SITE PLAN & ARCHITECTURAL COMMISSION AGENDA AUGUST 16, 2019

MEDFORD
OREGON

Commission Members

Jim Quinn, Chair

Bill Chmelir, Vice Chair

Jeff Bender

Jim Catt

David Culbertson

Bob Neathamer

Marcy Pierce

Milo Smith

Rick Whitlock

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 & ARCHITECTURAL COMMISSION AGENDA

MEDFORD
OREGON

August 16, 2019
12:00 P.M.
Medford City Hall, Council Chambers
411 West 8th Street, Medford, Oregon

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10. Roll Call

20. Consent Calendar / Written Communications (voice vote) None

30. Approval or Correction of the Minutes from the August 2, 2019 hearing.

40. Oral Requests and Communications from the Audience
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-19-058** Consideration of plans for the construction of 2,950 square foot convenience store, a 2,000 square foot drive-thru coffee place, a 2,250 square foot retail space and a gas station including a fueling canopy on three parcels totaling approximately 1.8 acres located at 1703 to 1763 E McAndrews Road, 1220 & 1250 Crater Lake Avenue within the C-C (Community Commercial) zoning district (371W19AD501, 502 & 503). Applicant: MCS Property Holdings LLC; Agent: Oregon Architecture Inc.; Planner: Steffen Roennfeldt.

60. Written Communications

70. Unfinished Business

80. New Business

90. Report from the Planning Department

100. Messages and Papers from the Chair

110. Propositions and Remarks from the Commission

120. Adjournment

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

SITE PLAN & ARCHITECTURAL COMMISSION MINUTES

MEDFORD OREGON

August 2, 2019
12:00 P.M.
Medford City Hall, Council Chambers
411 West 8th Street, Medford, Oregon

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
Jeff Bender
Bob Neathamer
Marcy Pierce
Rick Whitlock

Staff Present

Kelly Evans, Assistant Planning Director
Madison Simmons, Senior Assistant City Attorney
Debbie Strigle, Recording Secretary

Commissioners Absent

Bill Chmelir, Vice Chair
Jim Catt
David Culbertson
Milo Smith

10. Roll Call

20. Consent Calendar / Written Communications (voice vote)

20.1 **AC-19-047** Final Order for consideration of a proposal for the construction of a 4,456 square foot restaurant with drive-thru (McDonald's) and parking area located on a 1.07 acre project site in a shopping center on the north side of East Barnett Road approximately 560 feet east of South Riverside Avenue in the C-R (Regional Commercial) zoning district (371W30DC TL 5900).

Motion: Adopt the Consent Calendar.

Moved by: Commissioner Whitlock Seconded by: Commissioner Neathamer

Voice Vote: Motion passed 3-0-2, with Commissioner Bender and Chair Quinn abstaining.

30. Approval or Correction of the Minutes from the July 19, 2019, hearing

30.1 There being no additions or corrections, the minutes for the July 19, 2019, meeting, were approved as submitted.

40. Oral Requests and Communications from the Audience

50. Public Hearings

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

Continuance Request

50.1 **AC-19-056** Consideration of a proposed multi-phase development for Public Works Service Center on a 6.2 acre leased area located on the east side of Corona Avenue and at the terminus of Hilton Road zoned I-L (Light Industrial) (371W18A4200); Applicant, City of Medford; Agent, CSA Planning Ltd.; Planner, Liz Conner.

Motion: Continue this item to the September 6, 2019, meeting as requested by the applicant.

Moved by: Commissioner Bender Seconded by: Commissioner Whitlock

Commissioner Neathamer disclosed that his company has provided professional services on this project. He recused himself.

The following testimony was given:

a) Jess Walls, 2473 Corona Avenue, Medford, indicated he had provided written testimony. He said he doesn't like development in that area because of the airport landing space.

Commissioner Whitlock pointed out that this is a continuance request and the Commission has not had the opportunity to review any documents at this time or fully know what the application is other than what the description says.

Roll Call Vote: Motion passed, 4-0-1, with Commissioner Neathamer abstaining.

60. Written Communications None.

70. Unfinished Business None.

80. New Business None.

90. Report from the Planning Department

90.1 Ms. Evans announced there would be business for both the August 16 and September 6, meetings.

90.2 Ms. Evans stated there would be a joint study session with all three Commissions in September.

90.3 Ms. Evans reported that City Council had approved the Minor Historic Review Text Amendment, Cottage Housing, and had initiated an annexation. On August 15th City Council will hear housekeeping amendments and make its final decision on the Circle K appeal.

Commissioner Whitlock wanted to know what the term "cottage housing" meant. Ms. Evans explained that some people refer to it as clustered housing. There's a maximum floor area for the units constructed around a common space.

100. Messages and Papers from the Chair None.

110. Propositions and Remarks from the Commission None.

120. Adjournment

120.1 The meeting was adjourned at approximately 12:15 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: August 16, 2019

MEDFORD
PLANNING

STAFF REPORT

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

Project	Crater Corners Applicant: MC Property Holdings LLC; Agent: Oregon Architecture Inc.	
File no.	AC-19-058	
To	Site Plan and Architectural Commission	*for 08/16/2019 hearing*
From	Steffen Roennfeldt, Planner III	
Reviewer	Kelly Evans, Assistant Planning Director	
Date	August 9, 2019	

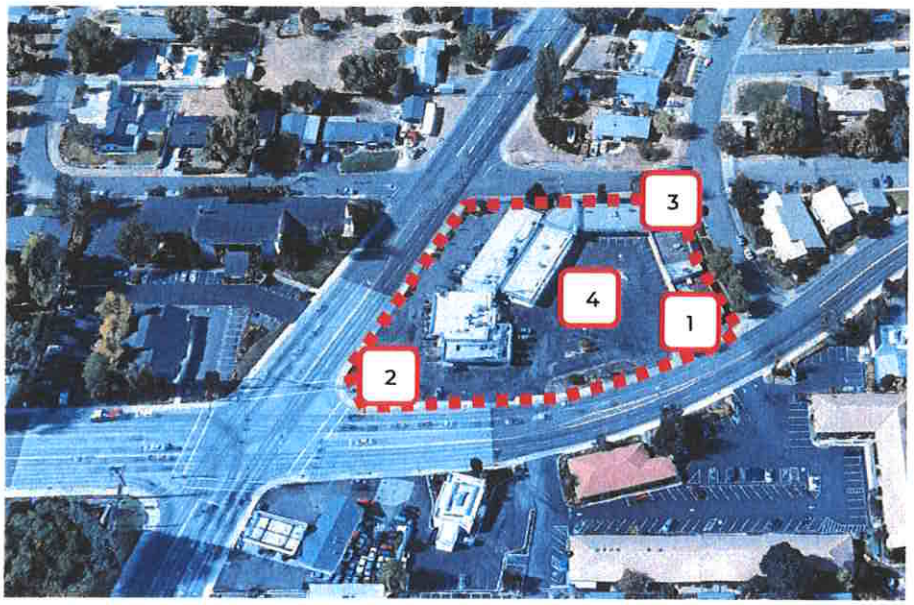
BACKGROUND

Proposal

Consideration of plans for the construction of a 2,950 square-foot convenience store, a 2,000 square-foot drive-through coffee place, a 2,250 square-foot retail space, and a gas station including a fueling canopy on three previously developed parcels totaling approximately 1.8 acres located at 1703 to 1763 E McAndrews Road, 1220 & 1250 Crater Lake Avenue within the C-C (Community Commercial) zoning district (371W19AD501, 502 & 503).

Vicinity Map

Aerial Image



Site Visit

Subject Site Characteristics

GLUP	CM	Commercial
Zoning	C-C	Community Commercial
Overlay	A-C	Airport Area of Concern
Use	Various Commercial Uses	

Surrounding Site Characteristics

North	Zone:	SFR-4 (Single Family Residential – 2.5 to 4 dwelling units per gross acre)
	Use:	Single Family Residential
South	Zone:	C-C
	Use:	Various Commercial Uses
East	Zone:	C-C
	Use:	Various Commercial Uses
West	Zone:	C-S/P (Service Commercial & Professional Office)
	Use:	Various Commercial Uses

Related Projects

PA-18-080	Pre-Application for redevelopment of site
PLA-19-064	Lot Consolidation from 3 to 2 parcels

Applicable Criteria

Medford Municipal Code §10.200(E) Site Plan and Architectural Review Approval Criteria.

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

> *(a) The proposed development is compatible with uses and development that exist on adjacent land, and*
>
> *(b) 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 Section 10.186.*

Corporate Names

Corporation Service Company is the registered Agent for MCS Property Holdings LLC according to the Oregon Secretary of State Business Registry. MCS Manager LLC is listed as the Manager.

Rodman Ward III is listed as the President for Corporation Service Company and George A Massih III is listed as the Secretary.

Mark McKechnie is the Registered Agent and President for Oregon Architecture LLC according to the Oregon Secretary of State Business Registry. Leah McKechnie is listed as the Secretary.

ISSUES AND ANALYSIS

Background

The applicant is proposing to demolish all existing (approximately 14,000 square feet) development in order to redevelop the site. Redevelopment will consist of two new freestanding buildings: the westerly building will house a convenience store with fueling station; the easterly building will have two retail tenants, including a Starbucks Coffee Shop with drive-through. The new structures will occupy approximately 7,200 square feet. Together with this application, the developer also applied for a Property Line Adjustment application in order to consolidate the existing three parcels into two (PLA-19-064).

Site Development Standards

The development standards (e.g., height, setback, lot coverage, etc.) required for developments within the C-C zone are contained in MLDC 10.721.

Standard	Allowed/Required	Shown
Height	35 feet	Between 18'-8" and 22'-0"
Lot Coverage	40%	9%
Setback (front yard)	10 feet	Approx. 100 feet
Setback (street side)	10 feet	13+ feet
Setback (rear yard)	None	30+ feet
Max. Gross Floor Area per Business	50,000 square feet	7,200 square feet total

As shown in the Site Development Table above, it can be found that the proposed structures identified on the submitted site plan meet the bulk standards for the C-C zoning district as outlined per MLDC 10.721.

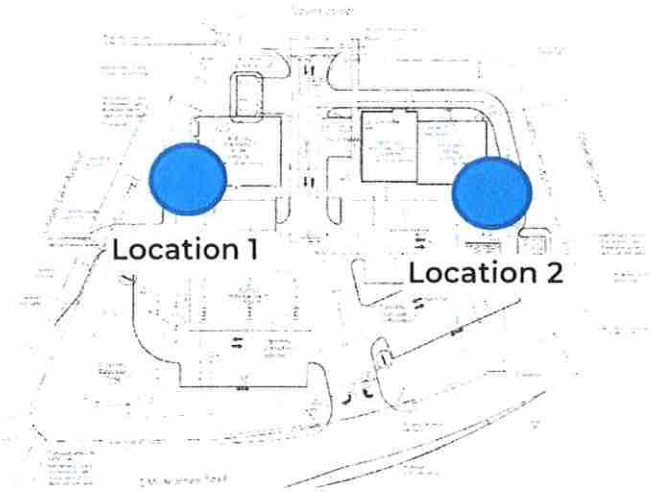
Vehicular Parking

Parking for the different uses is calculated separately: The proposed 5,000 square feet of commercial uses will require between 24 and 29 vehicular spaces. In addition, 2,000 square feet of restaurant use require the installation of an additional 18 to 22 parking stalls. Altogether, a minimum of 42 spaces (with a maximum of 51) are required.

	Required	Provided
Total Spaces	42 min. / 51 max.	47
Accessible Spaces	2	3
Compact Car Spaces	10 max.	1
Bicycle Spaces	5	6

Per the site plan, the applicant proposes to install 47 vehicular spaces, including three Disabled Person Vehicular Spaces and one Compact Car parking stall.

Bicycle Parking



Bicycle parking is proposed at two separate locations: Two spaces are shown west of the convenience store building on the Crater Lake Avenue side (Location 1) with another four spaces shown to the east of the proposed retail structure along Oleander Street (Location 2). Neither bicycle parking location meets current locational standards per the Medford Land Development Code. MLDC 10.749 – Location of Bicycle Parking Facilities states that, 'Required bicycle parking facilities shall be located on-site in well-lighted, secure locations within 50 feet of well-used entrances and not farther from the entrance than the closest automobile parking space. Bicycle parking shall have direct access to both the public right-of-way and to a main entrance of the principal use.' Both locations are within 50 feet of an entrance but are placed farther

away from the entrance than the closest automobile parking space. Additionally, Location 2 lacks direct access to the public right-of-way. A condition of approval to provide bike parking meeting the standards of MLDC 10.749 has been included.

Drive-thru stacking

Table 10.743-1 requires restaurants with drive-thru to provide enough space for a drive-up window queue of 5 spaces. Provided is a queueing lane of 150 feet which does satisfy this requirement.

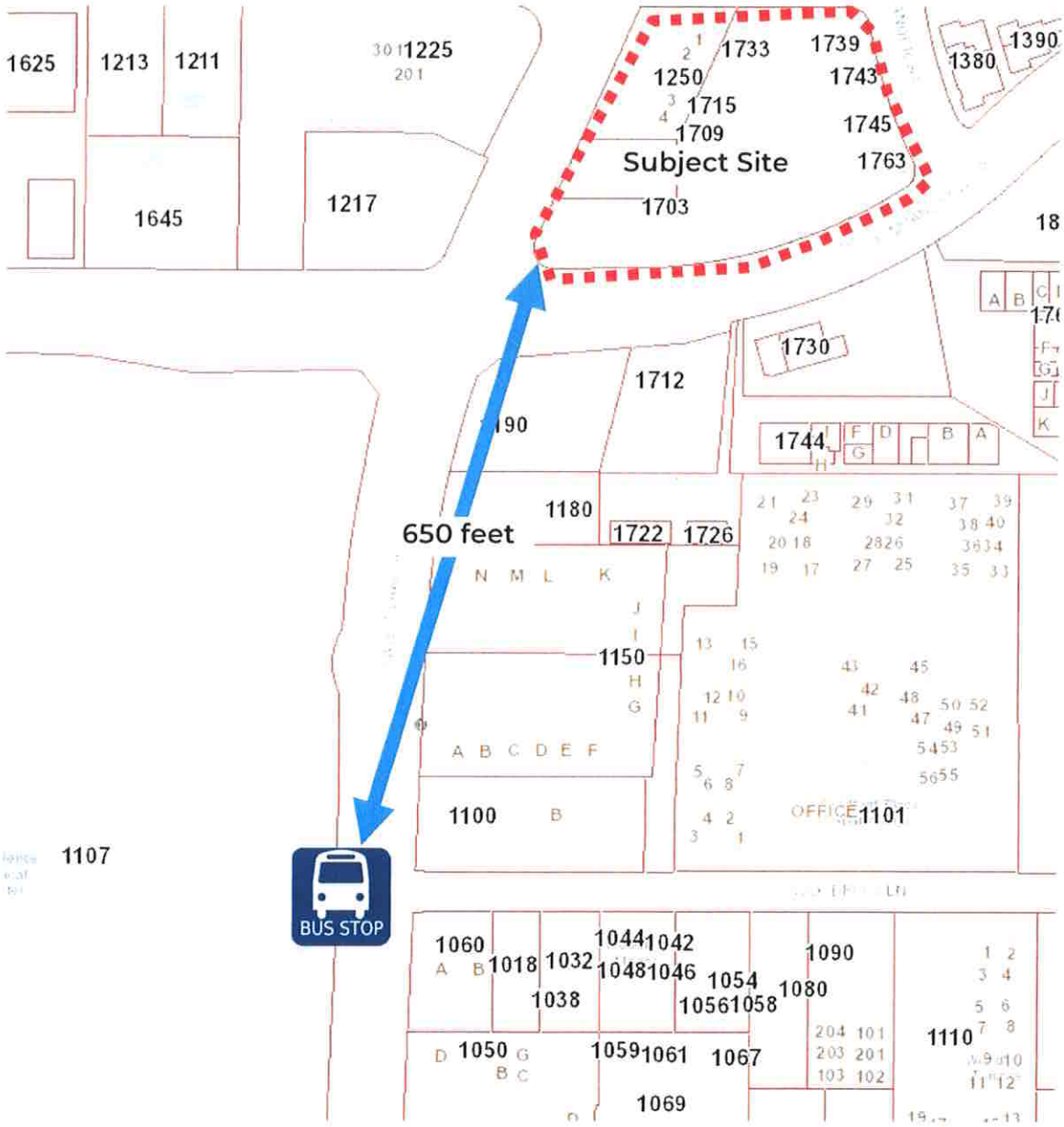
Landscaping

E McAndrews Road	Required	Shown
Trees	14	15
Shrubs	87	87+
Crater Lake Avenue	**Required**	**Shown**
Trees	10	10
Shrubs	63	63+
Covina Street	**Required**	**Shown**
Trees	8	8
Shrubs	48	48+
Oleander Street	**Required**	**Shown**
Trees	6	8
Shrubs	38	38+
Parking Lot	**Required**	**Shown**
Trees	6	7
Shrubs	11	11+
Landscaped Area	940 sq. ft.	1,434 sq. ft.

The submitted landscape plan (Exhibit K) shows landscaping along all four street frontages and within the parking lot. The Commission can find that the submitted landscape plan meets all of the landscaping requirements per MLDC 10.797 and 10.746(3).

Transit Facilities

Crater Corners is located approximately 650 feet from the Major Transit Stop at Crater Lake Avenue and Woodrow Lane as identified on Figure 22 of the City of Medford Transportation System Plan. Since the project site is located outside the 600-foot buffer as described in MLDC 10.808, special Transit Facility Standards do not apply to this proposal.

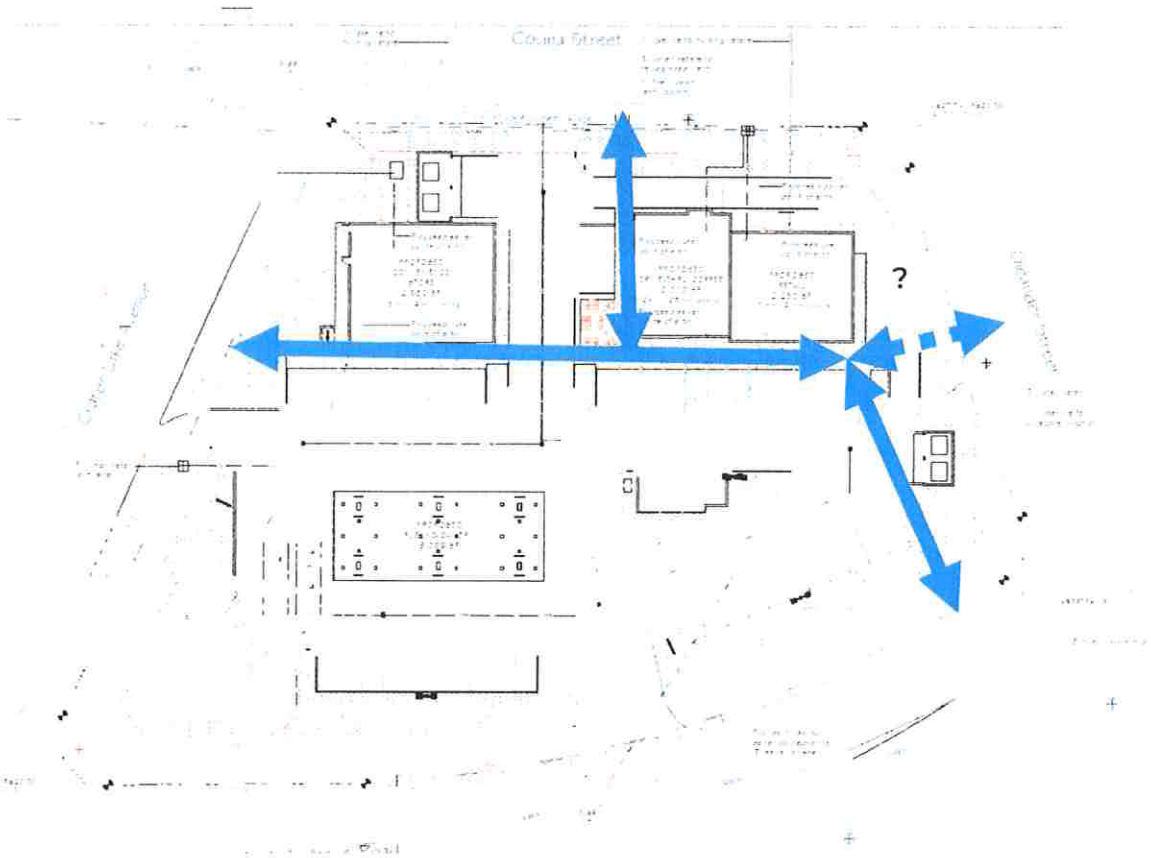


Access

Pedestrian Walkways

Per MLDC 10.773, pedestrian walkways are required to connect to each street abutting the property, to connect building entrances to one another, and to other areas of the site such as parking lots.

As can be seen on the submitted Site Plan below, pedestrian connectivity is proposed between the structures and to the Crater Lake Avenue and Covina Street rights-of-way. As the McAndrews Road street frontage exceeds 300 feet, two pedestrian walkway connections are required between the development and the right-of-way. One pedestrian connection is proposed. No pedestrian walkway is shown along the Oleander Street right-of-way.



The applicant stated in his findings *that the grade to Oleander Street is too steep to create a reasonable access without a stair access and that it will be more convenient for pedestrians to walk down Covina Street to enter the site mid-block. Per the applicant, the same is true for pedestrians accessing the site from the east via McAndrews.* In the additional findings, as provided by the applicant on August 8, 2019 (Exhibit T), the applicant again stated that *there is a vertical difference of*

approximately 4 feet from the sidewalk in front of the Starbucks and the sidewalk along Oleander Street and that there is not enough room to get a connection in within this area, nor is there likely any pedestrians that would be served by this connection that would not find any of the other pedestrian connections equally accessible to either building.

Staff agrees with the applicant's findings that routing pedestrians through an active gas station is unsafe and supports the proposed design shown on the revised site plan providing pedestrian access from E McAndrews Road.

However, upon conducting a site visit, and as can be seen on the photos below, staff disagrees with the applicant's findings that existing site conditions prevent a pedestrian walkway connection from the Oleander Street right-of-way to the site and, therefore, a condition of approval to provide a pedestrian connection to Oleander Street as required per MLDC 10.773 through 10.775 has been added.

Figure 1 - E McAndrews right-of-way

Figure 2 - Oleander Street right-of-way

Vehicular Access

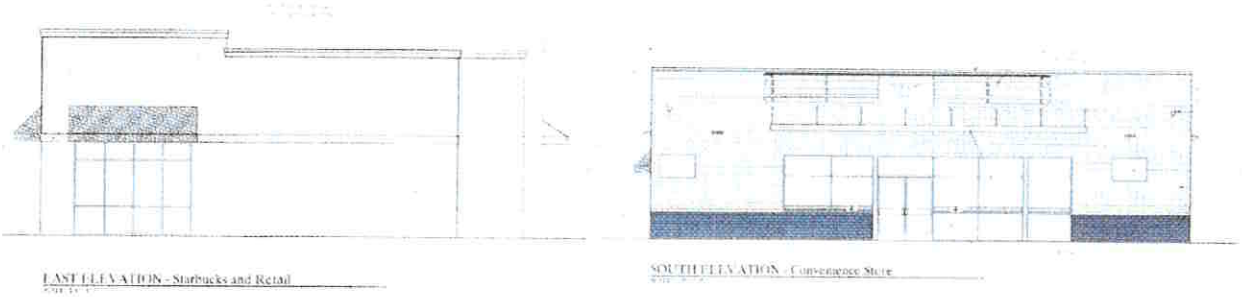
The site is surrounded by public streets on all four sides. Full-movement vehicular access will be available from E McAndrews Road and Covina Street whereas access from Crater Lake Avenue will be limited to right-in only. There will be no vehicular access from Oleander Street.

Architecture

The applicant's narrative and Findings of Fact (Exhibit L) describes the building's proposed architecture and how it fits with and complements adjacent building, as the following:

Neither building is overly large in any dimension. The elevation designs have employed the use of offsets in parapet height, horizontal canopies, changes of façade materials and some building plan offsets to provide visual interest and relief to

building mass. ... The proposed buildings will utilize brick, stucco and horizontal lap siding, all materials found on adjacent buildings.



Outdoor Seating

Outdoor seating for up to 20 patrons at the southwesterly corner of the coffee shop is requested. The applicant requests relief to Section 10.833(2) of the MLDC which limits the outdoor area to no more than 15 patrons unless the Commission approves a larger area. Staff has no objection to this request.

Lot Legality

The City Surveyor provided a memo (Exhibit R) indicating that the current parcel configuration may not have been created legally. Therefore, a condition of approval has been added to address this issue.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit L) and recommends the Commission adopt the findings with the following modifications.

- to provide bike parking meeting the standards of MLDC 10.749.
- to provide for a pedestrian walkway connection per MLDC 10.773 through 10.775 to Oleander Street
- to reduce the pedestrian walkway connections to the E McAndrews Road right-of-way from two required connections to one as shown on the revised site plan dated August 9, 2019.
- to allow for outdoor seating for up to 20 patrons.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of AC-19-058 per the staff report dated August 9, 2019, including Exhibits A through T.

EXHIBITS

A	Conditions of Approval, dated August 8, 2019
B	Revised Site Plan, received August 9, 2019
C	Existing/Demo Site Plan, received June 10, 2019
D	Conceptual Drainage Plan, received June 10, 2019
E	Conceptual Utilities Plan, received June 10, 2019
F	Floor Plans, received June 10, 2019
G	Drive-Thru Coffee/Retail Exterior Elevations, received June 10, 2019
H	Drive-Thru Coffee/Retail Exterior Elevations, received June 10, 2019
I	Convenience Store Exterior Elevations, received June 10, 2019
J	Fueling Canopy Exterior Elevations, received June 10, 2019
K	Landscape Plan, received June 10, 2019
L	Applicant's Findings of Fact & Narrative, received June 10, 2019
M	Code Compliance: Criterion No. 2, received June 10, 2019
N	Public Works Staff Report, received July 31, 2019
O	Medford Water Commission Staff Memo, dated July 31, 2019
P	Medford Building Department Memo, dated July 26, 2019
Q	Medford Fire-Rescue Land Development Report, dated July 29, 2019
R	City Surveyor Memo, dated July 18, 2019
S	Legal Description, received June 10, 2019
T	Additional Findings, received August 8, 2019
	Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA: AUGUST 16, 2019

EXHIBIT A

Crater Corners
AC-19-058
Conditions of Approval
August 8, 2019

Discretionary Conditions

1. Outdoor seating for up to 20 patrons shall be allowed in association with the proposed drive-thru restaurant use.
2. Provide proof of lawful land division per the Surveyor Report (Exhibit R) or complete Land Division/Lot Consolidation application (PLA-19-064) prior to issuance of first building permit for vertical construction.

Code Required Conditions

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

3. Submit a revised site plan showing all bicycle parking meeting the applicable standards as set forth in MLDC 10.747 through 10.750.
4. Submit a revised site plan showing the required pedestrian walkway connections as per MLDC 10.773 through 10.775.
5. Comply with all conditions contained in the Public Works Staff Report (Exhibit N).
6. Comply with all conditions included in the Medford Water Commission Staff Memo (Exhibit O).
7. Comply with all conditions contained in the Medford Fire-Rescue Land Development Report (Exhibit Q).

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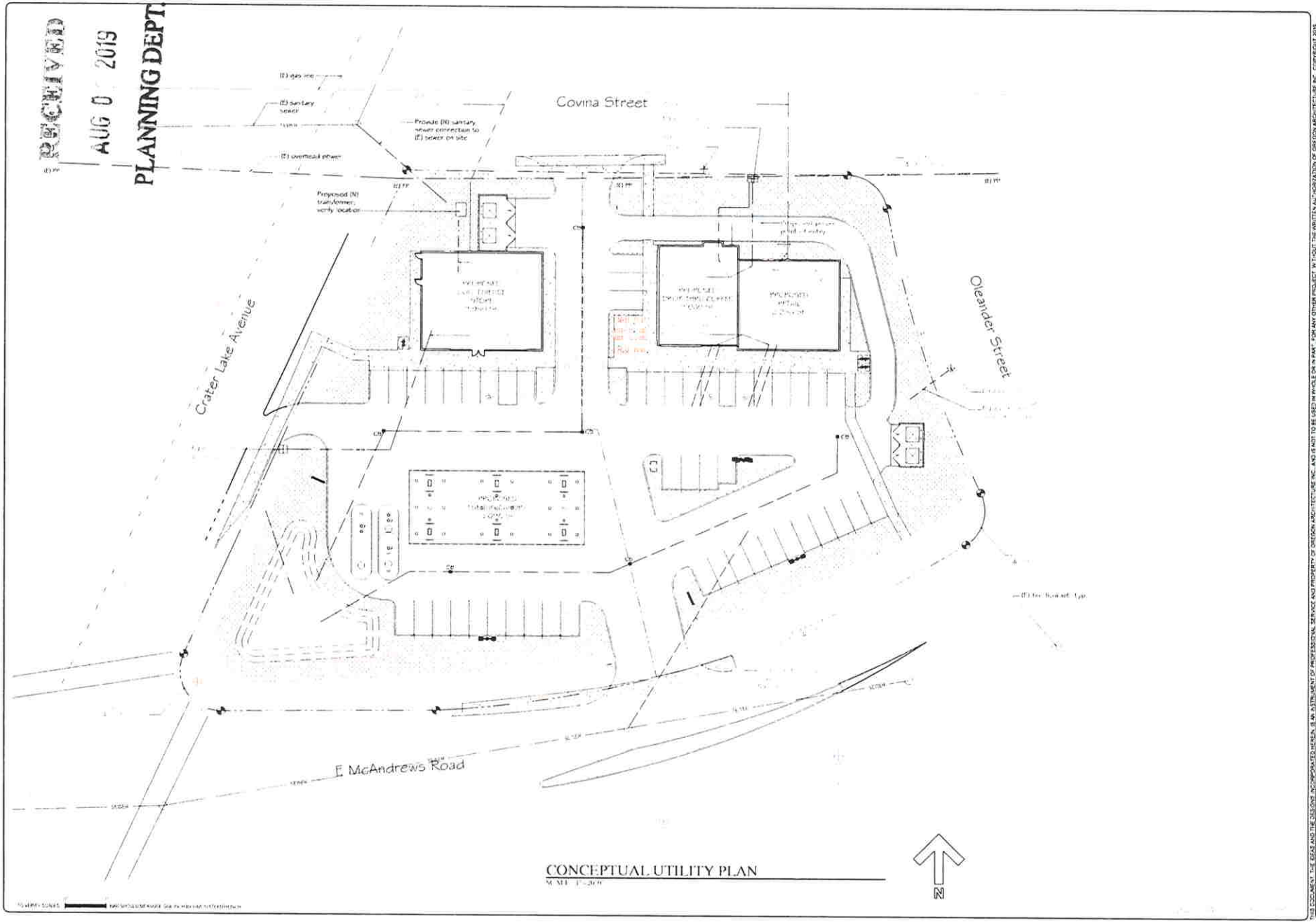

CONCEPTUAL UTILITY PLAN

CITY OF MEDFORD
EXHIBIT # B
File # AC-19-058

OREGON ARCHITECTURE
132 W Main Street, Suite 101
Medford, Oregon 97501
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Retail Center at Crater Corners

SPAC 0.4

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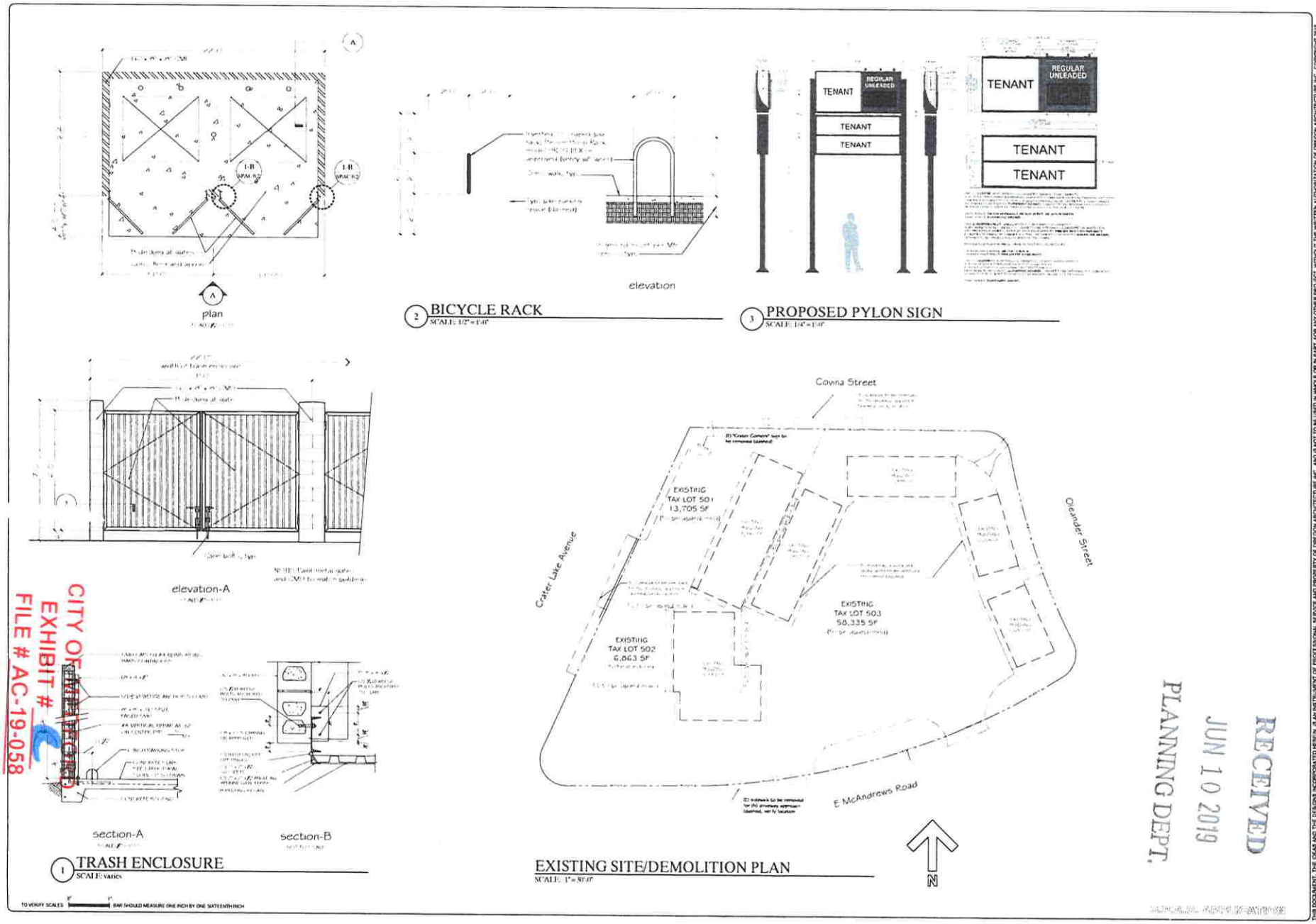

CITY OF MEDFORD
EXHIBIT # 2
FILE # AC-19-058

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OREGON ARCHITECTURE
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH 541 772-4372 | OREGONARCHITECTURE BIZ

PROJECT DESCRIPTION
Retail Center at Crater Corners
PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504

REVISIONS	BY

PLOT DATE 05-08-19
ISSUE DATE
DRAWN BY
JOB NO.
SHEET
SPAC 0.2
EXISTING DEMO SITE PLAN
SITE DETAILS

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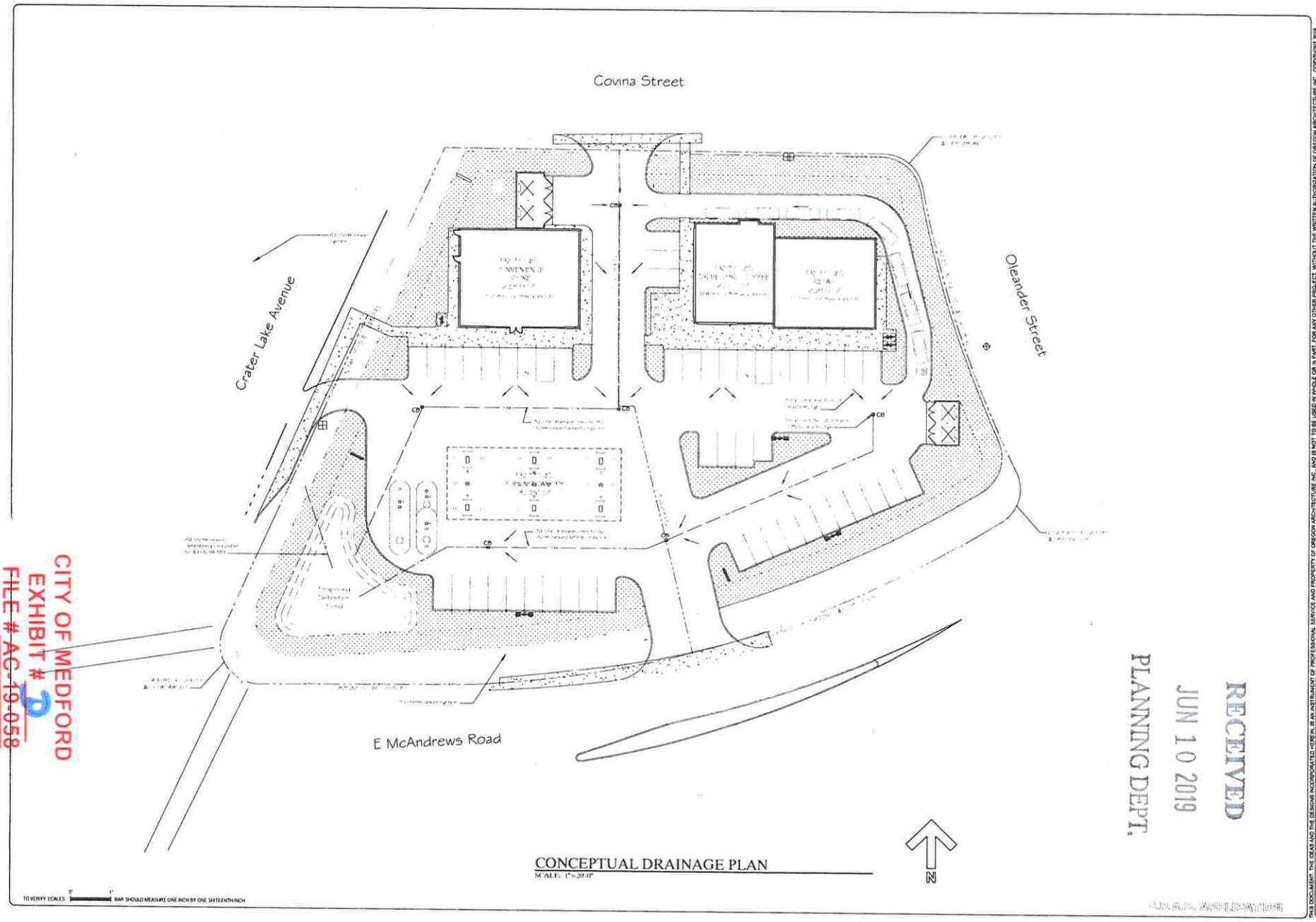

CONCEPTUAL DRAINAGE PLAN
SCALE: 1"=20'-0"

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JUN 10 2019
PLANNING DEPT.

OREGON ARCHITECTURE
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

PROJECT DESCRIPTION
Retail Center at Crater Corners
PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504

REVISIONS	BY

PLOT DATE 05-08-19
ISSUE DATE
DRAWN BY
JOB NO.
SHEET
SPAC 0.3
CONCEPTUAL DRAINAGE PLAN

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CITY OF MEDFORD
EXHIBIT # 2
FILE # AC-19-058

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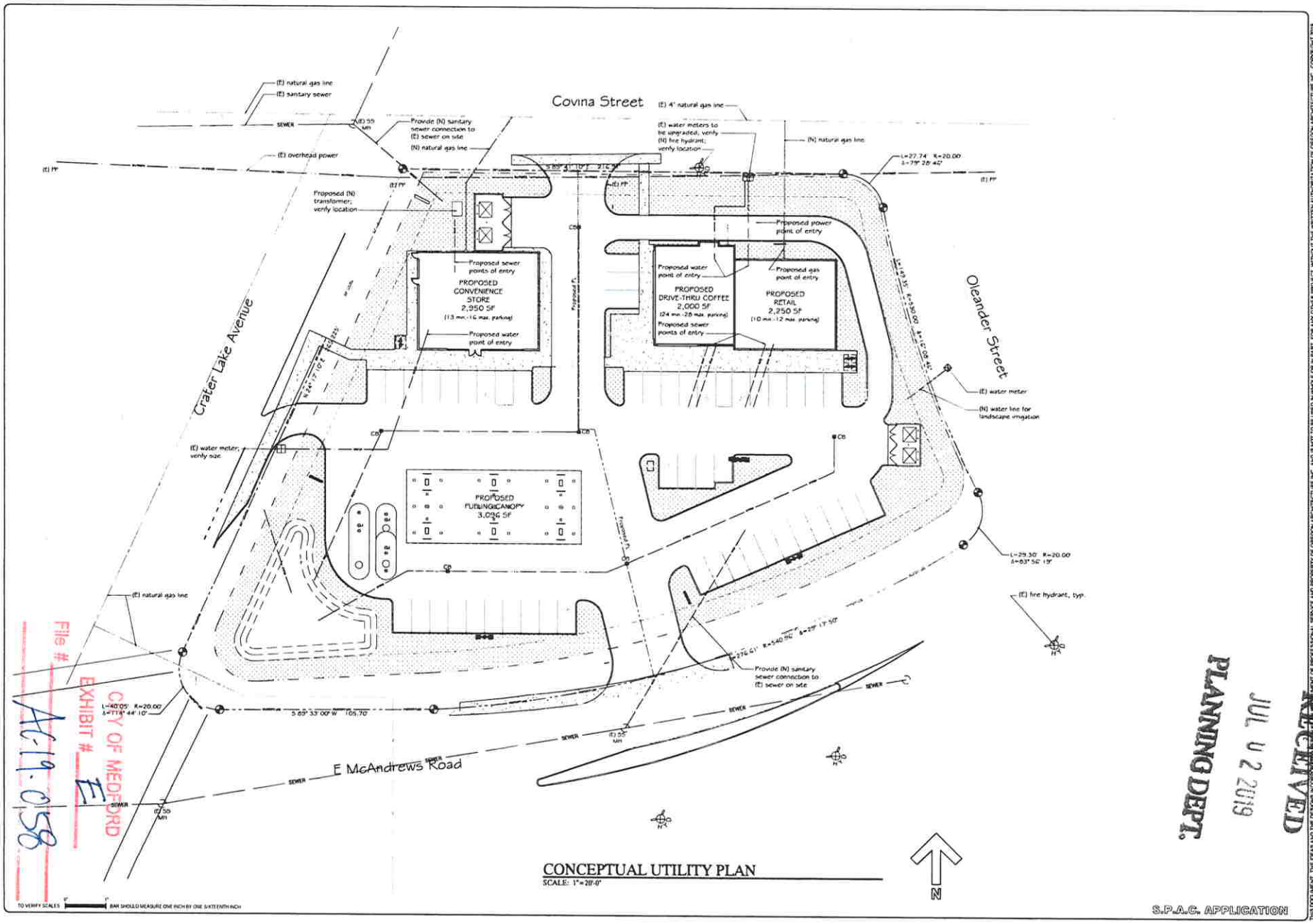

CONCEPTUAL UTILITY PLAN
SCALE: 1"=20'-0"

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

S.P.A.C. APPLICATION

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CITY OF MEDFORD
EXHIBIT # E
File # AC-19-058

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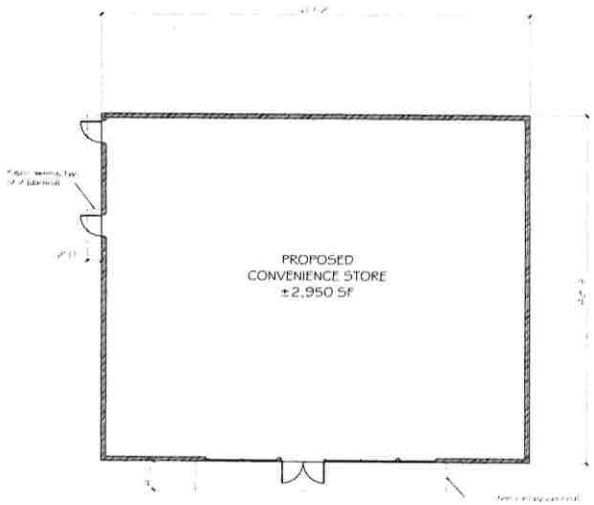
OREGON ARCHITECTURE
132 W Main Street, Suite 101
Medford, Oregon 97501
PH: 541 772-4372 | OREGONARCHITECTURE.BZ

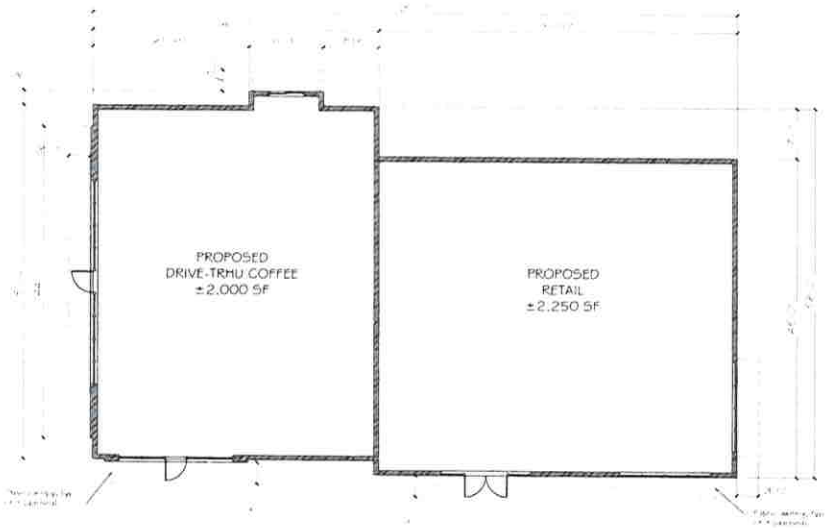
PROJECT DESCRIPTION
Retail Center at Crater Corners
PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504
MAP: 37 1W 10AB TAX LOT: 3100 and 900

REVISIONS	BY

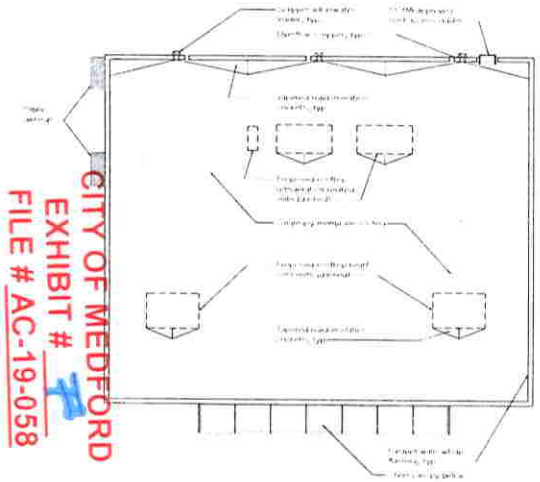
PLOT DATE 07-02-19 05:08:19
ISSUE DATE
DRAWN BY CLL
JOB NO
SHEET
SPAC 0.4
CONCEPTUAL UTILITY PLAN



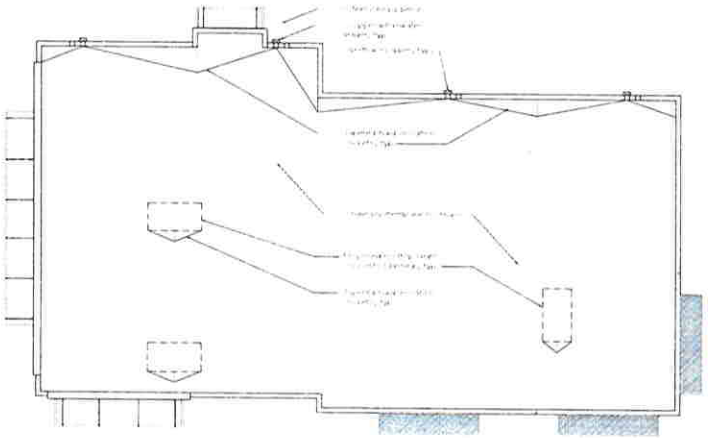
CONVENIENCE STORE FLOOR PLAN
SCALE: 1/8"=1'-0"



DRIVE-THRU COFFEE/RETAIL FLOOR PLAN
SCALE: 1/8"=1'-0"



CONVENIENCE STORE ROOF PLAN
SCALE: 1/8"=1'-0"



DRIVE-THRU COFFEE/RETAIL ROOF PLAN
SCALE: 1/8"=1'-0"

CITY OF MEDFORD
EXHIBIT # 7
FILE # AC-19-058

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TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

DRAFT APPLICATION

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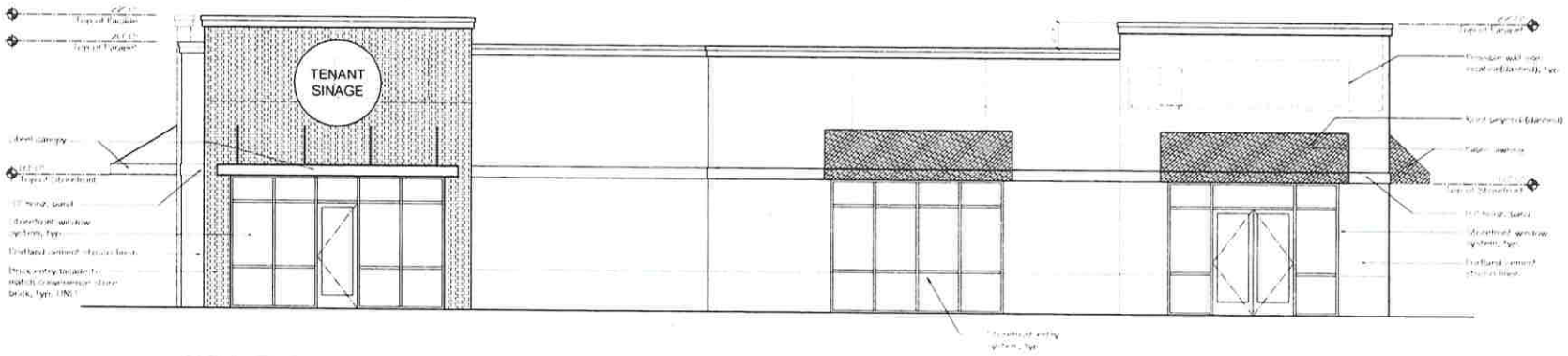
Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

PROJECT DESCRIPTION:
Retail Center at Crater Corners
PROJECT LOCATION:
1220 Crater Lake Avenue
Medford, Oregon 97504
MAP: 37 2W 14D; TAX LOT: 11; 101 and 102

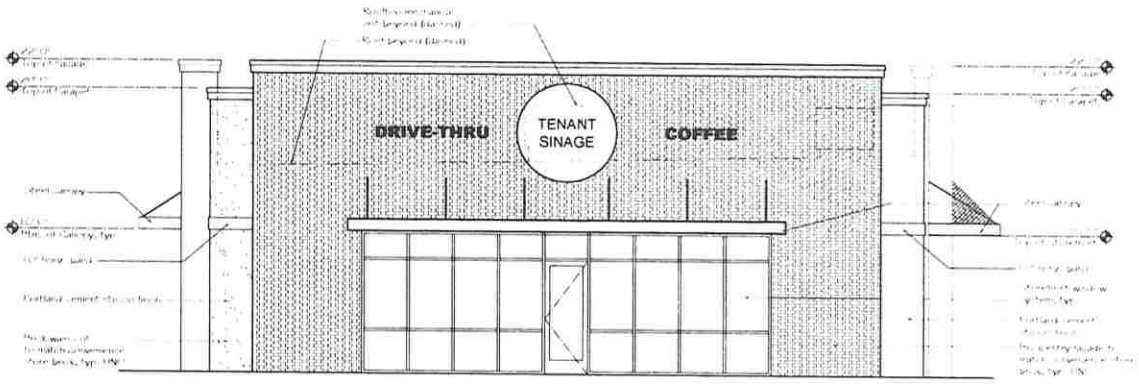
REVISIONS	BY

PLOT DATE 05-08-19
ISSUE DATE
DRAWN BY
JOB NO.
SHEET
SPAC 1.1
BUILDING FLOOR PLANS

14



SOUTH ELEVATION - Starbucks and Retail
SCALE: 1/4" = 1'-0"



WEST ELEVATION - Starbucks and Retail
SCALE: 1/4" = 1'-0"

TO VERIFY SCALES BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

CITY OF MEDFORD
EXHIBIT # 6
FILE # AC-19-058

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SPAC APPLICATION

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PROJECT DESCRIPTION:
Retail Center at Crater Corners

PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504

REVISIONS	BY

PLOT DATE 05-08-19
ISSUE DATE
DRAWN BY
JOB NO
SHEET
SPAC 2.1
DRIVE-THRU COFFEE RETAIL EXTERIOR ELEVATIONS

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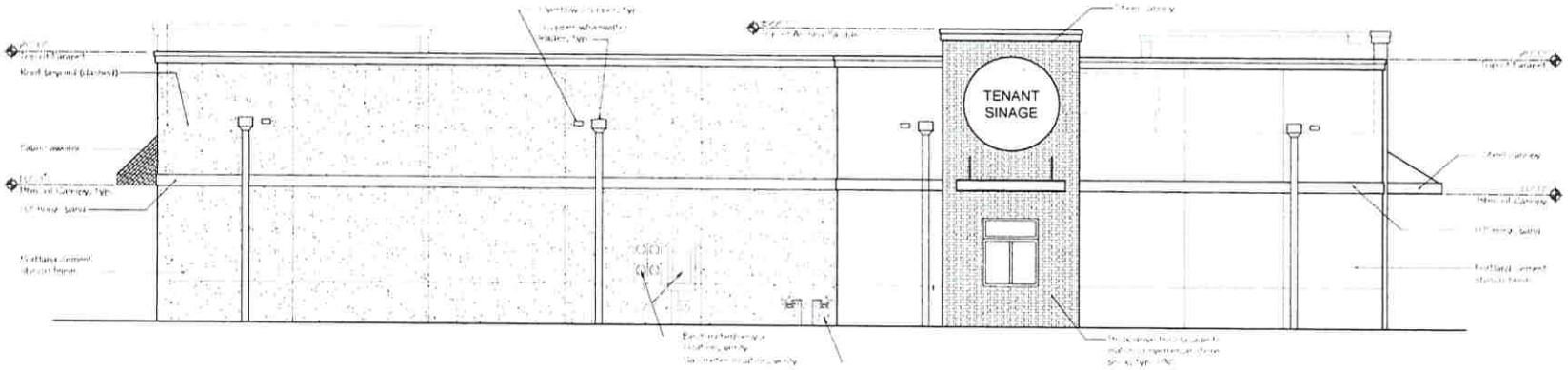
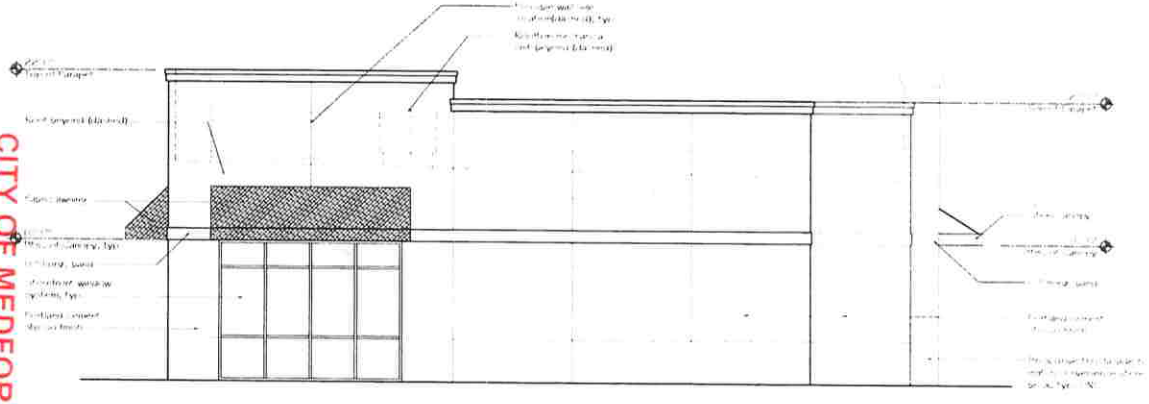


NORTH ELEVATION - Starbucks and Retail
SCALE: 1/4"=1'-0"



EAST ELEVATION - Starbucks and Retail
SCALE: 1/4"=1'-0"

10 VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

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EXHIBIT # 4
FILE # AC-19-058

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Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE BIZ

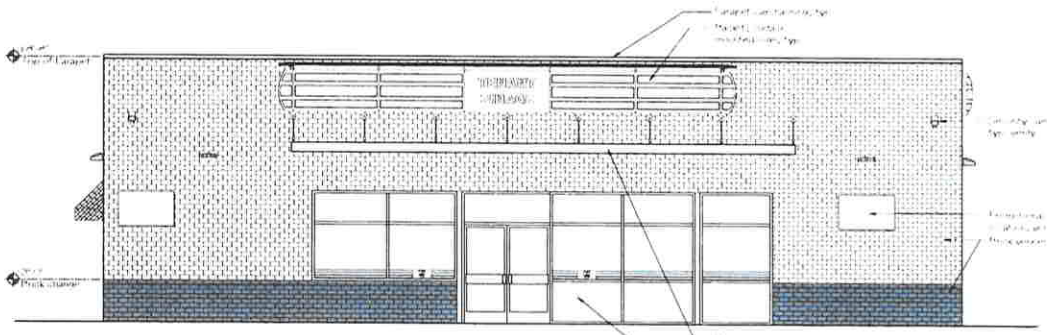
PROJECT DESCRIPTION
Retail Center at Crater Corners

PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504

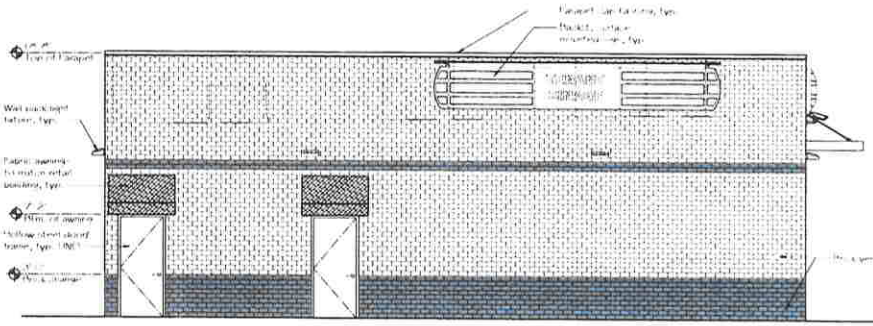
REVISIONS	BY

PLOT DATE 05-08-19
ISSUE DATE
DRAWN BY
JOB NO.
SHEET
SPAC 2.2
DRIVE-THRU COFFEE RETAIL
EXTERIOR ELEVATIONS

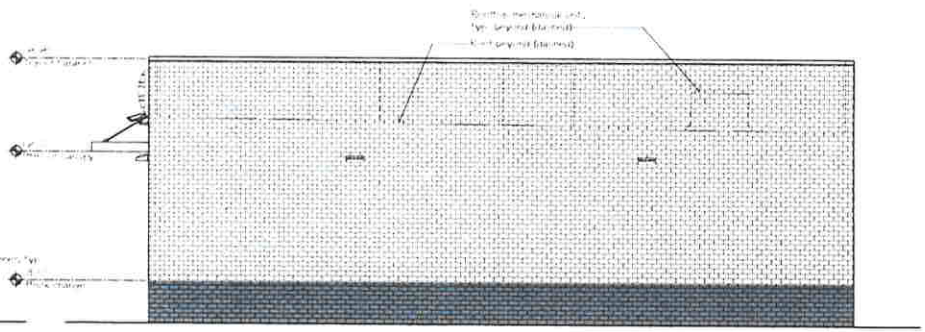
16



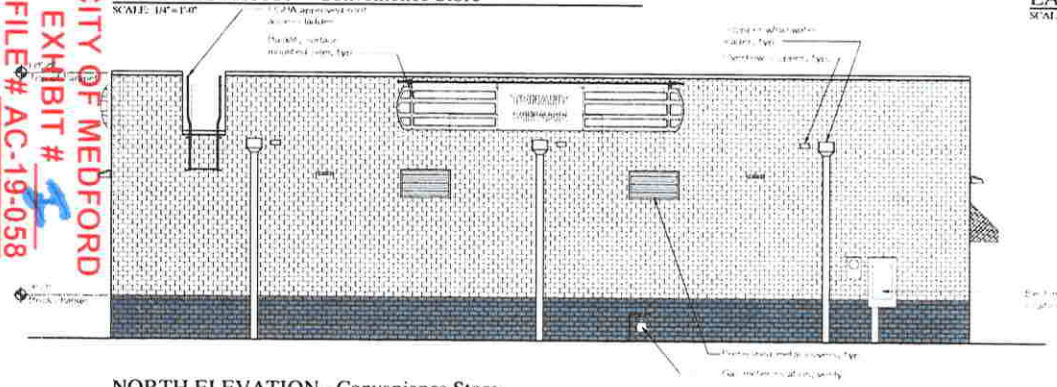
SOUTH ELEVATION - Convenience Store
SCALE: 1/4"=1'-0"



WEST ELEVATION - Convenience Store
SCALE: 1/4"=1'-0"



EAST ELEVATION - Convenience Store
SCALE: 1/4"=1'-0"



NORTH ELEVATION - Convenience Store
SCALE: 1/4"=1'-0"

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Medford, Oregon 97501
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PROJECT DESCRIPTION
Retail Center at Crater Corners

PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504
MAP: 37 1W 14AD TAX LOTS: 101 and 102

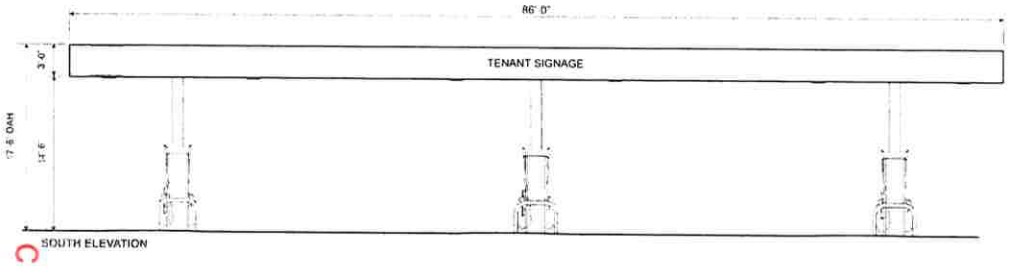
REVISIONS	BY

PLOT DATE: 05-08-19
ISSUE DATE:
DRAWN BY:
JOB NO.
SHEET: SPAC 2.3
CONVENIENCE STORE EXTERIOR ELEVATION

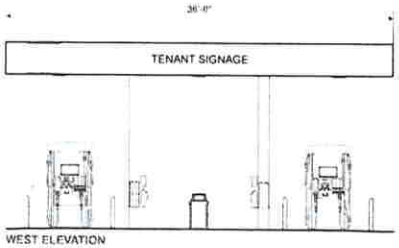
17

FUELING STATION PLAN-for reference only
SCALE: 1/8" = 1'-0"

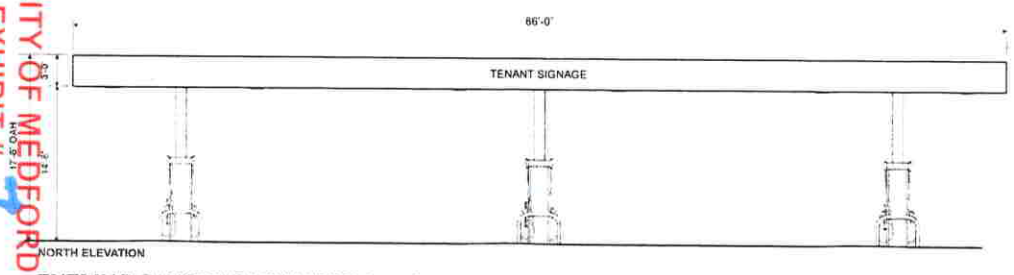
NOTE: PROPOSED ELEVATION FOR CONCEPT ONLY, SITE SPECIFIC ELEVATION TO BE PROVIDED IF NEEDED



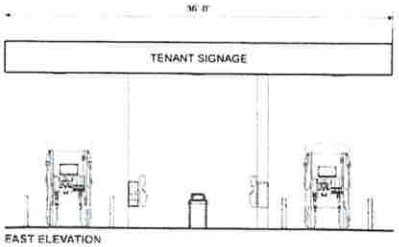
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

FUELING CANOPY ELEVATION-for reference only
SCALE: 1/16" = 1'-0"

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EXHIBIT # 7
FILE # AC-19-058

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Medford, Oregon 97501
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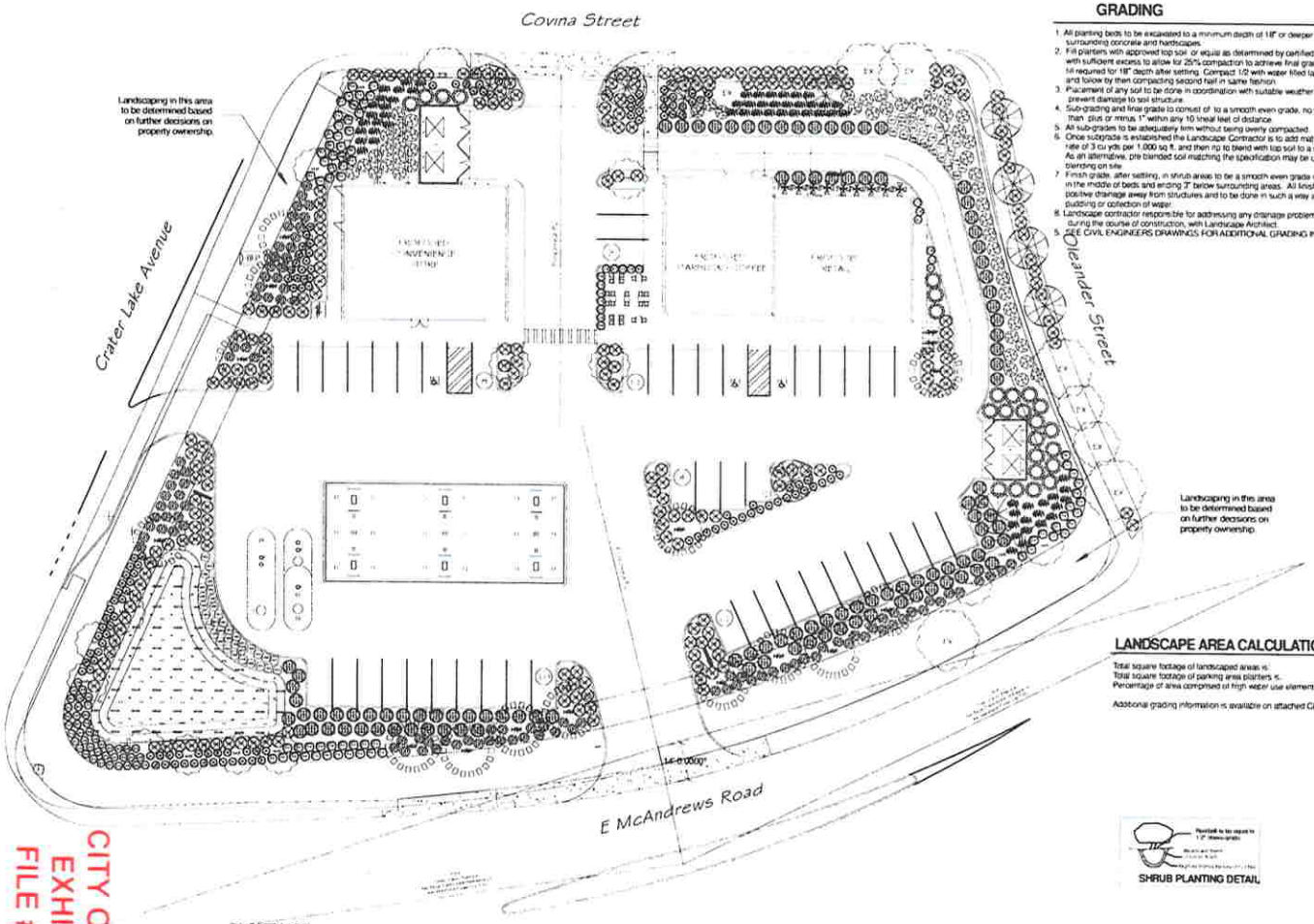
PROJECT DESCRIPTION
Retail Center at Crater Corners
PROJECT LOCATION
1220 Crater Lake Avenue
Medford, Oregon 97504
MAP 37 1W 36D TAX LOTS 3600, 3601 & 3602

REVISIONS	BY

PLOT DATE 05-08-19
ISSUE DATE
DRAWN BY
JOB NO
SHEET
SPAC 2.4
FUELING CANOPY
FOR REFERENCE ONLY



GRADING

1. All planting beds to be excavated to a minimum depth of 18" or deeper as determined by surrounding concrete and hardscapes.
2. Fill planters with approved top soil or equal as determined by certified soil testing. Fill with sufficient excess to allow for 25% compaction to achieve final grade. IE 24" of loose fill required for 18" depth after settling. Compact 1/2 with water filled landscape roller and follow by then compacting second half in same fashion.
3. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
4. Sub-grading and final grade to consist of to a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
5. All sub-grades to be adequately firm without being overly compacted.
6. Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft, and then rip to blend with top soil to a depth of 8". As an alternative, pre blended soil matching the specification may be used in place of blending on site.
7. Finish grade, after settling, in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 2" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
8. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.
9. SEE CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL GRADING INFORMATION

GENERAL CONSTRUCTION NOTES

COORDINATION WITH THE EXCAVATING CONTRACTOR, GENERAL CONTRACTOR AND CIVIL PLANS IS IMPERATIVE.

1. The tree symbols on Oleander St & Covina St noted with 'EX' are existing and are planned to be used to meet the Street Tree requirements. This will be based on further review of their condition. Those that are determined to be saved will maintained with an approved tree protection plan.
2. General preparation of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock and/or debris in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3".
5. Detention Swale preparation:
   A. Swale grading and preparation to be per Civil Engineers Specifications.
   B. Final grade to include bringing areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause puddling.
   C. Detention swales to be hydro-seeded with per

Detention Swale blend grass seed	5lb per 1000 sq ft
Wood Fiber Mulch	45lbs. per 1000 sq ft
Guar Tackifier	1 ½ lbs. per 1000 sq ft
Slow Release Granular Fertilizer 16-16-16	10lbs per 1000 sq ft
Subdue MAXX	Per Manufactures Specifications

See Hatch Detail for locations and blend

6. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care.
7. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.

SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AS REQUIRED

DETENTION SWALE GRASS HYDRO-SEEDING

Turf Tall Fescue	Festuca Rubra	80%	200 pounds per acre
Seaside Bentgrass or Colonial Bentgrass	Agrostis stolonifera	20%	
Sterile Wheatgrass	Sterile Triticale		20 pounds per acre

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 20 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source.
2. All materials are to be new and in original condition.
3. No zone shall exceed 15gpm. Pipe sized to have less than 5ft / sec flows.
4. Place manual drain valves as needed at low points in mainline.
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation.
6. Hunter I20 series heads in storm water DETENTION areas with nozzles of the appropriate radius for the area being watered. Heads are to be located 2-3" from any concrete, hard surface or transitional area between grass and shrubs. ALL SPRINKLERS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING IN TO THE MIDDLE. *****NO EXCEPTIONS*****
7. Control wires, 14ga minimum, to be located below all piping in any ditch. Any wire splices are to be located in a minimum of a 10" round valve box. Power control wires to be red, common to be white. Tape bundled wire together every 5' before placing in ditch.
8. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
9. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be Landscape Product Inline Drip Tubing 6GPH on 18" Spacing to buried a range of 3-5" and held down every 5' with J-stakes. Use the pattern described in the Typical Drip Tubing Layout. Layout to comprise drip tubing laid beginning 12" in from any perimeter hardscape and in equal parallel lines 18" OC thereafter.
   B. All Drip zones to include a 150 mesh filter and 30psi pressure regulator.
10. Sizing of pipe for lateral lines to be based on GPM used by each head on any individual line. For purposes of counting cumulative GPM use the appropriate manufacturers specification charts based on 50 PSI. Size pipe as noted with standard PVC friction loss charts with no more than 5.0 feet per second velocity. No PVC pipe to be smaller than 1" nominal size.
11. All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
12. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
13. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
14. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
15. Provide owner with preliminary watering schedule for the established landscape.
16. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
17. Walk owner through the entire system describing the operating instructions.

Backflow device 1" Wilkins 350
Double check valve assembly

LANDSCAPE AREA CALCULATIONS

Total square footage of landscaped areas is:	20415
Total square footage of parking area planters is:	1434
Percentage of area comprised of high water use elements is:	0%

Additional grading information is available on attached Civil Drawings

SHRUB PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

PLANT LIST

	Quantity	Common Name	Botanical Name	Size
		Trees		
	14	Hornbeam, Native Flame	Carpinus caroliniana 'Native Flame'	1 3/4"
	16	Maple, Bowhall	Acer rubrum 'Bowhall'	1 3/4"
	1	Maple, Paper Bark	Acer griseum	1 3/4"
	10	Snowbell, Japanese	Styrax japonica	1 3/4"
		Shrubs		
	53	Barberry, Rosy Glow	Berberis thunbergii 'Rose Glow'	2g
	103	Euonymus, Emerald Gaiety	Euonymus fortunei 'Emerald Gaiety'	2g
	25	Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	2g
	66	Rhaphiolepis, Ballerina	Rhaphiolepis indica 'Ballerina'	2g
	106	Spirea, Goldmound	Spiraea bumalda 'Gold Mound'	2g
	9	Viburnum, David	Viburnum davidii	2g
		Ground Cover / Grasses		
	60	Grass, Hamelin Dwarf	Pennisetum alopecuroides 'Hamelin'	1g
	62	Grass, 'Karl Foerster'	Calamagrostis 'Karl Foerster'	1g
	109	Juniper, Shore	Juniperus conferta	1g
	219	Kinnikinnick, Emerald Carpet	Arctostaphylos uva ursi 'Emerald Carpet'	1g
	58	Rose, Red Drift	Rosa 'Meigalpio'	1g

All Planting are Low/Moderate to Moderate Water Needs

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, mycorrhizae supplement and 16-16-16 fertilizer as follows:

1gal	1oz
3-5gal	2oz
larger	4oz

4. Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to seep away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

LANDSCAPE PLAN

Scale 1" = 20'

RECEIVED JUN 10 2019 PLANNING DEPT.

CITY OF MEDFORD EXHIBIT # K FILE # AC-19-058

REGISTERED LANDSCAPE ARCHITECT

Madara Design Inc
Landscape Architecture, Design & Consultation
2954 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

OREGON ARCHITECTURE INC

Project Title
Retail Center at Crater Corners
Project Location
1111 Crater Lake Avenue
Medford, Oregon 97504
Parcelar: 37 1W 10AD TAX LOTS 501 502 and 503

Approved for the Owner By	Date
REVISIONS	BY
PLOT DATE	
ISSUE DATE 5/6/2019	
DRAWN BY	
JOB NO	
SHEET	

L.1

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May 23, 2019

NARRATIVE FOR A 4,250 SF TWO TENANT STAND ALONE BUILDING AND A 2,950 SF CONVENIENCE STORE TO REPLACE AN EXISTING 14,800 SF STRIP COMMERCIAL CENTER ON THE NE CORNER OF MCANDREWS ROAD AND CRATER LAKE AVENUE

BRIEF PROJECT NARRATIVE

The Crater Corners Center at the northeast corner of East McAndrews Road and Crater Lake Avenue consists of seven separate buildings on three existing lots. The site is completely surrounded by public streets: Oleander on the east, McAndrews on the south, Crater Lake on the west and Covina on the north. The current center owner plans to demolish all the buildings, reconfigure the three lots into two and construct two new freestanding buildings. The westerly building will house a convenience store with fueling station and the easterly building will have two retail tenants, one of whom will be a Starbucks. Together the new buildings will occupy approximately 7,200 square feet. The current four buildings occupy over 14,000 square feet.

The single-story two tenant building will have a drive-thru. The convenience store building will have a canopy-covered fueling station with 6 gas pumps. The entire site will be reconfigured, with all existing buildings demolished, new access points configured from the surrounding public rights-of-way, and a new parking lot developed. Under separate planning action the three lots will be reconfigured into two lots. The exterior materials of the convenience store will reflect the current corporate look of the convenience store franchise, and the two tenant building will have a mix of colors and materials, including stucco, horizontal siding and brick accents.

PROJECT EVALUATION CRITERIA - COMPATIBILITY

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.

This site for this project is surrounded by public streets, as noted above. With the exception of Covina Street, which has a single family residential unit along the north side of the street, the surrounding properties are all commercial uses. There are office buildings on the three remaining public streets, with a Key Bank located on the nw corner of Crater Lake and McAndrews, and a fueling station located on the se corner of the same intersection. Providence Hospital is located on the sw corner of this intersection. All the adjacent properties were constructed in different years, have different design styles with different exterior materials and reflect different efforts at maintenance, but overall, the area is well maintained.

CITY OF MEDFORD
EXHIBIT # 6
FILE # AC-19-058

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

There is not one overarching design style or set of architectural details or exterior treatments common to the buildings or building elements surrounding this location that a new design can tie to. With that said, the overall massing and height of the proposed buildings will reflect the overall massing and height of a majority of those structures. The proposed buildings will utilize brick, stucco and horizontal lap siding, all materials found on adjacent buildings.

C. Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass.

Neither building is overly large in any dimension. The elevation designs have employed the use of offsets in parapet height, horizontal canopies, changes of façade materials and some building plan offsets to provide visual interest and relief to building mass.

D. Describe how the placement and orientation of the proposed building relates to the street facilities and how this orientation promotes a more pedestrian-friendly site design.

This is an unusual location in that the site is surrounded by streets, so the potential exists for buildings to relate to one street to promote pedestrian friendly site design only do the opposite for other streets. In this case it was decided to place the parking immediately adjacent to the busier streets and have the buildings abut the quieter streets. This design will encourage pedestrians to use the quieter streets to access the site. Also, as is their corporate look Starbucks typically has a very pedestrian friendly exterior, and indeed one of their site requirements is an exterior patio with room for tables. That same design component will be utilized at this location.

a. If the site lies within 600 feet of an existing or planned transit stop, describe compliance with the standards of Section 10.808.

This site does abut a RVTD transit route running north/south along Crater Lake Avenue. There is no transit stop going south within 600 feet of the site. There is a transit stop within 600 feet of this site going north. The buildings are oriented to be easily accessible to from this transit stop.

E. Describe the pedestrian facilities and amenities on your site, and how they will function for pedestrians.

The building will have a public patio with covered seating. Starbucks maintains an open door policy so anyone is welcome to use the site amenities.

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

Pedestrian access will be primarily along Crater Lake and Covina Avenues. The grade to Oleander is too steep to create a reasonable access without a stair access, and so it will be more convenient for pedestrians to walk down Covina and enter the site mid-block. The same is true for pedestrians accessing the site from the east via McAndrews. It will be easier and more direct for them to walk directly down Covina and access the buildings from that street. For pedestrians walking north along Crater Lake there is a direct, at-grade access from that street to the front of the convenience store, and then across to the two-tenant building. Vehicular access has been reconfigured from the existing access points. Access to/from McAndrews will be reduced from the two full movement accesses to one right-in/right-out. Crater Lake Avenue access has been

reduced from two full movement accesses to one right-in access. A full movement access has been added to Covina. No access currently exists on Oleander, and because of grades, none is proposed. parking lot, all of which will be maintained as it currently exists. The parking lots have been completely reconfigured to align with the new proposed access points.

G. Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site.

There existing site is completely paved, with no existing trees or native vegetation. New landscaping meeting the current criteria is planned for the site.

H. Describe storm water detention facilities on the site. If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

The corner of the lot fronting Crater Lake Avenue and McAndrews road has been reserved for a detention facility, and will be landscaped appropriately for that purpose. The area shown on the plan is a placeholder only. Once Civil engineering is complete we will be able to determine the exact size of the area. The area will not be fenced and will not retain water. If additional stormwater detention is required, it will be placed in pipes under the parking lot.

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

The proposed landscaping has two functions - separate and provide screen for the drive thru from the roadway and provide overall enhancement to the site that reflects its important location within the fabric of the City of Medford.

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

Site lighting and building lighting will be downward facing heads with a horizontal cutoff that will not cast light above the horizontal plane. Security lighting around the building will light the site without lighting the adjacent public ROW.

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

Each newly created parcel will have a pylon sign for tenant use. Locations are shown on the site plan, and sign elevations have been provided. The signs will meet city requirements for area. The sign for the convenience store will be a single tenant sign. The sign for the two tenant building will be for all tenants in the building.

L. Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development.

No fencing is proposed for this project.

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

Once construction is complete the project does not expect to generate any noise louder than what is permitted in the Code.

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

We believe this project will be a positive redevelopment of an important corner within the City. This corner is in need of redevelopment, and several different plans have been proposed over the years. This proposal is doable, it provides fresh updated buildings and corrects access problems that have been an issue in this location for years.

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

The owner requests an exception to the limitation of 15 seats on the patio. The Owner would like to have up to 20 seats. While the seating will be provided by the Tenant, the Owner would like the flexibility to put up 20 seats on the patio.

P. Section 10.780(C)(2) – List any petition for relief of landscaping standards. Provide rationale for requested deviation from standard.

No exceptions or relief from the landscape standards listed in the Code are contemplated at this time.

RECEIVED
JUN 10 2019
PLANNING DEPT.

Section II – Code Compliance: Criterion No. 2

PROJECT SITE	PROPOSED	REQUIRED
Zoning District	C-C	
Overlay District(s)	n/a	
Proposed Use	Commercial/Retail	
Project Site Acreage	1.81 ac	
Site Acreage (+ right-of-way)		
Proposed Density (10.708)	n/a	
# Dwelling Units	0	
# Employees		

STRUCTURES	EXISTING	PROPOSED
# Structures	6	2
Structure Square Footage (10.710-10.721)	16,832 SF	7,200 SF

SITE DESIGN STANDARDS	PROPOSED	REQUIRED
Front Yard Setback (10.710-721)	10'-0" on street	10'-0" on street
Side Yard Setback (10.710-721)	10'-0" on street	10'-0" on street
Side Yard Setback (10.710-721)	10'-0" on street	10'-0" on street
Rear Yard Setback (10.710-721)	10'-0" on street	10'-0" on street
Lot Coverage (10.710-721)	9%	

PARKING	PROPOSED	REQUIRED
Regular Vehicular Spaces (10.743)	41	47 min. - 56 max.
Disable Person Vehicular Spaces (10.746[8])	3	2/3
Carpool/Vanpool Spaces (10.809)	0	0
Total Spaces (10.743)	47	47 min. - 56 max.
Bicycle Spaces (10.748)	6	5/6
Loading Berths (10.742)	0	0

CITY OF MEDFORD
EXHIBIT # M
FILE # AC-19-058

5

LANDSCAPING

	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	21,849 SF	
• Total Landscape Area in High Water Use Landscaping (square feet)		
• Total Landscape Area in High Water Use Landscaping (percentage)		
• Total % Landscape Coverage	28%	
• Required Organic Content (cu.yd.)		
• Frontage Landscaping (10.797)		
• Street:	all four streets	all four streets
• Feet:	1,034 LF	1,034 LF
• # Trees:		41 (4 x 10.34)
• # Shrubs:		258 (25 x 10.34
• 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:		
• # Bays:	6	
• Area:	1,434 SF	979 SF
• # Trees:		6
• # Shrubs:		12

STRUCTURE

	PROPOSED
• Materials	Brick, Portland Cement Stucco, Horiz. Hardboard Siding
• Colors	Earthtones

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.

MEDFORD
PUBLIC WORKS

LD DATE: 7/31/2019
File Number: AC-19-058

PUBLIC WORKS DEPARTMENT STAFF REPORT

Crater Corners Commercial Redevelopment

1220/1250 Crater Lake Avenue & 1703/1763 East McAndrews Road (TLs 501, 502, 503)

Project: Consideration of plans for the construction of 2,950 square foot convenience store, a 2,000 square foot drive-thru coffee place, a 2,250 square foot retail space and a gas station including a fueling canopy on three parcels totaling approximately 1.8 acres.

Location: Located at 1703 to 1763 E McAndrews Road, 1220 & 1250 Crater Lake Avenue within the C-C (Community Commercial) zoning district (371W19AD501, 502 & 503).

Applicant: Applicant: MCS Property Holdings LLC; Agent: Oregon Architecture 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, if applicable.
- 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 shall 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
- Verification by the design Engineer that the stormwater quality and detention system was constructed per the approved plan, if applicable.
- Completion of all public improvements, if applicable.

CITY OF MEDFORD
EXHIBIT # D
File # AC-19-058

A. STREETS

1. Dedications

Crater Lake Avenue and **East McAndrews Road** are classified as a Major Arterial streets within Medford Land Development Code (MLDC) 10.428. The Developer shall dedicate for public right-of-way, sufficient width of land along the entire 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 and East McAndrews Road**, 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.**

Covina Avenue and **Oleander Street** are classified as a Standard Residential streets, and in accordance with MLDC Section 10.430, it requires a total right-of-way width of 63-feet. Prior to issuance of any permit for construction, 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 31.5-feet. **The Developer's surveyor shall verify the amount of additional right-of-way 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 frontages.

The right-of-way and easement dedications shall be submitted directly to the Engineering Division of the Public Works Department. The submittal shall include: the right-of-way and 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 right-of-way and PUE area.

2. Public Improvements

a. Public Streets

Crater Lake Avenue and **East McAndrews Road** – All typical street section improvements

have been completed including pavement, curb and gutter, sidewalks and street lights with P1387D. **No additional public improvements are required aside from the deceleration lane on Crater Lake Avenue and the median on East McAndrews Road as noted in Section A(2)(d).**

Standard street section improvements have been completed on **Covina Avenue** and **Oleander Street**, including pavement, curb and gutter, sidewalks and partial street lights. **No additional public improvements are required, aside from street lighting requirements.**

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

The Developer shall provide and install in compliance with Section 10.495 of the Medford Municipal Code (MMC). Based on the preliminary plan submitted, the following number of street lights and signage will be required:

<u>Street Lighting & Signage – Developer Provided & Installed:</u>

A. 1 – Type R-150 LED (Covina Avenue)

<u>Traffic Signs and Devices – City Installed, paid by the Developer:</u>

A. N/A

Numbers are subject to change if changes are made to the plans. All street lights shall be installed per City standards and be shown on the public improvement plans. Public Works will provide preliminary street light locations upon request. All street lights shall be operating and turned on at the time of the final "walk through" inspection by the Public Works Department.

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 the Developer.

c. Pavement Moratoriums

There are no pavement cutting moratoriums currently in effect along this frontage to

Crater Lake Avenue, East McAndrews Road, Covina Avenue or Oleander Street.

d. Access to Public Street System

Public Works received a Transportation Impact Analysis (TIA) from Kittelson & Associates dated December 21, 2018, and addendum dated February 20, 2019 titled "Crater Corner Redevelopment". The TIA addresses safety and operational concerns regarding site driveway access locations, in accordance with the city's alternate access spacing and location standards in Medford Land Development Code (M.L.D.C.) 10.550.

The report shows that having a driveway on Crater Lake Ave and one on East McAndrews Road, in addition to having a driveway on Covina Avenue, will improve the safety and operation of the studied intersections when compared with the development with no access to higher order streets in conformance with the city's basic access standards.

Public Works recommends the following conditions be placed on the development:

1. One driveway will be allowed on Crater Lake Avenue which shall be a right-in only with a deceleration lane.
2. The site shall have at least one full movement access on Covina Avenue, consistent with the TIA.
3. One driveway will be allowed on East McAndrews Road which shall be right-in/right-out only. The development shall construct a raised concrete island in the median of East McAndrews Road.
4. Landscaping in the clear visibility triangle areas shall conform to M.L.D.C. 10.735.

The applicant shall submit cross-access easements or restrictive covenants, in a form acceptable to the City, granting perpetual shared access rights from the driveways to all parcels that are part of the development.

3. 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. <u>Nexus to a legitimate government purpose</u>
   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. <u>Rough proportionality between the dedications and improvements, and the impacts of development.</u>
   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.

<u>Crater Lake Avenue & East McAndrews Street</u>:

The additional right-of-way on Crater Lake Avenue & West Main Street will provide the needed width for a future planter strip and sidewalk. Crater Lake Avenue and West Main Street are both 35 mile per hour facilities, which currently carries approximately 18,300 and 13,600 vehicles per day, respectively. The 10-foot planter strip moves pedestrians a safe distance from the edge of the roadway. Crater Lake Avenue & West Main Street will be a primary routes for pedestrians traveling to and from this development.

The City assesses System Development Charges (SDCs) to help pay for acquisition of right-of-way and construction of additional Arterial & Collector Street capacity (including street lights) 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.

Covina Avenue and Oleander Street:

The additional street lighting on Covina Avenue will provide the needed illumination to meet current MLDC requirements.

Local street right-of-way dedication and construction requirements identified by the Public Works Department and required by the City are the minimum required to protect the public interest and are necessary for additional or densification of development in the City without detracting from the common good enjoyed by existing properties. Developments are required to provide all internal local streets and half-street improvements to abutting streets, including associated right-of-way dedications, to ensure that new development and density intensification provides the current level of urban services and adequate street circulation is maintained.

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 each existing or proposed taxlot or ensure that each taxlot 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.

A Site/Utility Plan shall be submitted with the building permit application to show the location of existing or proposed stormdrain lateral/s for the site.

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

2. Storm Drainage Condition

Buildings and underground storage tanks need to be minimum 5-feet clear of the 36-inch public Stormdrain.

The existing public stormdrain line running under the proposed private detention pond requires a minimum of 1.5-feet of cover. Any existing public manholes shall not be located within the pond area.

3. 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.

4. Detention and Water Quality

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

Drywells are allowed and will need a permit from Department of Environmental Quality (DEQ).

5. Verification

Upon completion of the project, and prior to certificate of occupancy of the building, the

Developer's design Engineer shall verify that the construction of the stormwater quality and detention system was constructed per plan. Verification shall be in writing and submitted to the Engineering Division of Public Works. Reference Rogue Valley Stormwater Quality Design Manual, Appendix I, Technical Requirements.

6. 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 Plans

Construction drawings for any public improvements for this project shall be prepared by a professional Engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing Commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (http://www.ci.medford.or.us/Page.asp?NavID=3103). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

In order to properly maintain an updated infrastructure data base, the Surveyor of Record shall submit an as-built survey prior to the Final Inspection and, the Engineer of Record shall submit mylar "as-constructed" drawings to the Engineering Division within sixty (60) calendar days of the Final Inspection (walk through). Also, the Engineer shall coordinate with the utility companies, and show all final utility locations on the "as built" drawings.

3. 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.

Contractors proposing to do work on public streets (including street lights), 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 storm drain 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.

4. 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.

5. System Development Charges (SDC)

Buildings in this development are subject to system development charges (SDCs). All SDC fees shall be paid at the time individual building permits are issued.

SUMMARY CONDITIONS OF APPROVAL

Crater Corners Commercial Redevelopment

1220/1250 Crater Lake Avenue & 1703/1763 East McAndrews Road (TLs 501, 502, 503) AC-19-058

A. Streets

1. Street Dedications to the Public:
   - **Crater Lake Avenue** and **East McAndrews Road** – Dedicate additional right-of-way.
   - **Covina Avenue** and **Oleander Street** – Dedicate additional right-of-way.
   - Dedicate 10-foot Public Utility Easement (PUE) along all frontages as required.

2. Improvements:

Public Streets
- **Crater Lake Avenue** and **East McAndrews Road** – Improvements as noted above.
- **Covina Avenue** and **Oleander Street** – Improvements have been completed, aside from street light on Covina Avenue.

Lighting and Signing
- Developer supplies and installs all street lights at own expense.
- City installs traffic signs and devices at Developer's expense.

Access to Public Street System
- Comply with Access conditions outlined above.
- The applicant shall submit cross-access easements or restrictive covenants, in a form acceptable to the City.

Other
- There are no pavement cutting moratoriums currently in effect along this developments respective frontages.

B. Sanitary Sewer:
- Ensure or construct separate individual sanitary sewer connection.
- o Cap remaining unused laterals at the main.

C. Storm Drainage:
- Provide a comprehensive grading and drainage plan.
- Comply with Storm Drainage Conditions.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Permit from DEQ for drywell.
- Provide engineers verification of stormwater facility construction.
- Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.

- ▪ = City Code Requirement
- o = 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.

BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: AC-19-058

PARCEL ID: 371W19AD 501, 502 & 503

PROJECT: Consideration of plans for the construction of 2,950 square foot convenience store, a 2,000 square foot drive-thru coffee place, a 2,250 square foot retail space and a gas station including a fueling canopy on three parcels totaling approximately 1.8 acres located at 1703 to 1763 E McAndrews Road, 1220 & 1250 Crater Lake Avenue within the C-C (Community Commercial) zoning district (371W19AD501, 502 & 503). Applicant: MCS Property Holdings LLC; Agent: Oregon Architecture Inc.; Planner: Steffen Roennfeldt.

DATE: July 31, 2019

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. All existing water meters that are either undersized, not in approved location, or not planned to be utilized are required to be abandoned. The Applicant or their Civil Engineer shall coordinate water meter abandonments with MWC engineering staff.

4. 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.

5. 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.

COMMENTS:

1. Off-site water line installation is not required.

2. On-site water facility construction may be required depending on Fire Department conditions of development.

CITY OF MEDFORD
EXHIBIT # C
File # AC-19-058

3. MWC-metered water service does exist to this property. The proposed right-of-way dedication around this development may also impact existing water meters. Impacted water meters are required to be abandoned and new water meters installed in approved location. Applicant or their civil engineer shall coordinate with MWC engineering staff on this issue.

    a. An existing ¾-inch water meter that serves 1709-27 McAndrews Rd.

    b. An existing ¾-inch water meter serves 1250 Crater Lake Ave.

    c. An existing ¾-inch water meter serves 1220 Crater Lake Ave.

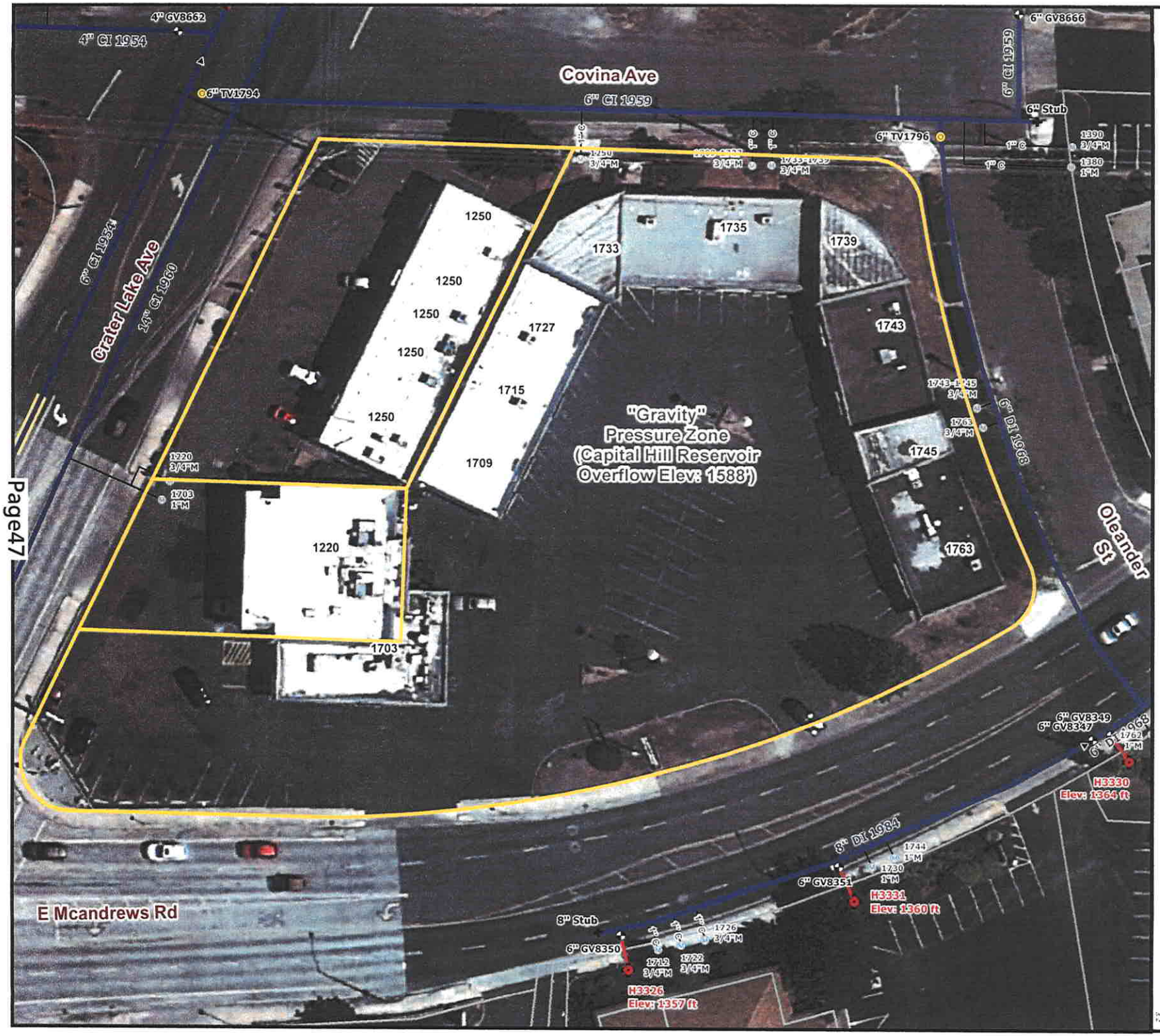
    d. An existing ¾-inch water meter serves 1733-39 McAndrews Rd.

    e. An existing ¾-inch water meter serves 1763 McAndrews Rd.

    f. An existing ¾-inch water meter serves 1743 McAndrews Rd.

    g. An existing 1-inch water meter serves 1703 McAndrews Rd.

4. Access to MWC water lines is available. There is an existing 6-inch water line in Covina Avenue and Oleander St. There is a 14-inch water line in Crater Lake Avenue, and there is an existing 8-inch water line on the south side of E McAndrews Rd across the east half of TL 503.


Covina Ave
6" CI 1959
6" CI 1959
6" GV8666
6" Stub
6" TV1796
1" C
1" C
1390 3/4"M
1380 1"M
4" GV8862
4" CI 1954
6" TV1794
6" CI 1934
Crater Lake Ave
14" CI 1960
1250
1250
1250
1250
1250
1733
1735
1739
1727
1715
1709
1743
1743-1745 3/4"M
1763 3/4"M
6" DI 1968
1745
1763
1220 3/4"M
1703 1"M
1220
1703
"Gravity" Pressure Zone (Capital Hill Reservoir Overflow Elev: 1588')
Oleander St
6" GV8349
6" GV8347
1762 1"M
H3330 Elev: 1364 ft
8" DI 1984
1744 1"M
1730 1"M
6" GV8351
H3331 Elev: 1360 ft
E Mcandrews Rd
8" Stub
6" GV8350
1726 3/4"M
1712 3/4"M
1722 3/4"M
H3326 Elev: 1357 ft
N
Feet
0 12.5 25 50
Scale: 1"= 50'
Water Facility Map for City of Medford Planning Application:
AC-19-058
July 31, 2019
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
MEDFORD WATER COMMISSION

Memo

To: Steffen Roennfeldt, Planning Department

From: Chad Wiltrout, Building Department (541) 774-2363

CC: Applicant: MCS Property Holdings LLC; Agent: Oregon Architecture Inc.

Date: July 26, 2019

Re: July 31, 2019 LDC Meeting: Item #4 – AC-19-058_Crater Corners

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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.

3. A site excavation and grading permit will be required if more than 50 cubic yards is disturbed.

4. A separate demolition permit will be required for demolition of each structure and any not shown on the plot plan.

Comments:

5. Proposed construction in proximity to property lines shall comply with table 602 and code section 705 of the Oregon Structural Specialty Code.

6. ADA parking spaces shall be required in accordance with code section 1106 of the Oregon Structural Specialty Code.

7. Contact DEQ for asbestos and lead paint survey prior to demolition.

8. Fuel station pumps are not necessarily required to be sprinkled. It will depend on your application. See Section 406 of the 2014 OSSC.

9. The occupancy of the convenience store and fuel is considered an M.

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EXHIBIT # 8
File # AC-19-058

10. Separate permits are required for fuel tanks. Consult with DEQ (Department of Environmental Quality) and Fire Department.

11. A Grease Interceptor permit will be required, and can be included with the building permit.

12. The building may require a design by an Oregon licensed design professional to meet the structural design requirements per chapters 16 and 23 OSSC

13. A code analysis providing occupant load, means of egress plan, type of construction, occupancy classification, fire protection systems, etc… will be required.

14. Special inspections may be required by chapter 17 Oregon Structural Specialty Code.

15. Com-check forms are required for lighting, mechanical equipment and exterior envelope to show energy efficiency compliance with the 2014 Oregon Energy Efficiency Specialty Code.

16. Design for Canopies per 3105 OSSC.

17. Outdoor seating – no issues as shown.

Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 7/29/2019
Meeting Date: 7/31/2019

LD File #: AC19058

Planner: Steffen Roennfeldt

Applicant: MCS Property Holdings LLC

Project Location: 1703 to 1763 E McAndrews Road, 1220 & 1250 Crater Lake Avenue

ProjectDescription: Consideration of plans for the construction of 2,950 square foot convenience store, a 2,000 square foot drive-thru coffee place, a 2,250 square foot retail space and a gas station including a fueling canopy on three parcels totaling approximately 1.8 acres located at 1703 to 1763 E McAndrews Road, 1220 & 1250 Crater Lake Avenue within the

Specific Development Requirements for Access & Water Supply

Reference	Comments	Conditions Description
OFC 508.5	Two (2) fire hydrants will be required for this project: One fire hydrant shall be located near the driveway entrance on E McAndrews Rd. and the other fire hydrant shall be located near the driveway entrance on Covina Street.	Fire hydrants with reflectors will be required for this project. 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-Rescue for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).

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OFC 503.4	Curbs shall painted/stenciled to prohibit parking along the fire lanes.	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/marking 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 at: http://www.ci.medford.or.us/Files/Fire%20Lane%20Brochure.pdf .
Other	A Fire Code permit is required to be obtained from Medford Fire-Rescue for the installation of the underground fuel storage tanks.	

Construction General Information/Requirements

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

Specific fire protection systems may be required in accordance with the Oregon Fire Code.
This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only.

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

MEDFORD
PLANNING

MEMORANDUM

Subject	Legal Description
File no.	AC-19-058
To	Jon Proud, Engineering
From	Steffen Roennfeldt, Planning Department
Date	July 18, 2019

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

1. AC-19-058
   Applicant: MSC Property Holdings LLC
   Agent: Oregon Architecture, Mark McKechnie

Steffen, Description provided describes two parcels of land that match the subject area as shown on the vicinity map. The two parcels described are tax lots 371W19AD503 and 501 as one described parcel and 502 as the second.
Planning department should understand there is a chance of unlawful land division on the property in question. Development should be predicated on owners proof of lawful units of land to be developed. My reasoning for questioning lot legality is based on a cursory review of the record. Per survey 10517 it appears that there were only 2 parcels in 1986 (501, 502 and 503 as 2nd parcel) and now there are 3 parcels with no land division as required by ORS.
Thank you, Jon 7/25/19

cp

Attachments:

Vicinity Map, Legal description

CITY OF MEDFORD
EXHIBIT # R
File # AC-19-058

RECEIVED
JUN 10 2019
PLANNING DEPT.

EXHIBIT A to DEED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JACKSON STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS

PARCEL 1

SEE SN 20102

THAT TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE NORTH ONE SIXTEENTH CORNER COMMON TO SECTIONS 19 AND 20 SAID TOWNSHIP AND RANGE, THENCE SOUTH 502 92 FEET AND WEST 1237 94 FEET TO A 5/8 INCH IRON PIN, THENCE NORTH 1 64 FEET TO A 5/8 INCH IRON PIN THENCE WEST 155 965 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF CRATER LAKE AVENUE, THENCE ALONG AFOREMENTIONED EASTERLY RIGHT OF WAY LINE AND THE ARC OF A 914 93 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 179 715 FEET (THE LONG CHORD OF WHICH BEARS NORTH 18° 39' 30" EAST 179 43 FEET) TO A POINT OF TANGENT AND NORTH 24° 17' 10" EAST 73 51 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 24° 17' 10" EAST 264 225 FEET TO THE SOUTH LINE OF COVINA AVENUE THENCE ALONG AFOREMENTIONED SOUTH RIGHT OF WAY LINE SOUTH 89° 41' 10" EAST 217 09 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A 20 00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 27 76 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 49° 55' 25" EAST 25 585 FEET) TO A POINT OF REVERSE CURVE THENCE ALONG THE ARC OF A 530 00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 149 285 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 18° 13' 50" EAST 148 795 FEET) TO A PINT OF REVERSE CURVE THENCE ALONG THE ARC OF A 20 00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29 28 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 15° 38' 25" WEST 26 735 FEET) TO A POINT OF COMPOUND CURVE THENCE ALONG THE ARC OF A 540 96 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 276 655 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 72° 13' 55" WEST 273 65 FEET) TO THE END OF CURVE, THENCE SOUTH 89° 33' 00" WEST 105 70 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A 20 00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40 05 FEET (THE LONG CHORD OF WHICH BEARS NORTH 33° 04' 55" WEST 33 685 FEET) TO THE TRUE POINT OF BEGINNING EXCEPTING THEREFROM THE FOLLOWING THAT TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY OREGON AND BEING MORE FULLY DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO 40 OF THE ABOVE TOWNSHIP AND RANGE, THENCE NORTH 164 36 FEET AND EAST 149 33 FEET, THENCE SOUTH 89° 41' 10" EAST 21 85 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF THE RELOCATED CRATER LAKE AVENUE SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING THENCE CONTINUE SOUTH 89° 41' 10" EAST 100 04 FEET, THENCE SOUTH 0° 18' 50" WEST 60 50 FEET, THENCE NORTH 89° 41' 10" WEST 126 94 FEET TO INTERSECT THE SAID EASTERLY LIE OF CRATER LAKE AVENUE THENCE ALONG SAID RIGHT OF WAY LINE NORTH 24° 17' 10" EAST 66 21 FEET TO THE TRUE POINT OF BEGINNING

PARCEL II

THAT TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 19 TOWNSHIP 37 SOUTH RANGE 1 WEST WILLAMETTE MERIDIAN JACKSON COUNTY OREGON AND BEING MORE FULLY DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO 40 OF THE ABOVE TOWNSHIP AND RANGE, THENCE NORTH 164 36 FEET AND EAST 149 33 FEET THENCE SOUTH 89° 41' 10" EAST 21 85 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF THE RELOCATED CRATER LAKE AVENUE SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING THENCE CONTINUE SOUTH 89° 41' 10" EAST 100 04 FEET THENCE SOUTH 0° 18' 50" WEST 60 50 FEET, THENCE NORTH 89° 41' 10" WEST 126 94 FEET TO INTERSECT THE SAID EASTERLY LINE OF CRATER LAKE AVENUE, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 24° 17' 10" EAST 66 21 FEET TO THE TRUE POINT OF BEGINNING

NOTE This Legal Description was created prior to January 01 2008

APN 1-032683-2 and 1 032686 5
APN 1-032685-7

CITY OF MEDFORD
EXHIBIT #
FILE # AC-19-058

RECEIVED

JUN 10 2019

PLANNING DEPT.

EXHIBIT A to DEED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JACKSON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE SIXTEENTH CORNER COMMON TO SECTIONS 19 AND 20, SAID TOWNSHIP AND RANGE; THENCE SOUTH 502.92 FEET AND WEST 1237.94 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 1.64 FEET TO A 5/8 INCH IRON PIN; THENCE WEST 155.965 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY UNE OF CRATER LAKE AVENUE; THENCE ALONG AFOREMENTIONED EASTERLY RIGHT OF WAY UNE AND THE ARC OF A 914.93 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 179.715 FEET (THE LONG CHORD OF WHICH BEARS NORTH 18° 39' 30" EAST 179.43 FEET) TO A POINT OF TANGENT, AND NORTH 24° 17' 10" EAST 73.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 24° 17' 10" EAST 264.225 FEET TO THE SOUTH LINE OF COVINA AVENUE, THENCE ALONG AFOREMENTIONED SOUTH RIGHT OF WAY LINE, SOUTH 89° 41' 10" EAST 217.09 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 27.76 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 49° 55' 25" EAST 25.585 FEET) TO A POINT OF REVERSE CURVE, THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 149.285 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 18° 13' 50" EAST 148.795 FEET) TO A PINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.28 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 15° 38' 25" WEST 26.735 FEET) TO A POINT OF COMPOUND CURVE, THENCE ALONG THE ARC OF A 540.96 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 276.655 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 72° 13' 55" WEST 273.65 FEET) TO THE END OF CURVE, THENCE SOUTH 89° 33' 00" WEST 105.70 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.05 FEET (THE LONG CHORD OF WHICH BEARS NORTH 33° 04' 55" WEST 33.685 FEET) TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: THAT TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 40 OF THE ABOVE TOWNSHIP AND RANGE, THENCE NORTH 164.36 FEET AND EAST 149.33 FEET; THENCE SOUTH 89° 41' 10" EAST 21.85 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF THE RELOCATED CRATER LAKE AVENUE, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 41' 10" EAST 100.04 FEET; THENCE SOUTH 0° 18' 50" WEST 60.50 FEET, THENCE NORTH 89° 41' 10" WEST 126.94 FEET TO INTERSECT THE SAID EASTERLY LIE OF CRATER LAKE AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 24° 17' 10" EAST 66.21 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II

THAT TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 40 OF THE ABOVE TOWNSHIP AND RANGE; THENCE NORTH 164.36 FEET AND EAST 149.33 FEET; THENCE SOUTH 89° 41' 10" EAST 21.85 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF THE RELOCATED CRATER LAKE AVENUE, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 41' 10" EAST 100.04 FEET, THENCE SOUTH 0° 18' 50" WEST 60.50 FEET; THENCE NORTH 89° 41' 10" WEST 126.94 FEET TO INTERSECT THE SAID EASTERLY LINE OF CRATER LAKE AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 24° 17' 10" EAST 66.21 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.

APN: 1-032683-2 and 1-032686-5
APN: 1-032685-7

CITY OF MEDFORD
EXHIBIT # S
FILE # AC-19-058

8

OREGON ARCHITECTURE INC.

(541) 772-4372

132 WEST MAIN STREET, SUITE 101 MEDFORD, OREGON 97501 www.oregonarchitecture.biz

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AUG 08 2019

August 7, 2019

Additional Findings for Crater Corners
AC-19-058

The design team has considered the addition of public right-of-way access to both buildings from McAndrews Road and Oleander Street. Providing direct access from McAndrews to the Convenience Store through an active gas pump area seems to be completely unsafe. We prefer an alternative that routes people either around the public sidewalk to Crater Lake Avenue and then up to the front door, or through the Starbucks site to the east.

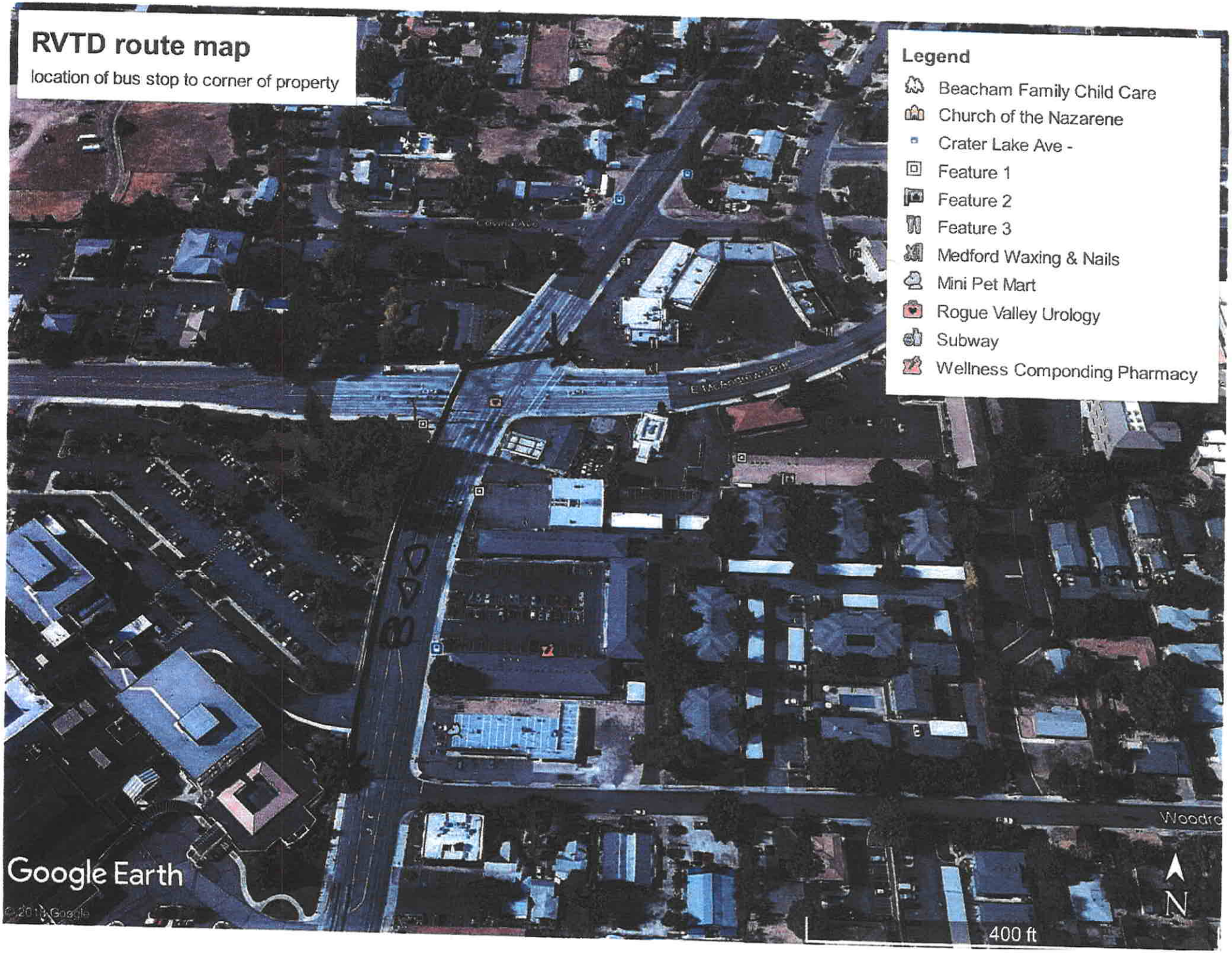
As the Starbuck building also needs a connection to McAndrews, we propose to create a pedestrian path that connects with the public walk near the intersection with Oleander and runs through a landscape area to the building, crossing only 1 drive aisle. This will be the shortest route for walkers.

Similarly, the design team has elected to not create a direct path to Oleander from the Starbucks Building because there is a vertical elevation difference of approximately 4 feet from the sidewalk in front of Starbucks and the sidewalk along Oleander. There is not enough room to get a connection in within this area, nor is there likely any pedestrians that would be served by this connection that would not find any of the other pedestrian connections equally accessible to either building.

Lastly, if the site is on an RVTD route and within 600 feet of an existing bus stop, additional conditions regarding the placement of the building on the site are placed on the development. The nearest bus stop is located across Crater Lake Avenue from the site, on the south side of the main entrance to Providence Hospital. We have mapped the route on the attached sheet and the existing bus stop is located approximately 800 feet from the property corner, so those conditions do not apply to this site.

Mark McKechnie

CITY OF MEDFORD
EXHIBIT # T
File # AC-19-058


RVTD route map
location of bus stop to corner of property
Legend
Beacham Family Child Care
Church of the Nazarene
Crater Lake Ave -
Feature 1
Feature 2
Feature 3
Medford Waxing & Nails
Mini Pet Mart
Rogue Valley Urology
Subway
Wellness Componding Pharmacy
Google Earth
400 ft
N

City of Medford
Planning Department

Vicinity Map

File Number:
AC-19-058

Project Name:

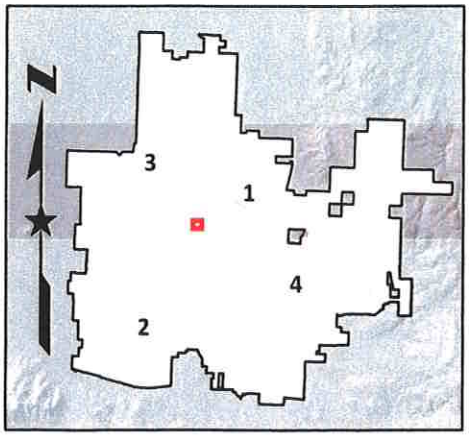
Crater Corners

Map/Taxlot:

371W19AD TL 501, 502 & 503

0 90 180 Feet

Legend

- Subject Area
- Zoning Districts
- Tax Lots

06/17/19