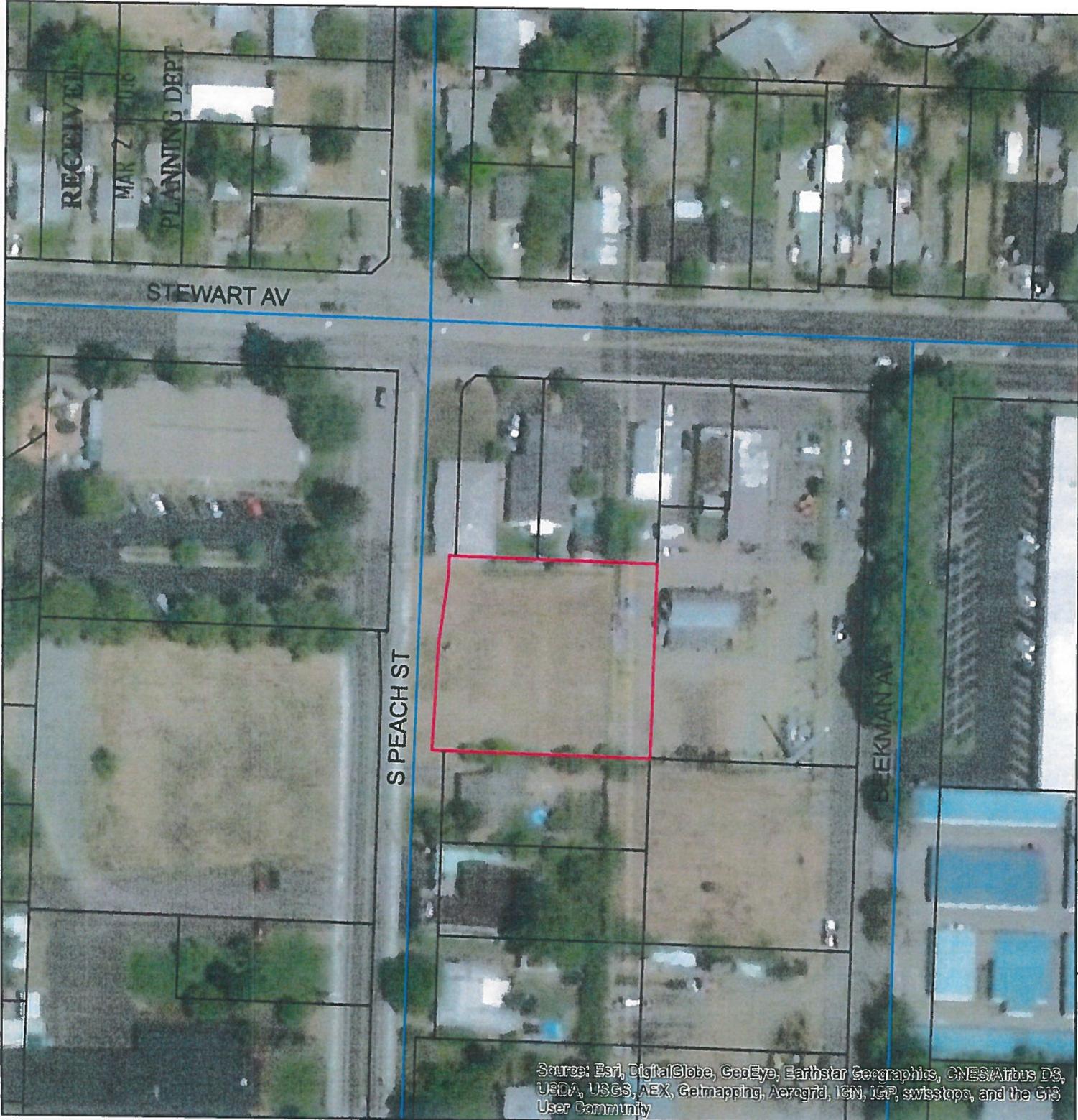
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PLANNING DEPT.

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CITY OF MEDFORD
EXHIBIT #
File # AC-17-148
E-18-031

1155 0 S
992.0 W
FROM NE
COR. D.L.C. 84

11



Aerial

37-2W-36AC TL 2100

CITY OF MEDFORD

EXHIBIT # J

File # AC-17-148

E-18-034

Legend

 STREETS

 Subject Property

Page 54



1 inch = 400 feet

2-1-2018



This map is based on a digital database compiled by Jackson County GIS from a variety of sources, and may include RSA field data received by a Trimble GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopa, and the GIS User Community



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 3/14/2018
File Number: AC-17-148

PUBLIC WORKS DEPARTMENT STAFF REPORT **1251 South Peach Street** **13 Multi-Family Residential Housing Units**

Project: Consideration of a proposal for the construction of a 13-unit, multiple-family complex on approximately 0.51 acres.

Location: Located east of South Peach Street, approximately 130 feet south of Stewart Avenue within the C-C (Community Commercial) zoning district (372W36AC2100).

Applicant: Applicant, James Mendolia; Agent, Richard Stevens & Associates, Inc.; 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

South Peach Street classified as a Minor Collector street within the Medford Land Development Code (MLDC), Section 10.428. Additional right-of-way has already been dedicated in as part of the City's Capital Improvement Project, P1078. **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

South Peach Street – 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, street lights, and sidewalks. **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 are no pavement cutting moratoriums currently in effect along this frontage to South Peach Street.

3. Access and Circulation

Driveway access shall be per MLDC 10.550.

The proposed site plan does not provide an accessways as required by MLDC 10.426(c)(4). Public Works recommends the site design shall accommodate east-west pedestrian connectivity or provide findings to address the requirement.

In accordance with MLDC 10.550(3)(a)(3), the development shall provide cross-access easements to all contiguous parcels that do not abut a street of a lower order than an Arterial or Collector Street. Provide a cross-access easement and/or an exception to provide cross-access easement for adjacent tax lots 1900, 2000, and tax lot 2300. Cross-access easements shall be provided prior to final plat approval. Site design shall accommodate cross-access.

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.

South Peach Street:

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: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL

1251 South Peach Street - 13 Multi-Family Residential Housing Units
AC-17-148

A. Streets

1. Street Dedications to the Public:

- **South Peach Street** – No additional right-of-way is required.
- Dedicate 10-foot Public Utility Easement (PUE) along the frontage to South Peach Street.

2. Improvements:

Public Streets

- **South Peach Street** improvements have been completed.

Lighting and Signing

- No additional street lights are required.

Access and Circulation

- Driveway access shall be per MLDC 10.550.
- Site design shall accommodate east-west pedestrian connectivity or provide findings to address the requirement.
- Provide a cross-access easement and/or an exception to provide cross-access easement for adjacent tax lots 1900, 2000, and tax lot 2300.

Other

- There is no pavement moratorium currently in effect on South Peach Street.

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.



Medford Fire-Rescue Land Development Report

Review Info

Reviewed By: Kleinberg, Greg

Review Date: 3/6/2018
Meeting Date: 3/14/2018

LD #: AC17148

Planner: Steffan Roennfeldt

Applicant: Applicant, James Mendolia

Project Location: east of South Peach Street

ProjectDescription: Consideration of a proposal for the construction of a 13-unit, multiple-family complex on approximately 0.51 acres located east of South Peach Street, approximately 130 feet south of Stewart Avenue within the C-C (Community Commercial) zoning district (372W36AC2100); Applicant, James Mendolia; Agent, Richard Stevens & Associates, Inc.; Planner, Steffen Roennfeldt.

Specific Requirements for Access & Water Supply

Conditions

Violation Code	Reference	Comments	Description
OFC 508.5	OFC 508.5	A fire hydrant will be required on Peach Street near the driveway entrance.	Fire hydrants with reflectors will be required for this project. Fire hydrant locations shall be as follows: Additional hydrants may be required to comply with the requirement of proximity to fire department connections (for fire sprinkler and standpipe systems, the fire department connection shall be located at an approved location away from the building and within 75' of a fire hydrant. The fire department connection shall be located on the same side as the fire department access route.). The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site. Plans and specifications for fire hydrant system shall be submitted to Medford Fire Department for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).
OFC 903	OFC 903	Required for all Group R apartment buildings.	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.

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.

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

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

CITY OF MEDFORD
L
File # AC-17-148
E-18-034



Memo

To: Planner, Steffen Roennfeldt Planning Department
From: Chad Wiltrout, Building Department (541) 774-2363
CC: Applicant, James Mendolia; Agent, Richard Stevens & Associates, Inc.
Date: March 14, 2018
Re: March 14, 2018 LDC Meeting: AC-17-148

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 Wiltrout, directly at (541) 774-2363 or chad.wiltrout@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.

Comments:

3. A design professional is required for the design of the buildings and building appurtenances in accordance with section 107 OSSC
4. ADA parking spaces shall be required in accordance with code section 1106 of the Oregon Structural Specialty Code.
5. A code analysis will be required to show fire life safety provisions are met.
6. A fire suppression system shall be required throughout per 903.2.8 OSSC
7. Fire rated construction with an STC rating of 50 or better shall be required to separate dwelling units per 420, 708 and 1207 OSSC.
8. Fire and smoke alarms will be required per 907 and 908 OSSC
9. A plan addressing ADA requirements for dwelling units per section 1107 OSSC shall be provided. All first story units shall be design for type "B" accessibility per ANSI A117.1
10. Emergency escape and rescue openings shall be provided for each sleeping room per 1029 OSSC

CITY OF MEDFORD
EXHIBIT # M
AC-17-148
E-17-034

11. Com-check forms for exterior envelope, mechanical equipment and interior/exterior lighting will be required per 2014 OEESC.
12. Special inspections may be required for this project in accordance with chapter 17 OSSC.



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: AC-17-148

PARCEL ID: 372W36AC TL 2100

PROJECT: Consideration of a proposal for the construction of a 13-unit, multiple-family complex on approximately 0.51 acres located east of South Peach Street , approximately 130 feet south of Stewart Avenue within the C-C (Community Commercial) zoning district (372W36AC2100); Applicant, James Mendolia; Agent, Richard Stevens & Associates, Inc.; Planner, Steffen Roennfeldt

DATE: March 14, 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 existing water meter located near the southwest property corner can be used for landscape irrigation. If not utilized, then this water service shall be abandoned. SDC credits for this 3/4-inch meter will be applied to project estimate.
4. The Applicant and/or their Civil Engineer shall coordinate with MWC engineering staff for fire hydrant flow testing for design of the proposed fire sprinkler system for this project. Best time for flow testing is July thru September.
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. 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.

Continued to Next Page

CITY OF MEDFORD
EXHIBIT # N
File # AC-17-148
E-18-034 Page 1 of 2



Staff Memo

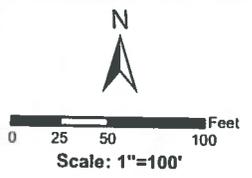
Continued from Previous Page

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction may be required, depending on Fire Department requirements.
3. Static water pressure is 67 psi at this site location.
4. MWC-metered water service does exist to this property. There is a "Vacant" water meter box with an existing 1-inch copper service line from the 6-inch water main to the meter box near the southwest property corner. (See Condition 3 above)
5. Access to MWC water lines is available. There is an existing 6-inch water line in South Peach Street.

CITY OF MEDFORD
EXHIBIT # _____

File # _____



Water Facility Map for AC-17-148
March 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 the digital elevation data provided by the Medford Water Commission. It is not intended to be used for any purpose other than the one for which it was prepared. The Medford Water Commission is not responsible for any errors or omissions on this map. Date: 10/2018. File: 102018_MWC_Map_MWC_SDC_Letter_LY_Feb 13 2018.mxd

Steffen K. Roennfeldt

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Tuesday, March 13, 2018 2:15 PM
To: Steffen K. Roennfeldt
Subject: AC-17-148 ODA Comments

Steffen:

Thank you for allowing ODA to comment on the proposed 13-unit multi-family project. After further review, ODA finds that the proposed project will not pose a hazard to air navigation due to its location relative to the Rogue Valley Int'l airport and the existing development surrounding the site.

Therefore ODA will not require the applicant to file a FAA form 7460-1 with ODA.

Please feel free to contact me if you or the applicant have any questions.

Jeff

JEFF CAINES, AICP
OREGON DEPARTMENT OF AVIATION
AVIATION PLANNER / SCIP COORDINATOR

OFFICE 503-378-2529
CELL/TEXT 503-507-6965

EMAIL jeff.caines@aviation.state.or.us
WEBSITE www.oregon.gov/aviation



3040 25th Street SE, Salem, OR 97302

*****CONFIDENTIALITY NOTICE*****

This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

CITY RECORD
EXHIBIT # 0
AC-17-148
E-18-034



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Subject Legal Description
 File no. AC-17-148
 To Jon Proud, Engineering
 From Steffen Roennfeldt, Planning Department
 Date February 28, 2018

Please verify the attached legal description covering the below subject at your earliest convenience. See attached map.

- AC-17-148
 Applicant: Buntin Construction LLC

STEFFEN,

No comments, desc. describes
 Subject area shows on vicinity map

THANKS, JON

3/2/18

cp

Attachments: Vicinity Map, Legal Description

CITY OF MEDFORD
 EXHIBIT # P
 FILE # AC-17-148
E-18-034

470317053551
RECORDING REQUESTED BY:



TICOR TITLE

3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Shirley Joyce Young, Successor Trustee of the Martha Jane Fipps
Living Trust UDOT March 2, 2007

GRANTEE'S NAME:
James Mendolia

AFTER RECORDING RETURN TO:
Order No.: 470317053551-CC
James Mendolia, an estate in fee simple
215 Surrey Drive
Jacksonville, OR 97530

SEND TAX STATEMENTS TO:
James Mendolia
215 Surrey Drive
Jacksonville, OR 97530

1251 S. Peach Street, Medford, OR 97501

Jackson County Official Records	2017-026699
R-WD	08/04/2017 10:40:35 AM
Sl=0 SHINGLJS	
\$11 00 \$10 00 \$3 00 \$10 00 \$20 00	\$59.00
Christine Walker County Clerk for Jackson County Oregon certify that the instrument described herein was recorded in the Clerk records. Christine Walker - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Shirley Joyce Young, Successor Trustee of the Martha Jane Fipps Living Trust UDOT March 2, 2007, Grantor, conveys and warrants to James Mendolia, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon

Commencing at the Northeast corner of Donation Land Claim No. 84 in Township 37 South, Range 2 West of the Willamette Meridian in the City of Medford, Jackson County, Oregon, thence West along the North boundary of said Donation Land Claim 1156.2 feet; thence South parallel with the East boundary of said Donation Land Claim 172.5 feet to a 1 1/2 x 23 inch iron pipe monument, for the true point of beginning thence West parallel with the North boundary of said Claim 163.8 feet to a 1 1/2 inch iron pipe monument, thence South parallel with the East boundary of said Claim, 142.5 feet to a 1 1/2 inch pipe monument, thence East parallel with the North boundary of said Claim, 163.8 feet to a 1 1/2 inch iron pipe monument, thence 142.5 feet North to the point of beginning

EXCEPTING THEREFROM that portion conveyed to the public of the City of Medford in Deed recorded October 26, 2005 as Recording No. 2005-065484

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$148,000.00). (See ORS 93 030)

Subject to:

Easements, conditions, covenants and restrictions of record

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DENSITY CALCULATION FORM

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

File No.	PA-17-087
Planner	Liz Conner
Date	August 9, 2017

GROSS ACREAGE	
Tax Lot Numbers	
372W36AC2100	0.51 AC
	AC
	AC
	AC
	AC
Existing ROW to Centerline	0.15 AC
Gross Acres	0.66 AC
Effective Acres (Gross - Subtracted)	0.66

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

DENSITY RANGE	
Zoning District	MFR-30
Density Range	
Minimum	20.00
Maximum	30.00
No. DU Proposed	12.00
No. DU Permitted	
Minimum	13.20
Maximum	19.79
Percentage of Maximum	60.63%

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1314

EXISTING R-O-W CALCULATION				
	LF	Width	SF	Acreage
W Jackson Rd	152.50	40.00	6,100.00	0.14
alley	53.00	8.00	424.00	0.01
(Street Name)	-	-	-	-
			6,524.00	0.15

Parcels under 1 gross acre are permitted to reduce the minimum dwelling units by 1 unit.

CITY OF MEDFORD
 EXHIBIT # 2
 AC-17-148
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¹ Such as future ROW dedication, resource protection areas, common open space, other dedication areas, etc.



City of Medford
Planning Department

Vicinity
Map

File Number:
AC-17-148



Project Name:

Mendolia's Place

Map/Taxlot:

372W36AC TL 2100



11/14/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots

