



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

6/14/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Ashland Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, June 25, 2010

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Maria Harris, City of Ashland
Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Darren Nichols, DLCD Community Services Division Manager
Angela Lazarean, DLCD Urban Planner

<paa> N



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person electronic mailed

DATE
STAMP

DEPT OF
JUN 07 2010
**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

Jurisdiction: **City of Ashland**

Local file number: **PA-2009-00817**

Date of Adoption: **7/14/2009**

Date Mailed: **6/3/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date:

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **Master Plan Update – code req.**

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

In the Southern Oregon (SO) Zone section of the Ashland Municipal Code, the Southern Oregon University (SOU) Master Plan is required to be updated every ten years. The Master Plan is a supplement to the SO Zone for determining the levels of regulation (e.g. Site Review or Conditional Use Permit, etc.) which the various Southern Oregon University Zoned properties are subject too.

Zone Map Changes made between first and second reading: Seven properties which were privately owned but zoned SO have been changed from SO to Single Family Residential (R-1-7.5). Two SOU owned properties which were zoned R-2 were changed to SO Zone.

Does the Adoption differ from proposal? Yes, Please explain below:

The previous proposal did not have the Zone Map changes. The Ashland City Council made the modifications between their first and second readings.

Plan Map Changed from:

to:

Zone Map Changed from: **SO & R-1-7.5**

to: **R-1-7.5 & SO**

Location: 1067, 1150 Ashland St.; 540, 381, 391 & 562 S Mountain Ave.; 600 Roca St.; 1336 Madrone St.

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

DLCD File No. 001-09 (17652) [16159]

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Amy Gunter

Phone: (541) 552-2044 Extension:

Address: 20 E Main Street

Fax Number: 541-552-2050

City: Ashland

Zip: 97520

E-mail Address: guntera@ashland.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)

per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this Form 2 on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] MAIL the PAPER COPY and CD of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).

ORDINANCE NO. 3014

AN ORDINANCE AMENDING THE CITY OF ASHLAND COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE THE UPDATED SOU MASTER PLAN AS A SUPPORT DOCUMENT TO THE CITY OF ASHLAND COMPREHENSIVE PLAN

Annotated to show deletions and **additions** to the code sections being modified. Deletions are **bold lined through** and additions are in **bold underline**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop 20 Or. App. 293; 531 P 2d 730, 734 (1975); and

WHEREAS, the City of Ashland Planning Commission considered the above-referenced recommended amendments to the Ashland Comprehensive Plan at a duly advertised public hearing on July 14, 2009 and subsequent public hearing continuance dates including March 9, 2010, and on April 13, 2010, following deliberations, recommended approval of the amendments; and

WHEREAS, the City Council of the City of Ashland conducted a duly advertised public hearing on the above-referenced amendments on April 20, 2010; and

WHEREAS, the City Council of the City of Ashland, following the close of the public hearing and record, deliberated on May 18, 2010 and conducted first and second readings approving adoption of the Ordinance in accordance with Article 10 of the Ashland City Charter; and

WHEREAS, the City Council of the City of Ashland has determined that in order to protect and benefit the health, safety and welfare of existing and future residents of the City, it is necessary to amend the Ashland Comprehensive Plan in manner proposed, that an adequate factual base exists for the amendments, the amendments are consistent with the comprehensive plan and that such amendments are fully supported by the record of this proceeding.

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2. The City of Ashland Comprehensive Plan, Chapter II, [INTRODUCTION AND DEFINITIONS 2.04.15] is hereby amended to read as follows:

SOUTHERN OREGON UNIVERSITY (2.04.15)

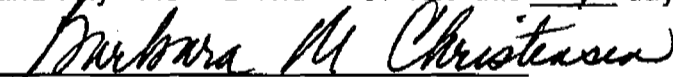
These areas are designated to provide for the unique needs of Southern Oregon University. (SOU). It is applied to areas that are located within the mutually approved SOU boundary. It is implemented by the Land Use Ordinance, but the actual rezoning of the property cannot occur until it is actually owned or controlled by the University. The SOU Plan is incorporated into the City of Ashland Comprehensive Plan in the Comprehensive Plan Appendix.

SECTION 3. The City of Ashland Comprehensive Plan, Chapter II, [INTRODUCTION AND DEFINITIONS 2.04.15] is hereby supported with the adoption and incorporation into the Comprehensive Plan Appendix of the document entitled "Campus Master Plan Update, Southern Oregon University, 12 April 2010", attached hereto as **Exhibit A**, as said plan is amended with conditions by the Planning Commission and City Council, attached hereto as **Exhibit B**, said Exhibits being attached hereto and incorporated herein by this reference.

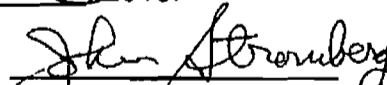
SECTION 4. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

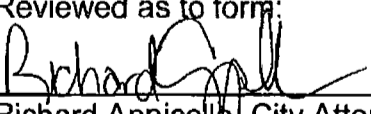
SECTION 5. Codification. Provisions of this Ordinance shall be incorporated in the City Comprehensive Plan and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 1, 4-5 need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the 18 day of May, 2010, and duly PASSED and ADOPTED this 1 day of June, 2010.


Barbara M. Christensen, City Recorder

SIGNED and APPROVED this 2 day of June, 2010.


John Stromberg, Mayor

Reviewed as to form:

Richard Appicello, City Attorney

RECOMMENDED CONDITIONS

Exhibit B

Housing and Student Life

Mixed Use Construction

- In addition to the mandatory Design Guidelines described in the Master Plan update, the following areas designated for development shall be subject to Ashland's approval standards for development within the Detail Site Review Zone (II-C-2), including those additional standards for Large Scale Projects (II-C-3).
 - Along Ashland Street between Walker Ave and Wightman St, within 150-feet of the near edge of the Ashland Street right of way, and
 - Along Walker Avenue between Ashland Street and south of Webster Street, within 150-feet of the near edge of the Walker Ave. right of way.
 - Developments within these designated Detail Site Review overlay zones shall be exempt from the maximum floor area requirement (FAR) standards as set forth in sections II-C-2a(1) of the Site Design and Use Standards

Faculty Housing

- The following Design Guidelines shall be apply to faculty housing located along Ashland Street and Henry Street west of Mountain Avenue, and along Walker Avenue:
 1. *Building footprints shall be limited to 6,000 square feet total for a multi-family building. Example: six attached 1000 square foot townhouses.*
 2. *Buildings shall be no more than 120 feet long. For buildings longer than 60 feet, a significant offset—5' or more—in the plane of the façade shall be created so that no major façade plane is more than 60 feet in length. Projecting elements and/or recesses—such as decks, bay windows and recessed entries—shall be applied to facades to avoid long planar walls facing the street.*
 3. *Buildings shall be limited to 3 stories above grade generally and 2 stories west of Mountain Ave.*

4. *Building facades shall face the primary street or a shared open courtyard space which in turn fronts on the street.*

5. *Building entries shall include porches, stoops and similar elements to create a transition zone between the public street and the private home.*

6. *Individual entries to each dwelling unit are preferred. In no case shall more than four dwelling units share a common entry from the street or common open space. Example: traditional four-square style building, with two units above and two at ground floor sharing an entry.*

7. *Buildings shall be designed with appropriate placement of interior spaces and exterior windows to provide views from active areas to the public street and/or common open spaces [sometimes referred to as "eyes on the street"].*

8. *Shared parking shall not be located between the street and the primary façade of dwelling units. To the greatest extent feasible, parking shall be located at the rear of units. Where parking is located at the front of units, it shall be only in the form of personal driveways serving individual units. In this configuration, garage entries shall be set behind the primary façade of dwelling units by a minimum of five feet.*

9. *Exterior building finishes shall be similar to existing buildings in the surrounding neighborhood. Vinyl siding is not an allowed finish material; metal siding is discouraged, except as an architectural accent. Allowed materials include:*

- a. *Wood siding or shingle;*
- b. *Cementitious wood products;*
- c. *Brick, stone and artificial stone.*

10. *Design elements that are representative of the surrounding residential neighborhood context are encouraged, although literal repetition of historic styles is not required or expected.*

11. *Landscape materials shall consistent with palette of the Ashland bioregion. Native plants and drought-tolerant, non-invasive plantings are strongly encouraged.*

- **Conditional Use Permit Approval**
Faculty Village Housing proposed along Ashland Street and Henry Street west of Mountain Avenue, and along Walker Avenue, is approximately 50-feet from privately-owned property. Consequently, future development

at these locations shall be subject to approval of a Conditional Use Permit in order to address neighborhood context.

Demolition and Relocation of Existing Campus Buildings

- In addition to the requirements set forth in the Campus Master Plan for construction waste reduction and on-site recycling collection facilities, proposals involving the demolition or relocation of existing campus structures shall be subject to the procedures and provisions of Ashland Municipal Code 15.04 – Demolition or relocation of structures.

Transportation and Circulation

Student Housing - Pedestrian Safety Plan

- Prior to submission of a planning application for the development of new student housing north of Ashland Street and Siskiyou Boulevard, the University will work with the City, Oregon Department of Transportation and other stakeholders in developing a specific plan for implementation that addresses actions targeted at improving pedestrian safety. The Plan shall include but not be limited to improved crossings with enhanced pavement design and access controls with an on-going monitoring of pedestrian flow and safety issues. Design strategies shall be coordinated and prepared based upon the expertise of both a traffic engineer and urban design professional.

Eastern Gateway - Pedestrian Safety Plan

- Concurrently with the transportation impact analysis and access management strategy, the University will work with the City, Oregon Department of Transportation and other stakeholders in developing a specific plan for implementation that addresses pedestrian safety issues. Design strategies shall be prepared based upon input from both a traffic engineer and urban design professional.

Student Housing - Transportation Impact Analysis and Access Management

- All future housing projects proposed shall be subject to a transportation impact analysis (TIA) and access management standards described in the City of Ashland Transportation System Plan (TSP). The final scope of this requirement will be evaluated at the pre-application meeting preceding the land use application for Site Design Review approval.

Eastern Gateway - Transportation Impact Analysis and Access Management

- Modifications to the University's Eastern Gateway area shall be subject to a transportation impact analysis and access management standards as

described in the City of Ashland Transportation System Plan (TSP). The final scope of specifications for preparation of a transportation-impact analysis shall be coordinated through Ashland Public Works Department.

Emergency Vehicle Access - Campus Circulation System

- Prior to any changes to the campus circulation system including vehicular and pedestrian access ways, a site plan shall be provided to and approved by Ashland Fire & Rescue which demonstrates that the proposed modifications are in compliance with the emergency access provisions of the Oregon Fire Code.

Parking and Transportation Demand Management

Parking Requirements for On-Campus Student Housing

- Prior to submission of a planning application for campus housing, the University shall develop, through collaboration with city staff, specific parking standards for on-campus housing. The standard is intended to reduce an over provision of off-street parking and stress the use of alternate modes of transportation, by maximizing the efficiency of established and future campus parking facilities through consideration of the following strategies:
 - The University's development and implementation of Transportation Demand Management strategies listed in the Master Plan;
 - Review of contemporary research, professional publications and other factors effecting parking demand;
 - Analysis of shared parking scenarios; and
 - Review of potential impacts to neighborhood on-street parking supply

Transportation Demand Management (TDM) strategies

- That a list of potential Transportation Demand Management strategies accompanied by a time line for implementation be developed and submitted in conjunction with campus housing applications.

ORDINANCE NO. 3015

**AN ORDINANCE AMENDING AMC 18.64.
TO REFERENCE CURRENT SOUTHERN OREGON UNIVERSITY
CAMPUS MASTER PLAN**

Annotated to show deletions and additions to the code sections being modified.
Deletions are **bold lined through** and additions are **bold underlined**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop, 20 Or. App. 293, 531 P 2d 730, 734 (1975); and

WHEREAS, the City of Ashland, acting by and through the City Council, desires to update the adoption of the SOU Plan as references in the AMC 18.64 of the Ashland Land Use Ordinance; and

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2: AMENDMENT. Chapter 18.64 is hereby amended to read as follows:

18.64 SO - Southern Oregon University

18.64.010 Purpose

This district is designed to provide for the unique needs of SOU as a State educational institution functioning within the planning framework of the City. It can be applied to all areas now or hereinafter owned by the State

of Oregon acting by and through the State Board of Higher Education and Southern Oregon University and located within the SOU boundary, as shown on the SOU **Comprehensive** Plan, adopted by SOU and approved by the City. (ORD 2951, 2008)

18.64.015 Definitions

For purposes of this Chapter, the term "SOU Plan" means the Campus Master Plan Update for Southern Oregon University dated 12 April 2010, with all conditions added by the City Planning Commission and City Council as adopted and incorporated into the Ashland Comprehensive Plan by Ordinance No _____ on June 1, 2010.

18.64.020 Permitted Uses

A. Uses permitted outright are all those which are directly related to the educational functions of SOU, provided that such uses are indicated and located in conformance with the adopted and City approved SOU **Comprehensive** Plan, and are greater than fifty (50) feet from privately owned property.

B. Wireless Communication Facilities authorized pursuant to Section 18.72.180

18.64.030 Conditional Uses

A. Any use, site design, or construction or alteration of same not agreed upon in advance by the City and SOU in the SOU Plan.

B. Any use, site design, or construction within fifty (50) feet of privately-owned property.

C. Any construction over forty (40) feet in height.

D. Wireless Communication Facilities not permitted outright and authorized pursuant to Section 18.72.180

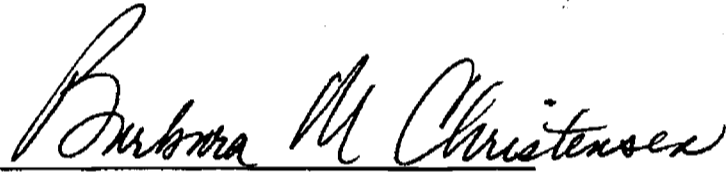
18.64.040 General Regulations

This Chapter, together with the Site Review, Sign and Off-Street Parking Chapters of this Title, are the only portions of the Title to be effective within the SOU zone, except for areas within fifty (50) feet of privately-owned land, which are subject to the Chapter on Conditional Use Permits. In addition, the creation or vacation of public streets or public ways shall be subject to mutual agreement between the City and SOU and all other applicable laws

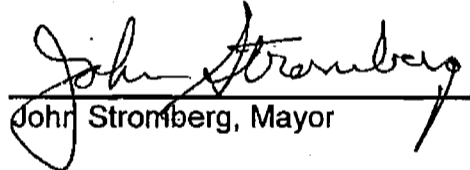
SECTION 3 Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 1, 3- 4) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors, and to combine in the codification multiple ordinances amending the same section.

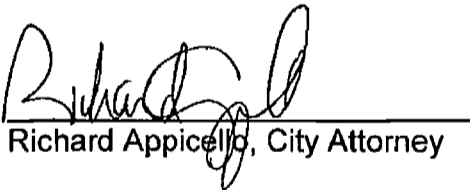
The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the 18 day of May, 2010 and duly PASSED and ADOPTED this 1 day of June, 2010.


Barbara M. Christensen, City Recorder

SIGNED and APPROVED this 2 day of June, 2010


John Stromberg, Mayor

Reviewed as to form:


Richard Appicello, City Attorney

ORDINANCE NO. 3016

**AN ORDINANCE AMENDING THE CITY OF ASHLAND ZONING MAP TO BE
CONSISTENT WITH THE CITY OF ASHLAND COMPREHENSIVE PLAN
DESIGNATION FOR SOU PROPERTIES IN ACCORDANCE WITH THE 2010
CAMPUS MASTER PLAN**

Annotated to show deletions and additions to the code sections being modified.
Deletions are **bold lined-through** and additions are **bold underlined**.

WHEREAS, Article 2, Section 1 of the Ashland City Charter provides:

Powers of the City The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop, 20 Or. App. 293, 531 P 2d 730, 734 (1975); and

WHEREAS, the City of Ashland, acting by and through the City Council, is in the process of updating the SOU Plan incorporated into the City of Ashland Comprehensive Plan; and

WHEREAS, consistent with the original intent of the SOU designation, the updated SOU Plan map incorporated into the Ashland Comprehensive Plan removes seven (7) properties not owned by SOU; and

WHEREAS, the City of Ashland Zoning Map must be amended to be consistent with the City of Ashland Comprehensive Plan

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are true and correct and are incorporated herein by this reference.


SECTION 2: AMENDMENT. The City of Ashland Zoning Map, *Exhibit A*, attached hereto and made a part hereof by this reference, is hereby amended to

change the zone designation from SOU to R-1-7.5 for the seven (7) identified properties described in *Exhibit B*, attached hereto and made a part hereof by this reference.

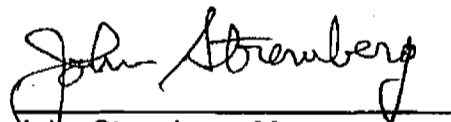
SECTION 3 Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

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Barbara M. Christensen, City Recorder

SIGNED and APPROVED this 2 day of June, 2010


John Stromberg, Mayor

Reviewed as to form:


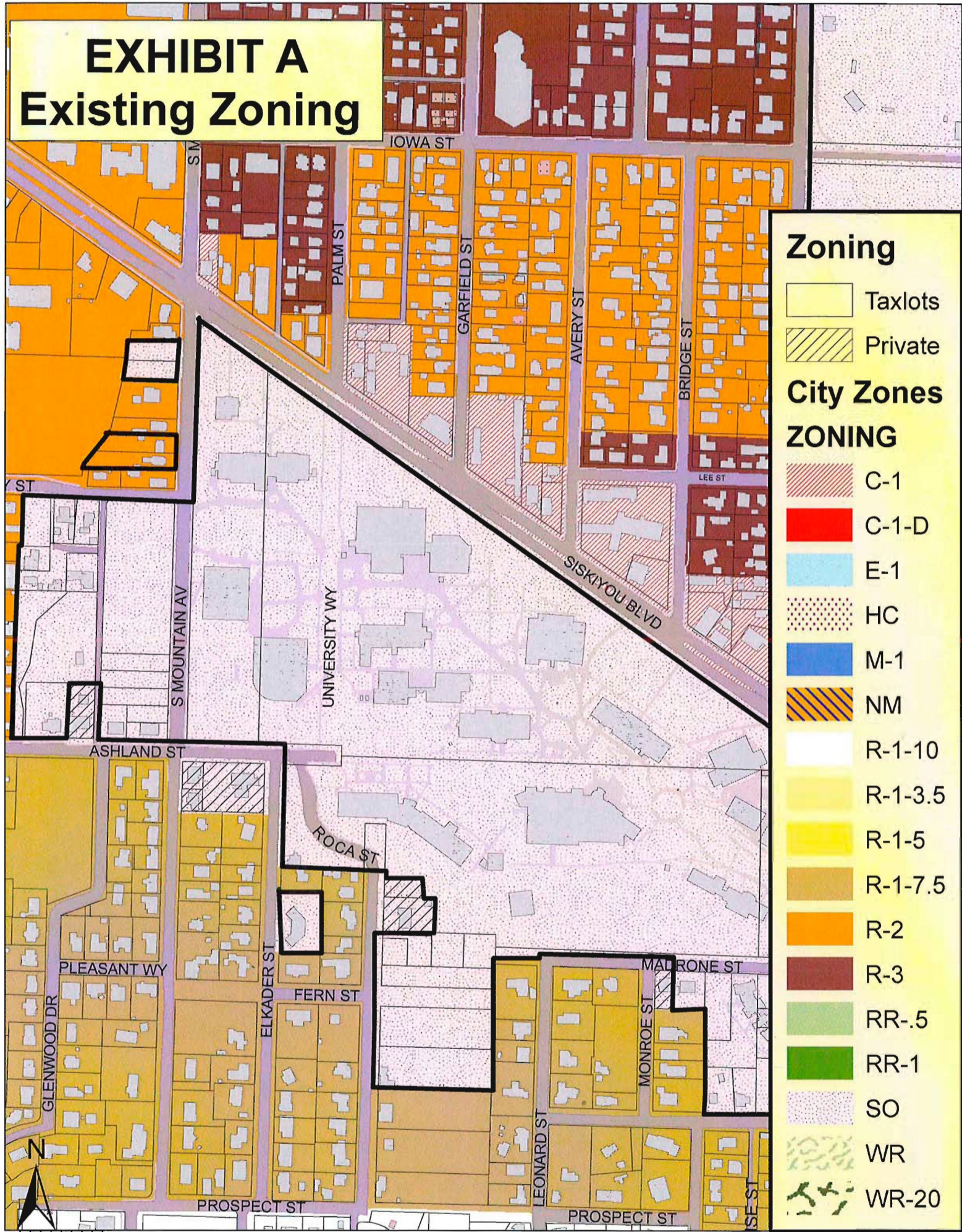

Richard Appicello, City Attorney

EXHIBIT A Existing Zoning

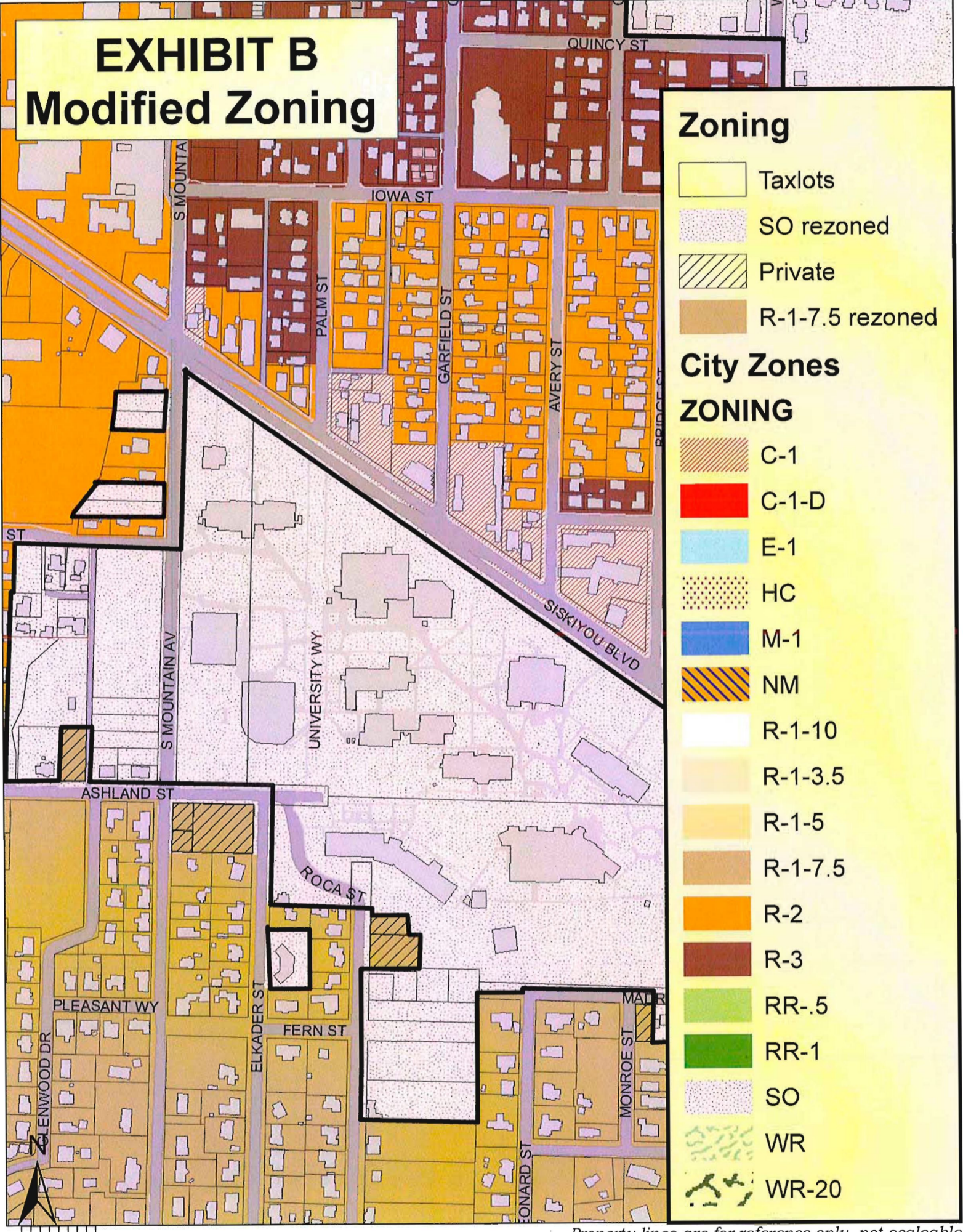


Zoning	
	Taxlots
	Private
City Zones	
ZONING	
	C-1
	C-1-D
	E-1
	HC
	M-1
	NM
	R-1-10
	R-1-3.5
	R-1-5
	R-1-7.5
	R-2
	R-3
	RR-5
	RR-1
	SO
	WR
	WR-20

0 60 120 240 Feet

Property lines are for reference only, not scaleable

EXHIBIT B Modified Zoning



- Zoning**
- Taxlots
 - SO rezoned
 - Private
 - R-1-7.5 rezoned
- City Zones**
- ZONING**
- C-1
 - C-1-D
 - E-1
 - HC
 - M-1
 - NM
 - R-1-10
 - R-1-3.5
 - R-1-5
 - R-1-7.5
 - R-2
 - R-3
 - RR-5
 - RR-1
 - SO
 - WR
 - WR-20

0 55 110 220 Feet

Property lines are for reference only, not scaleable

EXHIBIT B

Page 2 of 2

Privately Owned Properties within the Southern Oregon (SO) Zone

	<u>Nearest Zone</u>
39 1E 09DD 5400 – 1067 Ashland Street: Joseph (Rivers) & Dominique Brown	R-1-7.5
39 1E 15BB 4000 – 540 S Mountain Ave: William Modesitt Trustee	R-1-7.5
39 1E 15BB 4100 – 562 S Mountain Ave: Toni Richmond Trustee	R-1-7.5
39 1E 15BB 3900 – 1150 Ashland Street: Archdiocese of Portland (Walsh Memorial / Newman Center)	R-1-7.5
39 1E 15BB 1200 & 1300 – 600 Roca Street: Jacque Hald Trustee	R-1-7.5
39 1E 15BB 9100 – 1336 Madrone Street: Jerry Nutter	R-1-7.5



Council Communication

SOU Campus Master Plan – Detail Site Review (DSR) Zone Amendment

Meeting Date:	June 1, 2010	Primary Staff Contact:	Bill Molnar
Department:	Community Development	E-Mail:	bill@ashland.or.us
Secondary Dept.:	Legal	Secondary Contact:	Richard Appicello
Approval:	Martha Bennett	Estimated Time:	10 minutes

Question:

Does Council wish to approve first reading of an Ordinance establishing the Detail Site Review (DSR) zone within the Southern Oregon University district upon the area located adjacent to Ashland Street, between Wightman and Walker Ave?

Staff Recommendation:

Staff recommends that Council approve first reading of an Ordinance establishing the Detail Site Review (DSR) overlay within the Southern Oregon University zoning district upon the area located adjacent to Ashland Street, between Wightman and Walker Ave. The area proposed for inclusion within the Detail Site Review zone is identified on the attached Exhibit A, and encompasses a swath of land approximately 150-feet in depth, as measured from the adjacent right of way. The proposed amendment will insure that University sponsored projects along Ashland Street, such as the mixed-use student housing project, will be subject to the same design standards applied to abutting commercially-zoned properties located to either side of the SOU District.

Background:

On May 18th, 2010, the Council adopted the 2010 to 2020 - SOU Campus Master Plan Update with the proposed modifications suggested by the Planning Commission, and approved 1st readings on three ordinances necessary to implement the plan as well as to SOU zoning district boundary so that it is consistent with the Comprehensive Plan designation. Those ordinances:

- incorporated the SOU Master Plan as a supporting document in the Comprehensive Plan
- referenced the Master Plan in AMC 18.64
- amended the City zoning map

The Planning Commission recommended including the area along Ashland Street within the Detail Site Review Zone, as well as exempting development within this area from the maximum floor area requirement (FAR) standards as set forth in sections II-C-2a(1) of the Site Design and Use Standards. The proposed ordinance amends the Detail Site Review Zone and provides an exemption from the Floor Area Ratio (FAR) as endorsed by the Council's motion on May 18, 2010.

Related City Policies:

Ashland Comprehensive Plan – Public Services Element

Goal: To make maximum effort toward utilization of present and future educational and recreational facilities and resources through public, private and city cooperation.



Council Options:

The Council may move to approve first reading of an ordinance that establishes the Detail Site Review zone along the north side of Ashland, between Wightman and Walker Avenue, and exempts the area from the Floor Area Ratio standard, as recommended by the 2010 SOU Master Plan

Potential Motions:

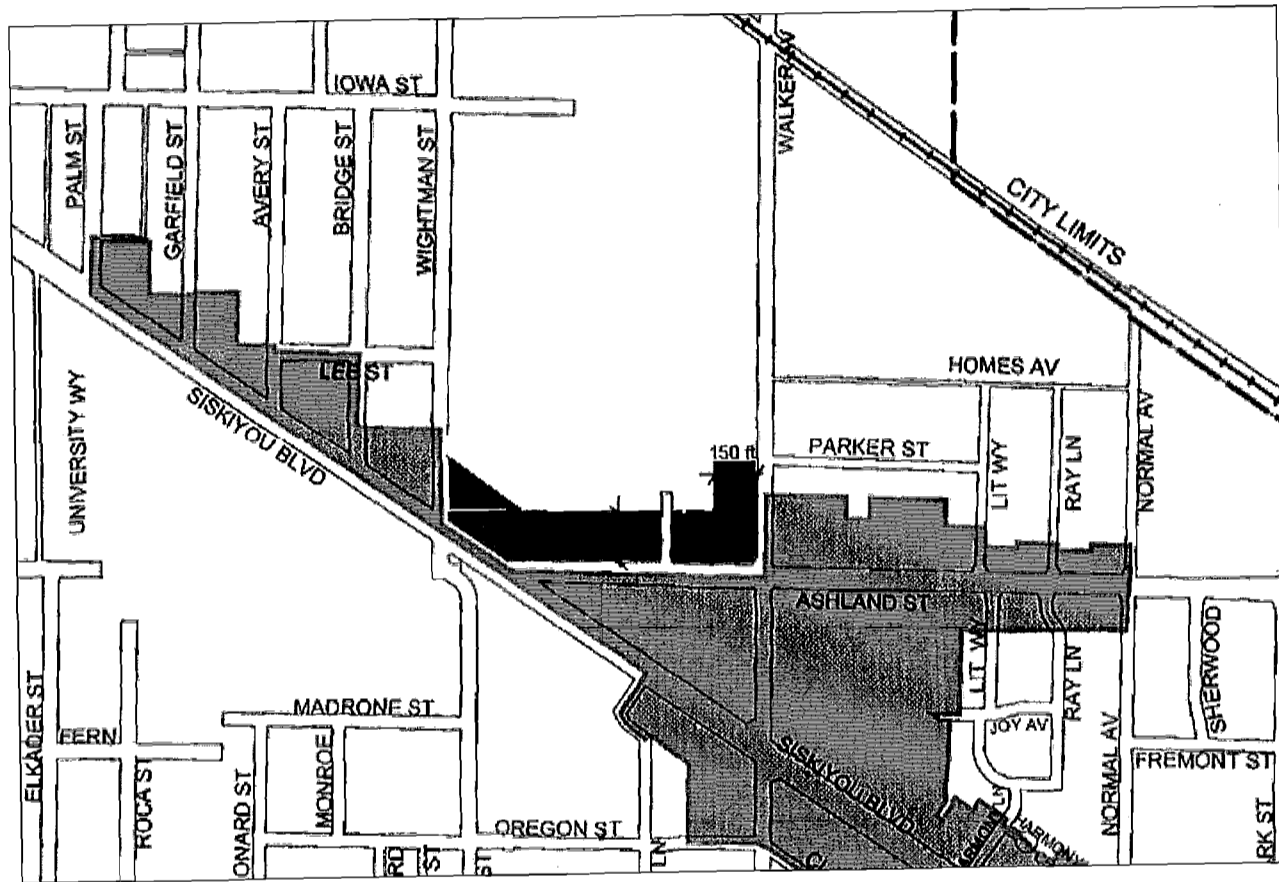
1. Move approval of first reading of an ordinance establishing the Detail Site Review (DSR) overlay within the Southern Oregon University zoning district upon the area located adjacent to Ashland Street, between Wightman and Walker Ave., and exempting this area from the Floor Area Ratio standard as set forth in section II-C-2a(1) of the Site Design and Use Standards

Attachments:

1. **Ordinance #1:** An ordinance extending the City of Ashland Detail Site Review Zone for consistency with the 2010 Southern Oregon University Master Plan.
 - *Exhibit A – Area included within Detail Site Review Zone*

Note: The latest version of the 2010 to 2020 - SOU Campus Master Plan Update can be viewed on the City of Ashland website at: <http://www.ashland.or.us/SOU>





Staff Exhibit A – Approximate Area Included within Detail Site Review Zone

CITY HALL
20 EAST MAIN STREET
ASHLAND, OR 97520

CITY OF
ASHLAND

Attn: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540



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