

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA APRIL 7, 2017



Commission Members

Jim Quinn, Chair

Bill Chmelir, Vice Chair

Jeff Bender

Jim Catt

David Culbertson

Bob Neathamer

Marcy Pierce

Curtis Turner

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 7, 2017

12:00 noon

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

-
10. Roll Call.
 20. Consent Calendar
 - 20.1 AC-16-134 Final Order for consideration of plans for the construction of a three-story 41,000 square foot building, on a 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district. (Rogue Credit Union, Applicant; Ogden, Roemer, Wilkerson Architects, Agent).
 30. Minutes.
 - 30.1 Consideration for approval of minutes from the March 17, 2017, 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-17-021 Consideration of a proposal for the construction of two four-plex multiple family buildings on a 0.37 acre lot located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district (371W17CB2100); (Philip Smith, Applicant; Scott Sinner Consulting, Inc., Agent).
 60. Written Communications. None
 70. Unfinished Business. None
 80. New Business.
 90. Report from the Planning Department.
 100. Messages and Papers from the Chair.
 110. Propositions and Remarks from the Commission.
 120. City Council Comments.
 130. Adjournment.

BEFORE THE MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF SITE PLAN AND ARCHITECTURAL COMMISSION)
FILE AC-16-134 APPLICATION FOR PROJECT REVIEW SUBMITTED) **ORDER**
BY ROGUE CREDIT UNION)

AN ORDER granting approval of plans for the construction of a three-story 41,000 square foot building, on a 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district.

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 a three-story 41,000 square foot building, on a 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district, with a public hearing a matter of record of the Site Plan and Architectural Commission on March 17, 2017.
3. At the public hearing on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, granted approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of approval.

THEREFORE LET IT BE HEREBY ORDERED that the application of Rogue Credit Union, stands approved subject to compliance with the conditions stated in the Commission Report dated March 17, 2017.

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-16-134

- (b) That the proposed development is compatible with uses and development that exist on adjacent land, based upon information provided in the Applicant's Questionnaire and presented at the public hearing.

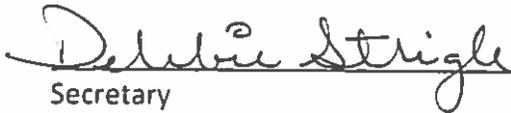
BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

Accepted and approved this 7th day of April, 2017.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary



Planning Department

Working with the community to shape a vibrant and exceptional city

COMMISSION REPORT

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

PROJECT Rogue Credit Union Headquarters Building
 Applicant: Rogue Credit Union; Agent: ORW Architecture

FILE NO. AC-16-134

DATE March 17, 2017

BACKGROUND

Proposal

Consideration of plans to construct a three-story, 41,728 square foot building for Rogue Credit Union Headquarters on an adjoining 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district (371W32B 4800).

Subject Site Characteristics

Zoning: C-R Regional Commercial
 GLUP: CM Commercial
 Use: Partially developed with a parking lot and a freestanding sign

Surrounding Site Characteristics

North	Zone:	C-R
	Use:	Walmart, Medford Armory, hotels and retail uses
South	Zone:	C-R & SFR-00 (Single Family Residential, one dwelling unit per existing lot)
	Use:	Vacant, electric substation, used car sales
East	Zone:	C-R
	Use:	Hotels
West	Zone:	C-R
	Use:	Rogue Credit Union

Related Projects

AC-03-030 9,150 square foot third floor addition to existing Rogue Credit Union building and parking lot addition

PLA-13-098 AC-13-127	Walmart Property Line Adjustment Two-story, 31,886 square foot addition to existing Rogue Credit Union building
PLA-14-007	Property Line Adjustment to consolidate 371W31A4102 and 371W32B4900
SN-16-068	Private street name change from "Rogue Federal Way" to "Rogue Credit Union Lane"

Applicable Criteria

Medford Land Development Code Section 10.290 – Site Plan & Architectural Review Criteria:

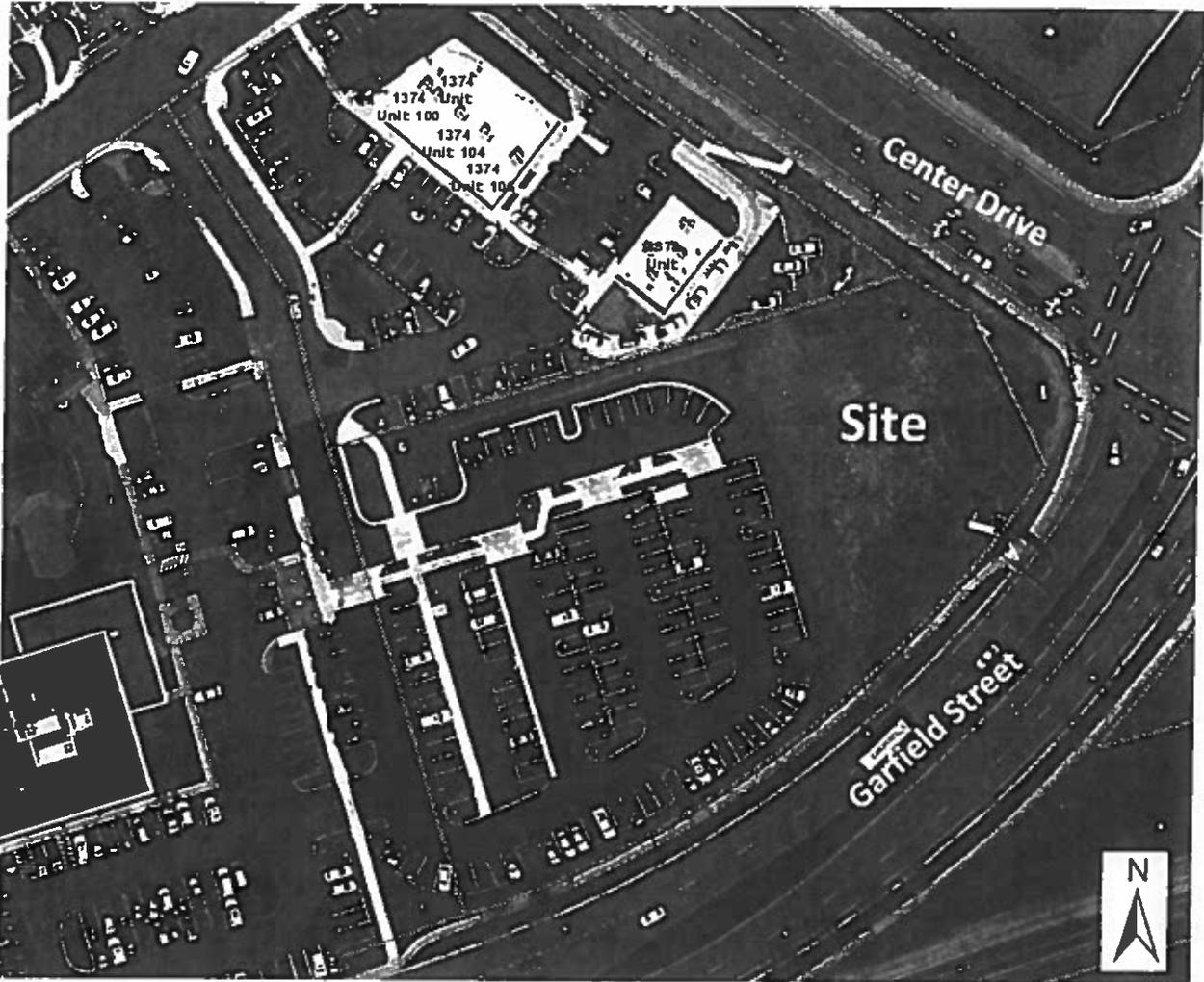
The Site Plan and Architectural Commission shall approve a site plan and architectural review application if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

- (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 § 10.253.*

ISSUES AND ANALYSIS

This item first appeared on the Commission's agenda for public hearing on January 6, 2017, but the applicant requested that the hearing be continued to give time to revise the design. On February 24, 2017, the applicant submitted a revised site plan, elevations and floorplans (Exhibits B through E). The revised plans reflect a three story, 41,728 square foot building rather than the two-story structure that was originally planned. The footprint of the structure did not change; however, the changes to the site plan are noted in the applicable sections that follow.

This review is limited to the development area except as the existing parking area is altered to accommodate the new construction. The associated parking was previously constructed via a building permit as parking lots are exempt from SPAC review under MLDC 10.031(C)(1). There is an existing electronic message sign on Garfield Street near the intersection that will remain.



Site Plan (Exhibit B)

Vehicular Access (MLDC 10.550)

Vehicular access to the subject site is currently provided via Rogue Credit Union Lane, a private, shared driveway north of the site that extends between South Pacific Highway and Center Drive. It serves the existing Rogue Credit Union facilities to the west of the subject site, restaurants and other businesses adjacent to the north and Walmart further north. The site fronts the vacated portion of Center Drive that was realigned with the completion of the South Medford Interchange. No direct access is proposed or permitted from either Center Drive or Garfield Street.

Pedestrian Access (MLDC 10.772 – 10.775)

Pedestrian access points are required to each street abutting the property and to connect building entrances to one another. The submitted site plan shows the required pedestrian

connection to Garfield Street; however, no connection is provided to Center Drive. The existing parking facility was correctly designed to accommodate pedestrians through the parking field to the adjoining right-of-way and buildings.

Pedestrian connections are also required between building entrances in new commercial and office developments. Staff notes that no provision was made from the development adjacent to the north for a pedestrian connection to this site except for the sidewalk ramp at its southwesterly corner. The existing detention basin and generous landscaping proposed along the northerly property line of the subject site and the lack of a connection point on the northerly property make for inconvenient pedestrian access. In this case, there are existing businesses adjacent to the north that will be attractive to occupants of the subject building, including Starbuck's.

MLDC 10.776 provides relief when an alternate route does not increase the total walking distance by more than 50% and not more than 100 feet over the other required route. The Commission may consider providing relief in this case. Staff has included a condition of approval requiring additional pedestrian connections to Center Drive and the parcel to the north.

Decision: Staff presented photos of the existing condition of the site. The bioswale exists along the northerly property line as described. Additionally, a four-foot chain link fence extends along the northerly property line to Center Drive which precludes access to the adjacent businesses. The Commission noted that a pedestrian access to the existing development to the north would require the pedestrians to either cross the bioswale or the drive through lane for Panda Express. Based on these facts and the fact that the existing parking lot was constructed with a pedestrian access network that provides connections to the north, west and south, the Commission found that there is reasonable pedestrian access to the adjacent property. A direct pedestrian connection is not required.

With regard to the pedestrian connection to Center Drive, the Commission learned that the door on the easterly elevation is not for public access. It serves an interior stairwell and is intended for emergency exiting. There is a proposed sidewalk from the main entrance to Garfield Street near the intersection. Based on this evidence, the Commission found that the sidewalk connections to Garfield Street provide reasonable pedestrian access to Center Drive. The Commission voted to eliminate Condition 2 requiring the additional pedestrian connections and noted its authority to do so under MLDC 10.776.

Parking (MLDC 10.743 – 10.746)

The increase in building height results in a need to provide a fire apparatus access aisle on the west side of the building. The row of parking on the west side of that drive aisle has been reduced to compact size, 16 feet in length rather than 19, to accommodate the required 26 foot

access aisle. As illustrated in the table below, it can be found that the proposal meets the parking requirements.

Parking Requirements

	REQUIRED	SHOWN
Total Spaces – General Office Use	125	134
Accessible Spaces	5	5
Compact Spaces (max 20% of required parking)	25 (max.)	14
Bicycle Spaces (min 10% of vehicle spaces provided)	13 (min.)	14

Bicycle Parking (MLDC 10.747 – 10.751)

The applicant has provided bicycle parking that meets the requirements of the Code. Additionally, a bike rack detail demonstrating compliance with the preferred style that provides two points of contact is included as Exhibit T.

Landscape Plan (Exhibit F)

The applicant proposes a mixture of trees, shrubs and groundcover to provide color and texture. As illustrated in the Landscape Requirements table below, it can be found that the submitted Landscape Plan provided by KenCairn Landscape Architecture, a State of Oregon Licensed Landscape Architect, meets and exceeds the landscaping requirements as outlined in Sections 10.780 and 10.797.

Landscape Requirements

	REQUIRED	SHOWN
Trees, Center Drive	6	7
Shrubs, Center Drive	35	100+
Trees, Garfield Street	11	11
Shrubs, Garfield Street	66	110+
Total Landscaped Area	17,945 S.F.	
Area of High Water Use Landscaping	5,350 S.F.	
Percentage of High Water Use Landscaping	30% max	29%

Building Elevations (Exhibit C)

As stated in the Applicant's Narrative (Exhibit G) and depicted in the colored elevations:

The architectural style of the new building utilizes materials such as brick veneer in a classic terra cotta color, aluminum and glass window walls, earthy brown steel canopies and grey metal panel in a timeless aesthetic that is similar to the existing RCU building.

The brick veneer walls are divided into well-proportioned masses by the integration of the aluminum and glass window walls and grey metal panel finish system. Articulation is further enhanced by the recess and projection of walls in locations where different materials intersect.

The new building has a set-back street presence, which allows for a well landscaped yard.

Based on the information provided in Exhibit G, the Commission can find that the proposed design is compatible with surrounding development.

Concealments (MLDC 10.781 & 10.782)

The submitted site plan shows a trash receptacle in the northern portion of the site west of the proposed structure. As a detail of the enclosure has not been provided, staff has included a condition requiring the applicant to submit a detail demonstrating compliance with MLDC 10.781 prior to the issuance of building permits for vertical construction.

The submitted overhead oblique elevations depict HVAC equipment on the roof of the structure. Parapet walls are proposed to conceal the equipment as required in MLDC 10.782.

Agency Comments

Agency comments are included as Exhibits J through R. There are adequate facilities to serve the development according to agency comments. Conditions of approval (Exhibit A) have been included requiring the applicant to comply with the agency comments as applicable.

Committee Comments

No committee comments were received.

FINDINGS AND CONCLUSIONS

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:

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

The Commission can find that there is sufficient evidence contained in the Applicant's Narrative along with exhibits and the Revised 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 Applicant demonstrated compliance with the standards of the Land Development Code in Exhibit H. 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. No Exception is needed. This criterion is satisfied.

As noted above, the Commission found that pedestrian connections to the adjacent property to the north and to Center Drive were not required as there are reasonable alternatives present. The Commission exercised its authority in MLDC 10.776 and deleted Condition No. 2.

ACTION TAKEN

Adopted the findings as recommended by staff and directed staff to prepare a Final Order for approval of AC-16-134 per the Commission Report dated March 17, 2017, including Exhibits A-1 through T.

EXHIBITS

- A-1 Conditions of Approval dated March 17, 2017
- B Site Plan received February 24, 2017
- C Color Elevations received February 24, 2017
- D Overhead Views of Building received February 24, 2017
- E Floor and Roof Plans received February 24, 2017
- F Landscape Plan received October 26, 2016
- G Applicant's Narrative received February 24, 2017
- H Applicant's Code Compliance Regarding Approval Criterion No. 2 received February 24, 2017
- I GoogleEarth Photo of Existing Site
- J Public Works Staff Report received December 14, 2016
- K Medford Water Commission Staff Memo received March 2, 2017

- L Medford Fire Department Land Development Report received March 2, 2017
- M Rogue Valley Sewer Services letter received December 9, 2016
- N Building Department Memo received December 14, 2016
- O Memo from Floodplain Coordinator dated December 14, 2016
- P Medford Parks & Recreation Interoffice Memo received December 13, 2016
- Q Email from Oregon Department of Aviation received December 9, 2016
- R Email from Medford Address Technician received December 14, 2016
- S Landscape and Irrigation Code Information received December 13, 2016
- T Bicycle Rack Detail received December 30, 2017
Vicinity Map

SITE PLAN AND ARCHITECTURAL COMMISSION

Jim Quinn, Chair

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

JANUARY 6, 2017
JANUARY 20, 2017
FEBRUARY 3, 2017
FEBRUARY 17, 2017
MARCH 17, 2017
APRIL 7, 2017

EXHIBIT A-1

Rogue Credit Union Headquarters Building
AC-16-134
Conditions of Approval
March 17, 2017

CODE REQUIRED CONDITIONS

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

1. Provide a detail of the trash enclosure in compliance with MLDC 10.781.
- ~~2. Provide a revised site plan demonstrating compliance with the pedestrian access requirements in MLDC 10.772 – 10.775, including a connection to Center Drive and a connection to the property to the north.~~
3. Comply with all requirements of the Medford Public Works Department (Exhibit J).
4. Comply with all requirements of the Medford Water Commission (Exhibit K).
5. Comply with all requirements of the Medford Fire Department (Exhibit L).
6. Comply with all requirements of the Rogue Valley Sewer Services (Exhibit M).



Site Plan and Architectural Commission

Minutes

From Public Hearing on March 17, 2017

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

Jeff Bender, Acting Chair
Jim Catt
Dave Culbertson
Marcy Pierce
Curtis Turner
Rick Whitlock
Dick Gordon, City Council Liaison

Staff Present

Kelly Akin, Assistant Planning Director
Eric Mitton, Senior Assistant City Attorney
Doug Burroughs, Public Works/Eng Development Services Mgr.
Debbie Strigle, Recording Secretary

Commissioners Absent

Jim Quinn, Chair, Excused
Bill Chmelir, Vice Chair, Excused
Bob Neathamer, Excused

10. Roll Call.

20. Consent Calendar/Written Communications.

20.1 **AC-16-153** Final Order for consideration of plans for the construction of an approximately 20,000 square foot, three-story building on a one acre parcel located at the southeast corner of Biddle Road and Progress Drive within a Regional Commercial (C-R) zoning district. (People's Bank of Commerce, Applicant; ORW Architecture, Agent).

Motion: Adopt the consent calendar.

Moved by: Commissioner Culbertson Seconded by: Commissioner Whitlock

Voice Vote: Motion passed 5-0-1, with Acting Chair Bender abstaining.

30. Minutes.

30.1 The minutes for the March 3, 2017, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

Eric Mitton, Senior Assistant City Attorney, read the rules governing the public hearings.

New Business.

50.1 AC-16-134 Consideration of plans for the construction of a three-story 41,000 square foot building, on a 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district. (Rogue Credit Union, Applicant; Ogden, Roemer, Wilkerson Architects, Agent).

Acting Chair Bender asked for any potential conflicts of interest or ex-parte communications. Commissioners Whitlock, Culbertson, and Pierce disclosed they are members of Rogue Credit Union but could remain fair and impartial in their decision-making. Acting Chair Bender declared his employer is the agent for this application. He turned the meeting over to Commissioner Whitlock, recused himself, and sat out in the audience.

Kelly Akin, Assistant Planning Director, read the approval criteria, and gave a PowerPoint presentation of the March 8, 2017, Staff Report. Staff recommended approval.

Acting Chair Whitlock asked if Oregon Department of Transportation (ODOT) had been consulted with regarding any additional right-of-way dedication requirements on Garfield Street as referenced in the Public Works Department Staff Report. Ms. Akin replied she didn't believe staff had received any comments back from ODOT.

Acting Chair Whitlock wanted to know if any feedback had been received from the applicant or agent regarding the pedestrian connections referred to in Ms. Akin's presentation. Ms. Akin answered she had just talked with the applicant prior to this meeting and said he would probably have some comments.

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

a) David Wilkerson, agent for the applicant, spoke in favor of the project and said this building would enhance the intersection and have a strong street presence at the corner of Garfield and Center Drive.

Mr. Wilkerson spoke to the pedestrian connections and said they believe the connection as presented does satisfy code requirements. He said they would be concerned with a pedestrian connection that is too close to the building since it is more of a service facility rather than a customer service facility. Having a pedestrian connection there would present more of a security issue for the applicant.

Acting Chair Whitlock asked if there was an elevation difference between the property to the north and the subject property. Mr. Wilkerson answered there was not a significant elevation difference but there is the bio swale that is constructed there presently. Acting Chair Whitlock asked what the depth of the bio swale was. Mr. Wilkerson stated it was approximately three feet deep.

Acting Chair Whitlock wanted to know if there was vegetation that's critical to the effectiveness of the bio swale. Mr. Wilkerson replied yes, with the new stormwater management requirements for quality of the stormwater; vegetation is a pretty key part.

Acting Chair Whitlock wanted to know if pedestrians were to trample down the vegetation, would that have an impact on the effectiveness of the bio swale. Mr. Wilkerson said it coming at the end of the bio swale and being 3 feet of its 150 feet length he didn't know if pedestrians would do a huge amount of harm.

Commissioner Pierce commented that it didn't make sense to her to have the connection go all the way through because then pedestrians would have to negotiate drive-through traffic at Panda Express.

Mr. Wilkerson agreed with Commissioner Pierce and said the retailers would probably not be happy with that liability issue if a connection was imposed there.

Commissioner Culbertson said he assumed the fence line that currently runs on the other side of the bio swale was going to remain on the property line. Mr. Wilkerson answered yes; Rogue Credit Union put that up.

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-16-134 per the Staff Report dated March 8, 2017, including Exhibits A through T.

Moved by: Commissioner Catt

Seconded by: Commissioner Culbertson

Acting Chair Whitlock commented he agreed that pedestrian connections to Center Drive and the commercial properties to the north would not be used by pedestrians and the alternative routes provided in the plan were reasonably direct. He said he had thought this was the direction the Commission was taking on it.

Commissioner Catt withdrew his motion and Commissioner Culbertson withdrew his second.

2nd Motion: Adopt the findings as recommended by staff and direct staff to prepare a Final Order for approval of AC-16-134 per the Staff Report dated March 8, 2017, including Exhibits A through T, and including the following:

- Remove Condition of Approval #2

Moved by: Commissioner Catt

Seconded by: Commissioner Turner

Commissioner Culbertson stated he felt the pedestrian accesses which are already in place around the bio swale do allow connectivity to the adjacent commercial properties as well as Center Drive. He added he found the connection that currently exists is reasonably direct.

Roll Call Vote: Motion passed, 5-0

Acting Chair Bender returned to his seat on the Commission.

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.

90. Report from the Planning Department.

90.1 Ms. Akin announced the Jackson County Planning Commission had recommended approval of the Urban Growth Boundary (UGB) Amendment. There will be hearings before the Board of Commissioners in approximately two months.

90.2 Ms. Akin said there is business scheduled for the April 7th meeting, but was not sure about the April 21st meeting.

90.3 Ms. Akin reported that at the March 16th City Council meeting a hearing had been scheduled regarding the appeal on this Commission's decision for the Holiday Inn Express on Center Drive. That appeal had been withdrawn prior to the meeting.

90.4 Ms. Akin said on April 6th City Council would be hearing an appeal on a Landmarks & Historic Preservation Commission decision regarding a sign. At this same hearing a Transportation System Plan Amendment for Foothills Road will be heard and a proposal from the Public Works Department to do some sidewalk work on Plum, north of Stewart Avenue, and also on Tennessee and Chico.

90.5 Ms. Akin announced that staff will no longer read approval criteria during the hearings. She said the criteria will continue to be shown during the presentation in an abbreviated form and staff will state that the criteria has been sent out with the property owner notices, and is available in the staff report. The criteria will be listed, just not read.

Councilmember Gordon said he understood the vote for the UGB was 2-1 and wanted to know if there was any reason given for the "no" vote.

Ms. Akin said she believed it was the chair and he had expressed concerns about how the city was going to ensure that the density obligations are met. She said the city's obligation under RPS is 6.6 units per acre and part of the question was "how are we going to get there?"

Commissioner Whitlock wanted to know what the current density was. Ms. Akin answered that was a detail she was not familiar with but said she knew it wasn't six.

100. Messages and Papers from the Chair. None.

110. Propositions and Remarks from the Commission.

100.1 Commissioner Whitlock thanked Acting Chair Bender for stepping up and chairing the meetings when the chair and vice chair are not able to attend.

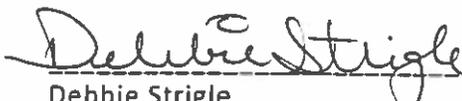
120. City Council Comments.

120.1 Councilmember Gordon said even though the Holiday Inn Express appeal was withdrawn, he admired the way this Commission helped build the facts on that application. He also thanked Mr. Mitton for his guidance and encouragement to the Commission in helping them build the record for applications that come before them. This helps protect the city and developers at the same time.

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

Jim Quinn
Site Plan and Architectural Commission Chair

Approved: April 4, 2017

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-17-021 APPLICATION FOR PROJECT REVIEW SUBMITTED) **ORDER**
BY PHILIP SMITH)

AN ORDER granting approval of plans for the construction of two four-plex multiple family buildings on a 0.37 acre lot located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district.

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 two four-plex multiple family buildings on a 0.37 acre lot located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district, with a public hearing a matter of record of the Site Plan and Architectural Commission on April 7, 2017.
3. At the public hearing on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, granted approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of approval.

THEREFORE LET IT BE HEREBY ORDERED that the application of Philip Smith, stands approved subject to compliance with the conditions stated in the Staff Report dated March 31, 2017.

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-17-021

- (b) That the proposed development is compatible with uses and development that exist on adjacent land, based upon information provided in the Applicant's Questionnaire and presented at the public hearing.

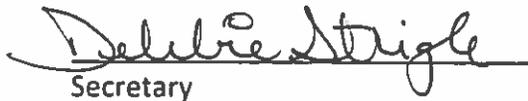
BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

Accepted and approved this 7th day of April, 2017.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary



STAFF REPORT

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

PROJECT Crater Lake Avenue Fourplexes
Applicant: Phillip Smith; Agent: Scott Sinner Consulting, Inc.

FILE NO. AC-17-021

TO Site Plan and Architectural Review Commission *for April 7, 2017 hearing*

FROM Dustin Severs, Planner II

REVIEWER Kelly Akin, Assistant Planning Director

DATE March 31, 2017

BACKGROUND

Proposal

Consideration of a proposal for the construction of two fourplex multiple family buildings on a 0.37 acre lot located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district.

Subject Site Characteristics

Zoning: MFR-20
GLUP: Urban High Density Residential (UH)
Overlay(s): Airport Area of Concern (A-C)

Surrounding Site Characteristics

North Zone: MFR-20
Use(s): Multi-family complex

South Zone: MFR-20
Use(s): Multi-family complex (Birch Gardens)

East Zone: MFR-20
Use(s): Multi-family complex (Birch Gardens)

West Zone: SFR-6 (Single Family Residential, 6 dwelling units per gross acre)
Use(s): Single family residences

Related Projects

None

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.*

ISSUES AND ANALYSIS

Project Summary

The subject site is located on a midblock 0.37 acre lot off of Crater lake Avenue, and the applicant recently had a single family home and a detached accessory structure removed – the lot is now vacant. The applicant is proposing the development of two fourplex multi-family structures. Each fourplex will be constructed as two story wood frame townhouse style dwelling units (2 story unit with a ground floor entrance and internal staircase), with the area footprint of both structures proposed at 2,543 square feet, and with both structures having identical floor plans. The interior units will have entrances on the front elevation facing the parking area, and the end units will have entrances with a gabled porch on the side elevations. Each dwelling unit will have a private outdoor recreation space at the rear of the units with a six foot wood fence between the units for privacy.

Vehicular Access

Access to the subject site will be provided by an existing approach off of Crater Lake Avenue - classified as a major arterial street. At the request of staff, overtures were made by the applicant to the owner of the abutting multi-family development to the south to obtain a shared access agreement between the two properties in order to utilize the adjoining development's existing driveway to access the proposed development, thereby, avoiding the need to construct a second driveway within such close proximity of an existing access point off of a higher-order street. However, the adjoining property owner was ultimately unwilling to grant the cross access easement to the applicant.

Site Development Standards

SITE DEVELOPMENT TABLE

	Allowed	Proposed
Density	7 min. / 9 max	8 units
Height	35 foot (Max)	22 feet
Lot Coverage	40%	33%
Setback (front)	15 feet	15 feet
Setback (side/rear)	7 feet/7 feet	7 feet/7feet

It can be found that the submitted site plan meets the site development standard requirements as found in Article V of the Medford Land Development Code.

Parking

PARKING TABLE

	Required	Provided
Total Spaces	12	13
Accessible Spaces	1	1
Bicycle Spaces	8	8

The submitted site plan identifies a total of 13 parking spaces provided for the development including the requisite number, location, and dimensions of accessible parking spaces, consistent with the parking requirements per MLDC 10.743-751. Additionally, the applicant is proposing to use the rear yards of the individual dwelling units, enclosed within a six foot fence, to serve as the bicycle parking spaces as required by MLDC 10.747.

Landscaping

LANDSCAPE TABLE - Frontage Landscaping

Crater Lake Avenue	Required	Shown
Trees	3	3
Shrubs	17	17+

It can be found that the submitted Landscape Plan (Exhibit C) meets and/or exceeds the frontage landscaping requirements along the property's frontage of Crater Lake Avenue per MLDC 10.797.

Architecture

The applicant's submitted narrative describes the buildings proposed architecture as the following:

The applicant designed the buildings using the City's design guidelines as a reference. The site constraints require the buildings to be oriented perpendicular to the public right of way. This orientation presents the smaller elevation to the street and reduces the massing to the public.

The side elevations feature gable ends and two siding types to reduce the effects of mass. These elevations also include the 6 windows with grids and wide trim and the front door of the dwelling unit with a projecting covered porch. The proposed complimentary paint scheme with the architectural elements and materials reduce mass and increase the appeal of the buildings.

The front elevations also use colors, siding variations and staggered relief of approximately 2 feet between the dwelling units and gable projections break up mass on the front elevations. The rear elevations use ample windows, staggered units and shed roof projections over the sliding glass doors to break up mass.

Concealments

The submitted site plan identifies a proposed trash receptacle enclosed and concealed with a masonry wall and metal gate consistent with the requirements of MLDC 10.781. Additionally, the site plan shows the HVAC units located in the rear yards of the individual dwelling units screened by a six foot privacy fence, consistent with MLDC 10.782.

Public Improvements

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

Other Agency Comments

Rogue Valley International Airport: Requests an Avigation, Noise and Hazard Easement to be required as part of the permit process.

Committee Comments

No comments were received from committees such as BPAC.

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 H) and recommends the Commission adopt the findings as submitted.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the Final Order of AC-17-021 per the staff report dated March 31, 2017, including Exhibits A through M.

EXHIBITS

- A Conditions of Approval drafted March 31, 2017.
- B Site Plan received February 23, 2017.
- C Landscape Plan received February 28, 2017.
- D Conceptual Grading & Drainage Plan received February 23, 2017.
- E Utility Plan received February 23, 2017.
- F Exterior Elevations Plan received February 23, 2017.
- G Floor Plans (1 of 2) received February 23, 2017.
- H Applicant's Narrative, Questionnaire, and Findings of Fact received February 7, 2017.
- I Public Works staff report received March 15, 2017.
- J Medford Water Commission memorandum received March 15, 2017.
- K Medford Fire Department report received March 10, 2017.
- L Rogue Valley International – Medford Airport email received March 2, 2017.
- M Application received February 7, 2017.
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

April 7, 2017

EXHIBIT A

Crater Lake Ave. Fourplexes
AC-17-021
Conditions of Approval
March 31, 2017

DISCRETIONARY CONDITIONS

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

1. Provide documentation to staff of an Avigation, Noise & Hazard Easement as requested by the Rogue Valley International-Medford Airport.

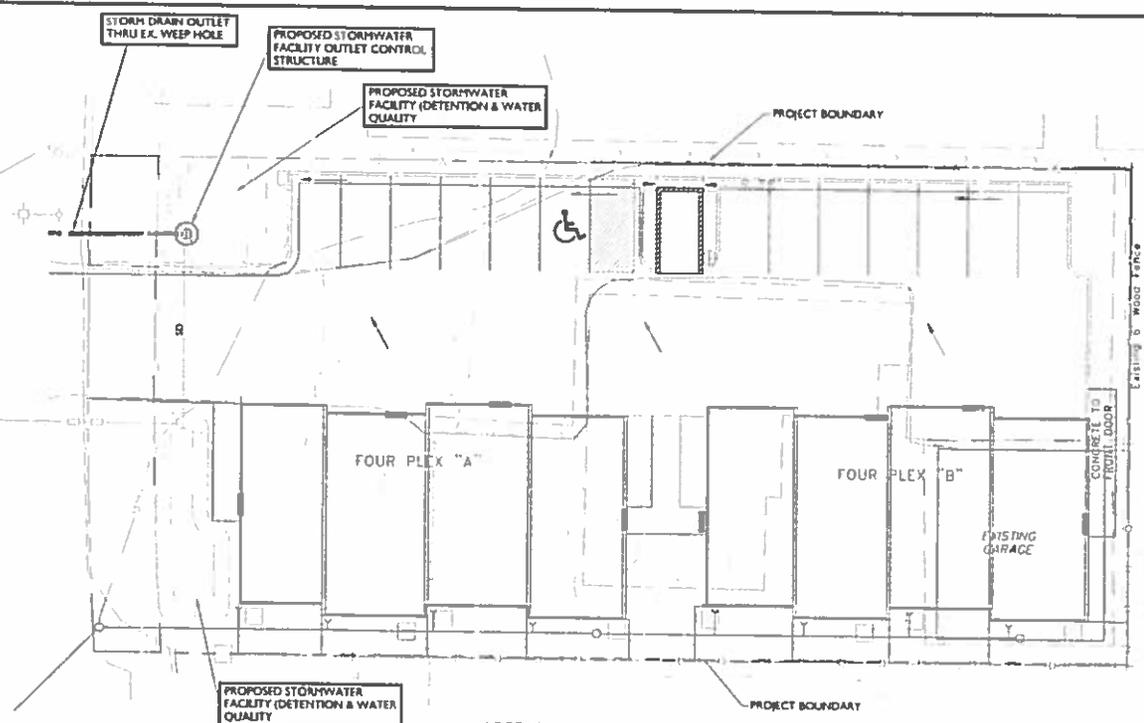
CODE REQUIRED CONDITIONS

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

1. Comply with all conditions stipulated by the Medford Water Commission (Exhibit J).
2. Comply with all conditions stipulated by the Public Works Department (Exhibit I).
3. Comply with all requirements of the Medford Fire Department (Exhibit K).
4. Comply with requirements of the Rogue Valley International-Medford Airport (Exhibit L).

RECEIVED
 FEB 23 2017
 PLANNING DEPT

CRATER LAKE AVENUE



- LEGEND**
- PROPOSED STORM MANHOLE OR CLEANOUT
 - PROPOSED CURB INLET
 - PROPOSED CATCH BASIN
 - PROPOSED DITCH INLET
 - PROPOSED STORM MAIN
 - EXISTING STORM MAIN
 - DRAINAGE DIRECTION
 - STREET DRAINAGE
 - - - EXISTING 1-FOOT CONTOUR
 - - - EXISTING 3-FOOT CONTOUR



EXHIBIT C.1



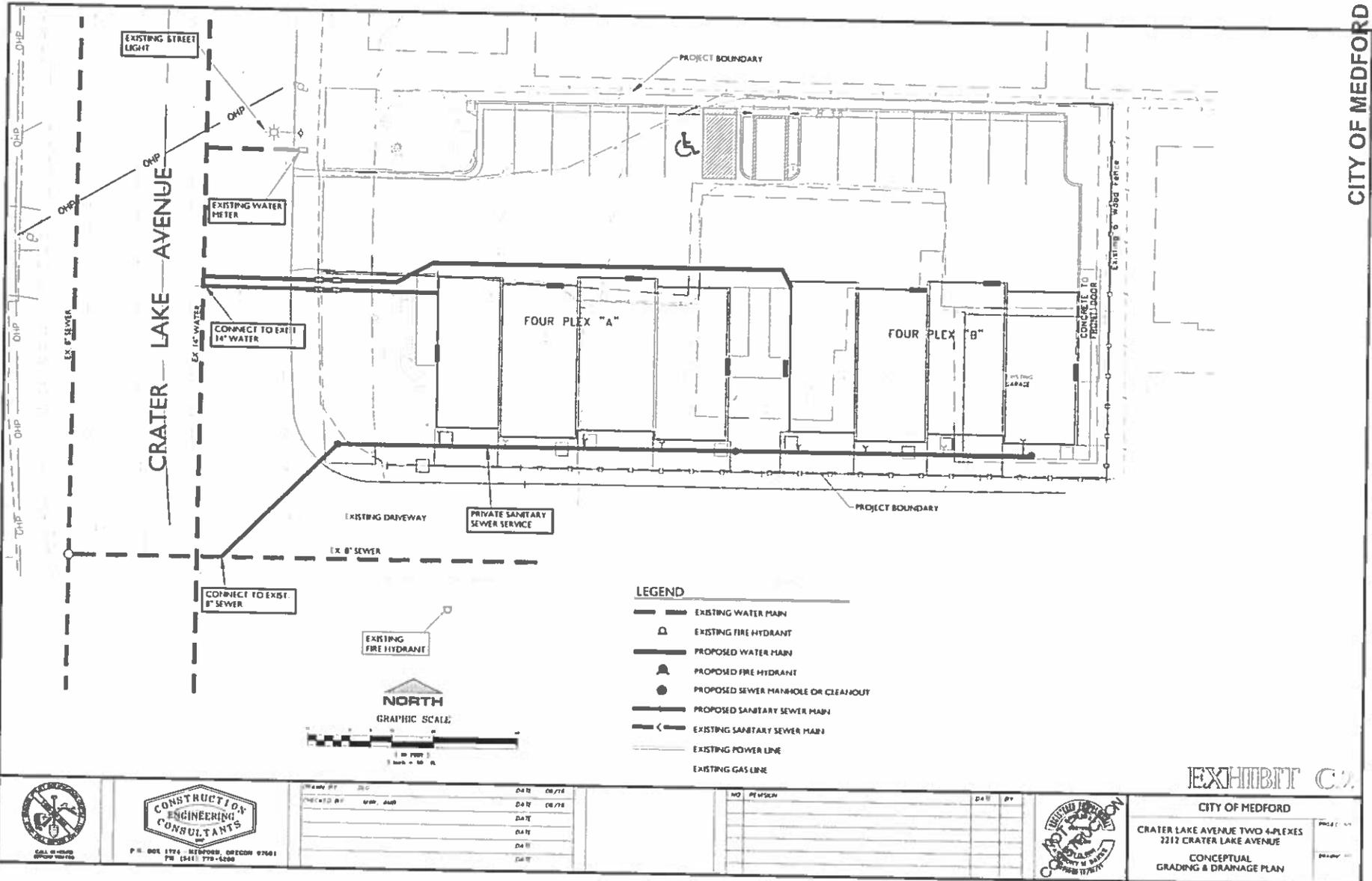
Drawn BY:	ELC	DATE:	06/18
Created BY:	MAR. AMB	DATE:	06/18
		DATE:	

NO.	REVISION	DATE	BY



CITY OF MEDFORD
 CRATER LAKE AVENUE TWO 4-PLEXES
 2212 CRATER LAKE AVENUE
 CONCEPTUAL GRADING & DRAINAGE PLAN

CITY OF MEDFORD
 EXHIBIT # D
 File # AC-17-021



DESIGNED BY	DATE	08/78
CHECKED BY	DATE	08/78
	DATE	
	DATE	
	DATE	

NO.	PERSON	DATE	BY



EXHIBIT C-2

CITY OF MEDFORD

CRATER LAKE AVENUE TWO 4-PLEXES
 2212 CRATER LAKE AVENUE

CONCEPTUAL
 GRADING & DRAINAGE PLAN

DATE PLOTTED: 08/17/2017 10:41 AM

RECEIVED
FEB 07 2017
PLANNING DEPT.

Section 1 Narrative

Write a brief narrative that describes your proposed development.

The approval of this application will allow for the development of two 4 plex multi family structures. The subject property is .37 net acres located approximately 211 feet south of Roberts Road on Crater Lake Avenue.

Each 4 plex is a 2 story wood frame building with townhouse style dwelling units. The subject property is within the MFR-20 zoning district. The minimum density is required by the Medford Land Development Code (MLDC) is 7 dwelling units and the maximum is 9 dwelling units.

Access for the development is on Crater Lake Avenue via an existing approach.

Section II – Compatibility: Criterion No. 1

The following questions are designed to demonstrate how your proposal is compatible with uses and development that exist on adjacent land. Using factual information, respond to the following questions on a separate sheet of paper: use supplemental information such as site photographs, aerial maps, etc. to augment your case.

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).

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

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.

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.

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

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

the standards of Section 10.808, New Commercial and Institutional Development.

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

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

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.

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.

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

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.

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

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).

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.

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

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

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

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.

Response

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).

The subject property is an infill parcel within the MFR-20 zoning district. The abutting property to the north is a 1.04 acre parcel with approximately 15,900 square feet of single story wood frame multiplex structures build in the early 1970s.

The buildings appear to be well maintained for the age of the development. The buildings have painted T-111 siding on the street frontages with a tan and white two tone paint scheme. The buildings appear to have a 3:12 roof pitch with light gray composition roofs. The property is fenced with a 5' galvanized chain link fence on the property line in common with the subject property. The setbacks along the common property line are less than 4 feet and not landscaped, but maintained week free.



North

The property to the east and south is the Birch Gardens Phase 2 and 3. Birch Gardens was developed in 2005 as 8 - two story wood frame 4 plex buildings on pad lots for investor ownership of each 4 plex. The buildings and grounds are well maintained.

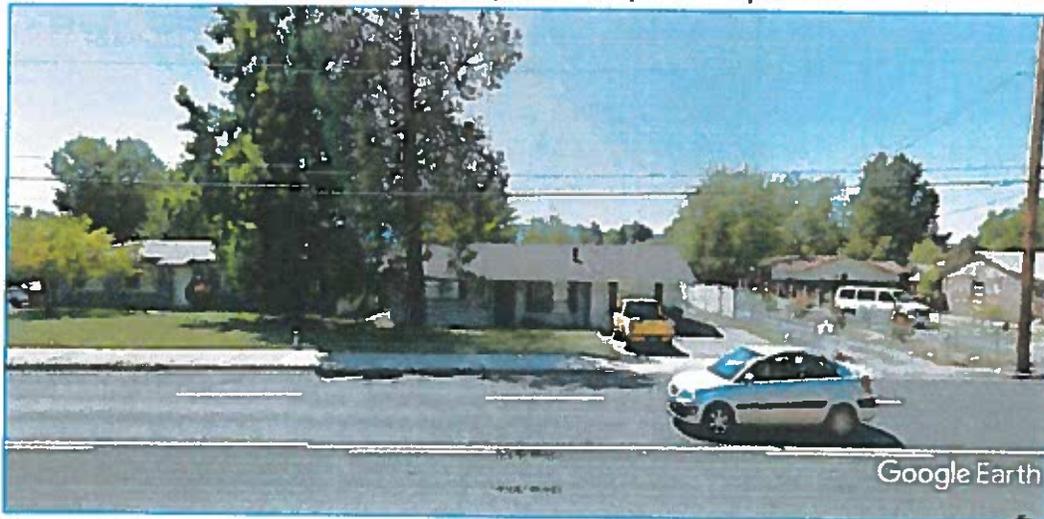
APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

The buildings appear to have a combination of horizontal lap siding on front and street frontage elevations and vertical siding in other elevations. The roofs in the development have various combinations of hip and gable dimensional composition roofs. The landscaping is mature and well maintained. The architecture features many elements of the current MLDC to break up massing and create an attractive multifamily development.



East and South

Crater Lake Avenue is a classified major arterial street and is the boundary for the SFR-6 zoning district on the west side of the avenue and the MFR-20 zoning district on the east side. The properties on the west are developed with single family residences varying in age from the 1940s to the 1990s. The architectural style is mostly ranch style.



West

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

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

The 4 plex buildings proposed with this application are a 2 story contemporary multifamily architectural style. The dwelling units are a townhouse configuration, meaning each dwelling unit is a 2 story unit with a ground floor entrance and internal staircase. Both buildings use the same plans.

The interior units have entrances on the front elevation facing the parking area and the end units have entrances with a gabled porch on the side elevations. The front elevations feature a 2 foot offset between dwelling units and alternating siding styles to reduce massing. Windows feature wide trim and windows are proposed with grids.

The roofs are gabled ends and two gables on the front elevation. The end elevations feature a shingle siding on the gable with horizontal siding on the body. The color board identifies the proposed color scheme.

The buildings are 2 story multifamily residential buildings and are compatible with the abutting residential multifamily buildings. The 2 story buildings proposed are 22 feet in height and are permitted in the zoning district and do not approach the maximum building height of 35 feet allowed in the MFR-20 zoning district.

The single-story buildings to the north have gable ends, composition roof, and two siding types. These buildings are non-conforming to today's MLDC for setbacks, however it is assumed the setbacks conformed to the code at the time of construction.

The proposed fourplexes are very compatible with the abutting Birch Gardens fourplexes the massing is similar, the siding and construction materials are similar and the landscaping, lot coverage and setbacks are nearly identical to the proposed development.

The existing development west of Crater Lake Avenue is in the SFR-6 zoning district and predominately all single story, single family development. The proposed materials, colors, and design features are common and compatible with similar features in the nearby single family zoning district.

The right of way of Crater Lake Avenue provides and setbacks of the proposed development provides approximately 135 feet of separation to the single family zoning district. With the public right of way, there are no bufferyard requirements in the MLDC for the proposed development and the nearby single family developments.

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

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 applicant designed the buildings using the City's design guidelines as a reference. The site constraints require the buildings to be oriented perpendicular to the public right of way. This orientation presents the smaller elevation to the street and reduces the massing to the public.

The side elevations feature gable ends and two siding types to reduce the effects of mass. These elevations also include 6 windows with grids and wide trim and the front door of the dwelling unit with a projecting covered porch. The proposed complementary paint scheme with the architectural elements and materials reduce mass and increase appeal of the buildings.

The front elevations also use colors, siding variations and staggered relief of approximately 2 feet between the dwelling units and gable projections break up mass on the front elevations. The rear elevations use ample windows, staggered units and shed roof projections over the sliding glass doors to break up mass.

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.

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.

The orientation on the lot of this infill development dictates the orientation of the buildings on the site. The end elevation of the west building faces the public right of way. While the building is a four plex multifamily building, each end elevation provides a front door for the end dwelling units.

The end elevation provides ample fenestration and a front porch to enhance a pedestrian scale streetscape. The paint scheme and the mixture of siding materials accentuate the front yard appeal of the building.

The site is on Crater Lake Avenue. Rogue Valley Transit District (RVTD) provides bus route 60 on Crater Lake Avenue, however the nearest transit stop is on Crater Lake

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

Avenue and Brookhurst, a distance of approximately 850 feet, 1,300 feet if the signalized intersection of Crater Lake and Brookhurst is utilized for safe pedestrian crossing.

The site is more than 600 feet from the nearest transit stop and MLDC section 10.808 does not apply.

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

Each dwelling unit has a private outside recreation space at the rear of the dwelling unit that proposes a 6 foot wood fence between the dwelling units for privacy. Access to these private spaces is through the dwelling units.

An outdoor patio table is proposed for the use of the residents. The table is placed on a crushed gravel area and the area is bounded by low landscaping.

The site is 90 feet by 187 feet. Both fourplexes are sited at the south property line and the head in parking is on the north property line. The pedestrian facilities and amenities on this development are limited to a central trash area, and the community mail box and the private rear yards.

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

The 90-foot lot width limits access to the site to the single 24' access for vehicles. The parking area is directly across the drive aisle from the dwelling units. Residents will cross the A/C parking area to their dwelling unit. The ADA parking space and the common trash enclosure are centrally located for convenience. The mail box is near the street.

This development is an infill development with a public right of way on the west side a single story multifamily development on the north side and a two story multifamily development on the east and north sides. The north property line is fenced with the adjoining properties chain link fence. The east and north property lines are fenced with an existing 6 foot wood fence.

There is no access to the adjoining properties proposed and the existing development on the adjoining parcels prohibit any connections.

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

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 two existing trees on the property along the north property line. The location of the trees is in the area of development and the trees will be removed. Since the trees to be removed, the tree preservation plan is not required.

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.

The property slopes from east to west. The stormwater detention and treatment facilities are located on the Crater lake frontage of the property on either side of the driveway approach. The detention and treatment is proposed as surface facilities. The facilities are landscaped and very shallow as the outlet of the facilities will be through a curb weep hole.

The landscape plan submitted with the application includes the detention landscaping as a cohesive, and attractive plan.

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

The proposed landscaping meets the standards of the MLDC for frontage landscaping and parking areas. The landscape in the stormwater facilities are functional for stormwater treatment as well as attractive for the residents and the general public. The side entries of the buildings are attractively landscaped.

The parking area comply with the Code standards for spacing and function. The areas behind the building are landscaped for the enjoyment of the residents.

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.

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

Each front door will feature a coach light for the front porch light. The patios will be illuminated by a "Jelly Jar" patio light. The buildings propose a wall mount LED light pack to illuminate the parking area. These wall mount lights comply with the City's night sky standards.



The parking area has a free standing fluted similar to the image to the right. All lighting is residential scale and consistent with MLDC 10.764.

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 application does not propose any signage.

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).

As stated above, the site is an infill development. The abutting properties are fenced and the only fencing proposed with this development is a 6' wood fence from the buildings to the property lines delineating the private outdoor space for each dwelling unit.

The fencing describe screens the HVAC equipment from public view.

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 referenced standards apply to commercial and industrial sources. The development is a multifamily development and the standards are not applicable.

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

This application is infill development. The site was developed with a single family dwelling and a garage in the MFR-20 zoning district. The proposed development is within the density range for the zoning district.

APPLICANT'S QUESTIONNAIRE CRATER LAKE AVENUE 4 PLEXES

The proposed buildings feature architectural detail and interest and is very complementary and compatible to the adjacent properties, especially the fourplex development east and south of the property.

The design feature of having the end unit with entry on the end elevation enhances the pedestrian scale for the building and prevents a single elevation with all front doors. The residents will enjoy more privacy with the front entry arrangement.

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

The application was developed to meet all standards of the code and there are no exceptions requested.

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.

At the time of submission, no relief is requested.



Continuous Improvement Customer Service

CITY OF MEDFORD

LD Date: 3/15/2017
File Number: AC-17-021

PUBLIC WORKS DEPARTMENT STAFF REPORT **2212 Crater Lake Avenue** **Two 4-Plex Units**

Project: Consideration of a proposal for the construction of two four-plex multiple family buildings on a 0.37 acre lot.

Location: Located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district (371W17CB2100).

Applicant: Philip Smith, Applicant. Scott Sinner Consulting, Inc., Agent. Dustin Severs, Planner.

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 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

Crater Lake Avenue classified as a Major Arterial Street within the Medford Land Development Code (MLDC), Section 10.428. The developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the half width of right-of-way, which is 50-feet. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

The developer will receive SSDC (Street System Development Charge) credits for the public right-of-way dedication on **Crater Lake Avenue**, per the methodology established by the MLDC 3.815. **Should the developer elect to have the value of the land be determined by an appraisal, a letter to that effect must be submitted to the City Engineer within sixty (60) calendar days of the date of the Final Order of the Planning Commission. The City will then select an appraiser, and a cash deposit will be required as stated in Section 3.815.**

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 Crater Lake Avenue.**

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

Crater Lake Avenue – 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.**

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 Crater Lake Avenue.

3. Access and Circulation

Driveway access and circulation to and through the proposed development shall comply with MLDC 10.550 and 10.426. This is will require a new driveway approach.

A cross-access easement shall be dedicated to the adjacent parcels in accordance with MLDC 10.550. The site design must accommodate future use of such access.

4. Section 10.668 Analysis

To support a condition of development that an Applicant dedicates 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 dedication recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development.

Crater Lake Avenue

The additional right-of-way will provide the needed width for a future planter strip on Crater Lake Avenue. Crater Lake Avenue is a 35 mile per hour facility, which currently carries approximately 15,200 vehicles per day. The 10' planter strip moves pedestrians a safe distance from the edge of the roadway. Crater Lake Avenue will be the primary route for pedestrians traveling to and from this development.

Dedication of the PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot 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. 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.

The City assesses System Development Charges (SDCs) to help pay for acquisition of right-of-way and construction of additional Arterial & Collector street capacity required as a result of new development. Because a mechanism exists in the form of SDC credit for right-of-way dedication and street improvements in accordance with Medford Municipal Code (MMC) 3.815 and other applicable parts of the Code, to fairly compensate the applicant, the conditions of MLDC, Section 10.668 are satisfied.

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 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

2212 Crater Lake Avenue (Two, 4-Plex Units)

AC-17-021

A. Streets

1. Street Dedications to the Public:

- **Crater Lake Avenue** – Dedicate additional right-of-way.
- Dedicate 10-foot Public Utility Easement (PUE) along the frontage to Crater Lake Avenue.

2. Improvements:

Public Streets

- **Crater Lake Avenue** improvements have been completed, aside from 10-foot planter strip.

Lighting and Signing

- No additional street lights are required.

Access and Circulation

- Driveway access to the proposed development site shall comply with MLDC 10.550 & 10.426.
- New driveway approach.
- Provide cross-access easement.

Other

- There is no pavement moratorium currently in effect on Crater Lake Avenue.

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.

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.



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: AC-17-021

PARCEL ID: 371W17CB TL 2100

PROJECT: Consideration of a proposal for the construction of two four-plex multiple family buildings on a 0.37 acre lot located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district (371W17CB2100); Philip Smith, Applicant. Scott Sinner Consulting, Inc., Agent. Dustin Severs, Planner.

DATE: March 15, 2017

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 along the east side of Crater Lake Avenue near the north property line can be utilized for a dedicated Landscape Irrigation meter for this proposed development.
4. Installation of a new water meter is required for each proposed 4-Plex. Water meter boxes shall be located in the existing sidewalk.
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>.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.

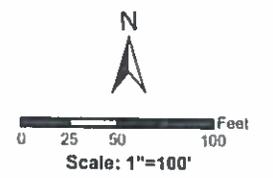
Continued to Next Page

CITY OF MEDFORD
EXHIBIT # 5
File # AC-17-021



Continued from Previous Page

3. Static water pressure is expected to be near 90 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
4. MWC-metered water service does exist to this property. A ¾-inch water meter exists along Crater Lake Avenue near the north property line. (See Condition 3 above)
5. Access to MWC water lines is available. There is an existing 14-inch water line located in the northbound travel lanes in Crater Lake Avenue.



Water Facility Map for AC-17-021

Legend

- Air Valve
- Sample Station
- Fire Service
- Hydrant
- ▲ Reducer
- Blow Off
- ✦ Prugs-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:

- C** Control Station
- P** Pump Station
- R** Reservoir



This map is printed on a scale of 1 inch = 100 feet. It is not intended to be used as a legal document. It is for informational purposes only. The City of Medford, Oregon, is not responsible for any errors or omissions on this map. © 2012 Medford Water Commission. All rights reserved.



Medford Fire Department

200 S. Ivy Street, Room #180
Medford, OR 97501
Phone: 774-2300; Fax: 541-774-2514;
www.medfordfirerescue.org

LAND DEVELOPMENT REPORT - PLANNING

To: Dustin Severs

LD Meeting Date: 03/15/2017

From: Greg Kleinberg

Report Prepared: 03/10/2017

Applicant: Philip Smith, Applicant. Scott Sinner Consulting, Inc., Agent

File #: AC - 17 - 21

Site Name/Description:

Consideration of a proposal for the construction of two four-plex multiple family buildings on a 0.37 acre lot located at 2212 Crater Lake Avenue within the MFR-20 (Multi-Family Residential, 20 dwelling units per gross acre) zoning district (371W17CB2100); Philip Smith, Applicant. Scott Sinner Consulting, Inc., Agent. Dustin Severs, Planner.

DESCRIPTION OF CORRECTIONS	REFERENCE
----------------------------	-----------

Requirement ADDRESS IDENTIFICATION	OFC 505.1
---	------------------

Building numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

Temporary signs shall be installed at each street intersection when construction of new roadways allows passage of vehicles.

Requirement MINIMUM ACCESS ADDRESS SIGN	OFC 505
--	----------------

The developer must provide a minimum access address sign. A pre-approved address sign can also be utilized. A brochure is available on our website or you can pick up one at our headquarters.

Requirement FIRE HYDRANTS	OFC 508.5
----------------------------------	------------------

Fire hydrants with reflectors will be required for this project.

Fire hydrant locations shall be as follows: One to meet the requirement below (Note: If you can get the fire department connection within 75' of the existing fire hydrant, an additional fire hydrant will not be required).

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).

Requirement FD APPARATUS ACCESS ROAD DESIGN	OFC 503.2.1
--	--------------------

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches. The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under

CITY OF MEDFORD
EXHIBIT # K
File # AC-17-021



Medford Fire Department

200 S. Ivy Street, Room #180
Medford, OR 97501
Phone: 774-2300; Fax: 541-774-2514;
www.medfordfirerescue.org

LAND DEVELOPMENT REPORT - PLANNING

To: Dustin Severs

LD Meeting Date: 03/15/2017

From: Greg Kleinberg

Report Prepared: 03/10/2017

Applicant: Philip Smith, Applicant. Scott Sinner Consulting, Inc., Agent

File #: AC - 17 - 21

Site Name/Description:

section 503.2.1, shall be maintained at all times. The fire apparatus access road shall be constructed as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 60,000 pounds.

(See also OFC 503.4; D102.1)

The turning radius on fire department access roads shall meet Medford Fire Department requirements (OFC 503.2.4).

Requirement PRIVATE FIRE DEPARTMENT ACCESS PARKING RESTRICTION OFC 503.4

Parking shall be posted as prohibited along the fire lane both at the curbs at the entrance and in front of the buildings.

Fire apparatus access roads 20-26' wide shall be posted on both sides as a fire lane. Fire apparatus access roads more than 26' to 32' wide shall be posted on one side as a fire lane (OFC D103.6.1).

Where parking is prohibited for fire department vehicle access purposes, NO PARKING-FIRE LANE signs shall be spaced at minimum 50' intervals along the fire lane (minimum 75' intervals in 1 & 2 family residential areas) and at fire department designated turn-around's. The signs shall have red letters on a white background stating "NO PARKING-FIRE LANE" (See handout).

For privately owned properties, posting/marketing of fire lanes may be accomplished by any of the following alternatives to the above requirement (consult with the Fire Department for the best option):

Alternative #1:

Curbs shall be painted red along the entire distance of the fire department access. Minimum 4" white letters stating "NO PARKING-FIRE LANE" shall be stenciled on the curb at 25-foot intervals.

Alternative #2:

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

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

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

A brochure is available on our website or you can pick up one at our headquarters

Development shall comply with access and water supply requirements in accordance with the 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 (hydrants) is required to be installed prior to construction when combustible material arrives at the site.

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

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

Design and installation shall meet the Oregon requirements of the IBC, IFC, IMC and NFPA standards.

Dustin J. Severs

From: Marcy Black <BlackMA@jacksoncounty.org>
Sent: Thursday, March 02, 2017 8:38 AM
To: Dustin J. Severs
Subject: File No. AC-17-021 - Crater lake Avenue Four Plexes

Dustin:

The Airport requests an Avigation, Noise & Hazard Easement be required as part of the permit process.

Also, since the project is located within the Airport's Concern Boundary, I input the project latitude, longitude, site elevation, and estimated building height into the FAA's Notice Criteria tool, and based on that info, the FAA requests that a 7460-1 be filed. See the details below:

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	Deg M S
Longitude:	Deg M S
Horizontal Datum:	
Site Elevation (SE):	(nearest foot)
Unadjusted Structure Height :	Structure Height : (nearest foot)
Height Adjustment:	(nearest foot)
Total Structure Height (AGL):	(nearest foot)
Traverseway:	(Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway
Is structure on airport:	No Yes

Results

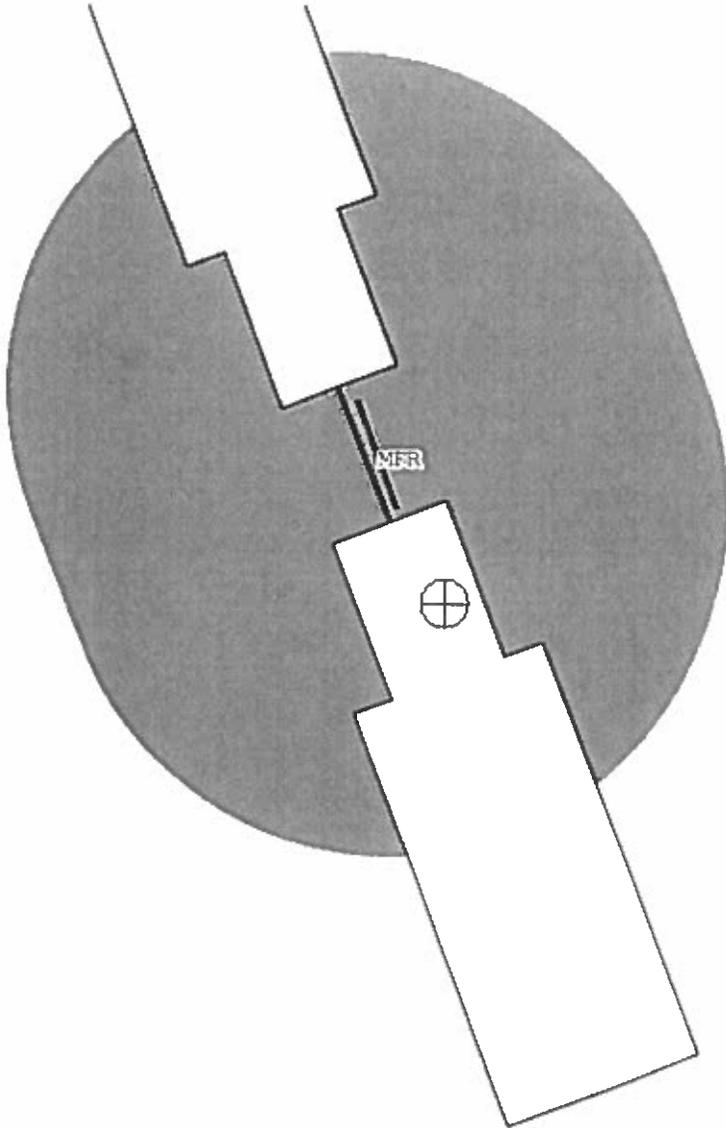
You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by 63 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

77.9(b) by 15 ft. The nearest airport is MFR, and the nearest runway is 14LF/32RF.

The FAA requests that you file



Thanks,

Marcy Black
Deputy Director-Administration

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

**RECEIVED
FEB 07 2017
PLANNING DEPT.**

Section II – Code Compliance: Criterion No. 2

PROJECT SITE		
	PROPOSED	REQUIRED
• Zoning District	MFR-20	MFR-20
• Overlay District(s)	None	None
• Proposed Use	High Density Res	High Density Res
• Project Site Acreage	.37 Acre	
• Site Acreage (+ right-of-way)	.45	
• Proposed Density (10.708)	18	15 DU/acre - 20 DU/acre
• # Dwelling Units	8	7 minimum 9 maximum
• # Employees	n/a	

STRUCTURES		
	EXISTING	PROPOSED
• # Structures	1	2
• Structure Square Footage (10.710-10.721)	960	10,388

SITE DESIGN STANDARDS		
	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	10	10
• Side Yard Setback (10.710-721)	7	7
• Side Yard Setback (10.710-721)	7	7
• Rear Yard Setback (10.710-721)	7	7
• Lot Coverage (10.710-721)	34%	40%

PARKING		
	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	12	12
• Disable Person Vehicular Spaces (10.746[8])	1	1
• Carpool/Vanpool Spaces (10.809)	0	0
• Total Spaces (10.743)	13	13
• Bicycle Spaces (10.748)	2	2
• Loading Berths (10.742)	0	0

6



City of Medford Planning Department

Vicinity
Map

File Number:
AC-17-021



Project Name:
**Crater Lake Ave
4-Plex**

Map/Taxlot:
371W17CB TL 2100

0 75 150
Feet

02/14/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots

