



Oregon
Theodore R. Kulungoski, 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

5/17/2010

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

FROM: Plan Amendment Program Specialis

SUBJECT: City of Medford Plan Amendment
DLCD File Number 005-10

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, May 28, 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: Kathy Helmer, City of Medford
Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Thomas Hogue, DLCD Regional Representative

<paa> YA



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

MAY 10 2010

LAND CONSERVATION
AND DEVELOPMENT
For Office Use OnlyJurisdiction: **Medford**Local file number: **ZC-10-009**Date of Adoption: **4/22/10**Date Mailed: **5/7/10**Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 2/24/10☐ Comprehensive Plan Text Amendment☐ Comprehensive Plan Map Amendment☐ Land Use Regulation Amendment☒ Zoning Map Amendment☐ New Land Use Regulation☐ Other:

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

A Request for a change of zone from a C-C (Community Commercial) to a C-C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road.

Does the Adoption differ from proposal? Please select one
No.

Plan Map Changed from: **NA**

to:

Zone Map Changed from: **C-C**to: **C-C/F**Location: North **Central Medford**Acres Involved: **3.82**Specify Density: Previous: **NA**

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

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. 005-10 (18145) [16123]

DLCD file No. _____

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

None.

Local Contact: **Kathy Helmer**

Phone: (541) -774 -2380 Extension: 75

Address: **100 S. Ivy Street**

Fax Number: **541-618-1708**

City: **Medford**

Zip: **OR**

E-mail Address:

kathy.helmer@cityofmedford.org

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).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.



CITY OF MEDFORD

PLANNING DEPARTMENT

April 28, 2010

Best Buy Stores, L.P.
Dwayne Shmel
7601 Penn Avenue South
Richfield, MN 55423

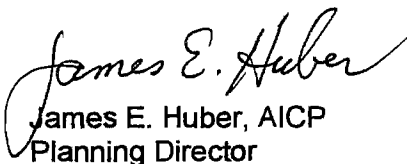
Decision Date: April 22, 2010
Final Date for Appeal: May 13, 2010
File No.: ZC-10-009

The Medford Planning Commission adopted the final order containing Findings of Fact relating to the approval of the following request:

Consideration of a request for a change of zone from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road.

The approval is based on the findings and subject to the conditions and time periods set forth in the Staff Report dated April 14, 2010.

The final date for filing an appeal is 21 days from the date of the decision. The written appeal and filing fee must be received by the City Recorder no later than 5:00 p.m. on the Final Appeal Date stated above. Appeals must be filed in the form prescribed, and will be decided based upon Medford Code Sections 10.051-10.056 (copies available).


James E. Huber, AICP
Planning Director

kg
Enclosure: Final Order/ Staff Report/ Legal Description

cc: Mulvanny G2 Architecture, Amy Vohs, 1110 112th Ave NE, Ste 500, Bellevue WA 98004
Interested Party
Affected Agencies

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE)
ZC-10-009 APPLICATION FOR A ZONE CHANGE SUBMITTED) **ORDER**
BY BEST BUY STORES L.P.)

ORDER granting approval of a request for changing the zoning from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented hereby adopts the Staff Report dated April 14, 2010, Applicant's Findings – Exhibit "B," and Legal Description attached hereto and hereby incorporated by reference; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MEDFORD, OREGON, that:

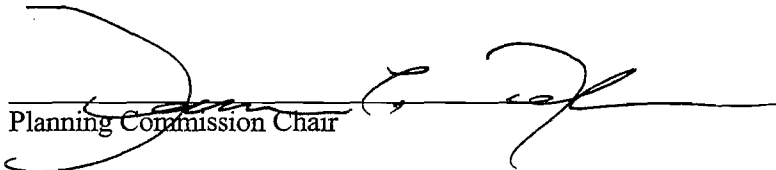
The zoning of the following described area within the City of Medford, Oregon:

37 1W 18BD Tax Lot 2600 and 2700

is hereby changed from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay) zoning district.

Accepted and approved this 22nd day of April, 2010.

CITY OF MEDFORD PLANNING COMMISSION


Planning Commission Chair

ATTEST:


Planning Department Representative



CITY OF MEDFORD

PLANNING DEPARTMENT

STAFF REPORT

Date: April 14, 2010

To: Planning Commission

From: Kelly Akin, Senior Planner *KA*

By: Kathy Helmer, Planner IV

Subject: Best Buy Stores Zone Change (ZC-10-009)
Best Buy Stores, L.P, Applicant (MulvannyG2 Architecture, Agent)

BACKGROUND

Proposal

Consideration of a request for a change of zone from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road.

Subject Site Zoning, GLUP Designation and Existing Uses

The subject site contains a vacant retail structure, formerly GI Joe's, and parking lot. Best Buy Stores, L. P. has purchased the property. The current zoning on the property is Community Commercial which is consistent with the General Land Use Plan map designation of CM (Commercial).

Surrounding Property Zoning and Uses

North	Zone: C-H (Heavy Commercial) Use: Veterinary Clinic; Abby's Pizza
South	Zone: C-C (Community Commercial) Use: Shopping center
East	Zone: SFR-6 (Single Family Residential - 6 dwelling units per gross acre) Use: Residential
West	Zone: C-R/F (Regional Commercial/Freeway Overlay) Use: Fred Meyer and parking lots

Applicable Criteria

Section 10.227 of the Land Development Code (Exhibit A).

ISSUES/ANALYSIS

Freeway Overlay

According to Medford Land Development Code (MLDC) Section 10.365, the purpose of the Freeway Overlay District is, "to replace the old C-7 zoning district for the purposes of regulating the use of freeway oriented signage." The C-7 zone was a Commercial Tourist Zone that limited uses to those serving the traveling public at or near freeway interchanges. The permitted uses were those that provided services such as lodging or products to non-resident travelers. Permitted uses included service stations, gift shops, eating and drinking establishments, hotels or motels, and, "...other uses not specified ..., if the Planning Commission finds them to be similar to the uses listed above in this subsection."

The C-7 zone no longer exists, but the Freeway Overlay District was created in order to allow properties at or near freeway interchanges the opportunity to advertise with larger signage to attract the traveling public. The applicant requests the Freeway Overlay District in order to qualify for a larger ground sign with a maximum height of 50 feet and a maximum area of 250 square feet, as per MLDC 10.1710(1). Within this Community Commercial zone, the applicant currently qualifies for one ground sign with a maximum height of 20 feet and a maximum area of 150 square feet.

The subject property is close to the North Medford Interchange. Three abutting properties, two across Poplar Drive to the west and one across Hilton Road, have the Freeway Overlay designation.

FINDINGS OF FACT

Staff has reviewed the applicant's Findings of Fact (Exhibit B) and recommends that the Commission adopt the Findings, with the following additions:

1. This zone change is consistent with the City's Transportation System Plan and the General Land Use Plan designation;
2. The Freeway Overlay designation does not change the types of uses permitted or increase allowable density, thus there are no additional demands on infrastructure capacity; and,
3. Infrastructure facilities to serve the site are adequate.

RECOMMENDED ACTION

Adopt the Final Order for approval of ZC-10-009 per the Staff Report dated April 14, 2010, including Exhibits A through H.

EXHIBITS

- A Approval Criteria
- B Applicant's Findings of Fact, received February 12, 2010
- C Memorandum from Medford Engineering Division received March 17, 2010
- D Memorandum from Medford Water Commission received March 17, 2010
- E Memorandum from Medford Fire Department received March 17, 2010
- F Email from Oregon Department of Transportation representative, received March 25, 2010
- G Medford Zoning Map
- H Jackson County Assessor's Map
Vicinity Map

PLANNING COMMISSION AGENDA: APRIL 22, 2010

EXHIBIT A
ZONE CHANGE CRITERIA
Section 10.227

Medford Land Development Code

The zone change criteria that are not relevant to this particular application are hereby omitted from the following citation. Section 10.227 of the Land Development Code states the following:

“The approving authority (Planning Commission) shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections (1) and (2) below:

- (1) The proposed zone is consistent with the Oregon Transportation Planning Rule (OAR 660) and the General Land Use Plan Map designation. (When the City of Medford’s Transportation System Plan (TSP) is adopted, a demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), and (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.

- (2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in the MLDC and Goal 3, Policy 1 of the Comprehensive Plan “Public Facilities Element.”

- (a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.
- (b) Adequate streets and street capacity must be provided in one of the following ways:
- (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity;

- (c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based

EXHIBIT A 1 of 2
ZC-10-009

Fred Meyer Zone Change (ZC-09-095)
Staff Report

December 3, 2009

upon the imposition of special development conditions attached to the
zone change request.

RECEIVED
A 2012
ZC-10-009

February 11, 2010

Sarah Sousa
Planner III
Planning Department
City of Medford
Lausmann Annex
200 S. Ivy Street
Medford, OR 97501

RECEIVED
FEB 12 2010
Planning Dept.

Re: **Best Buy - Tenant Improvement**
2370 Poplar Drive
Medford, OR
Project Number: 09-0389-01

Subject: **Zone Change Application – Findings of Fact**

Dear Ms. Sousa:

This letter is to accompany the Zone Change Application for the existing property located on tax lots 2600 and 2700 on map 37 1W 18BD and 37 1W 18 CA at Poplar Square retail center. The existing zoning designation for these properties is Community Commercial (C-C). The existing and proposed use is retail which is an approved use for this zone. We are requesting that these parcels be allowed to adopt the Freeway Overlay designation while maintaining the C-C designation. Our responses are in **Bold** following the requirement.

Below is a written response to the Approval Criteria, §10.227 for a Zone Change Application. I have included the applicable sections in *italics* for reference.

§10.227(1): The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule. Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.

Response – The proposed zone change will not change the existing zoning designation from C-C to any other designation. The current designation meets the GLUP map designation as a commercial use and there are no proposed changes to the street access or occupancy

type to initiate any change in traffic. Therefore the current zone is consistent with the TSP as well. The proposed Freeway Overlay simply effects signage.

§10.227(1)(e): For purposes of (1)(c) and 1(d) above, a zone change may be found to be "suitable" where compliance is demonstrated with one (1) or more of the following criteria:

- (i) The subject property has been sited on the General Land Use Plan Map with a GLUP Map designation that allows only one (1) zone;
- (ii) At least fifty percent (50%) of the subject property's boundaries abut zones that are expressly allowed under the criteria in (1)(c) or (1)(d) above;
- (iii) At least fifty percent (50%) of the subject property's boundaries abut properties that contain one (1) or more existing uses which are permitted or conditional uses in the zone sought by the applicant, regardless of whether the abutting properties are actually zoned for such existing uses; or
- (iv) Notwithstanding the definition of "abutting" in section 10.012 and for the purposes of determining suitability under Section (1)(e), the subject property is separated from the "unsuitable" zone by a public right-of-way of at least sixty (60) feet in width.

Response – The two parcels included in this proposal have two abutting properties to the northwest that currently have a Freeway Overlay designation. The abutting property to the west also has the Freeway Overlay designation. The base zone for the site will remain Community Commercial and therefore will not affect the abutting properties nor will it affect whether or not they are permitted uses. In determining the suitability of a Freeway Overlay, the purpose of the Freeway Overlay district is "of regulating the use of freeway oriented signage" as described in section 10.365. The end result for this overlay would be the addition of one ground sign which is proposed to be located directly adjacent to the three parcels that already carry the Freeway Overlay designation. This would have no impact on any other abutting parcels. *where?*

§10.227(2): It shall be demonstrated that **Category A urban services and facilities** are available or can and will be provided, as described below to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in the Land Development Code and Goal 3, Policy 1 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.

- (a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.
- (b) Adequate streets and street capacity must be provided in one (1) of the following ways:
 - (i) Streets which serve the subject property, as defined in section 10.461(2), presently exist and have adequate capacity
 - (ii) Not applicable to this site
 - (iii) Not applicable to this site
 - (iv) Not applicable to this site
- (c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be

B 2 of 3
ZC-10-009

established by deed or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:

- (i) Restriction of uses by intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards.*
- (ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule.*
- (iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored and enforced, such as mandatory car/van pools.*

Response – The two parcels in this proposal are existing storm drainage, sanitary sewer and water facilities. There is also existing adequate street capacity. The proposal will not add any addition trips to the property requiring any road improvements as determined by the Public Works department. The zone change would not create a need to increase any of the existing services currently supporting these parcels.

The proposed zone change would have minimal affect on the abutting parcels and would not change the base zone designation. The parcels are existing commercial spaces and the uses are not changing either. The majority of the criteria above relates to applications proposing a completely different zone designation and therefore do not pertain to this proposed addition of the Freeway overlay. Obtaining the Freeway overlay would simply continue an overlay that currently exists on three abutting parcels.

Should you require any additional information regarding this matter, please contact me at (503) 419-4729. Thank you.

Sincerely,



Amy Vohs NCARB, LEED AP
Project Manager

av

c: Best Buy, MulvannyG2 Architecture

document2

B 3 of 3
20-10-009

CITY OF MEDFORD
INTER - OFFICE MEMORANDUM

RECEIVED
MAR 17 2010
PLANNING DEPT.

TO: Planning Department

FROM: Engineering Division

SUBJECT: Zone Change Request, File No. ZC-10-009

DATE: March 11, 2010

Review by: Larry Beskow

1. Sanitary Services:

A. Currently serviced by the City of Medford sewer service. This zone change does not increase density, so there are no capacity issues.

2. Streets:

A. Current condition of nearest streets:

Poplar Drive is a Major Collector Street, paved with curb, gutter and sidewalk along the frontage of this site.

Hilton Road is a Commercial Street, paved with curb, gutter and sidewalk along the frontage of this site.

B: Who has maintenance responsibilities:

Poplar Drive, Hilton Road - City of Medford

C: Traffic analysis including potential impact of nearby and anticipated improvements required:

Land Development Code Section 10.461 governs traffic impact analyses (TIA) required to determine development impacts on the street system. The proposed zone change from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay), on two parcels totaling 3.82 acres has the potential for a net increase of 0 ADT to the transportation system. Both zoning districts have a calculated potential to produce 5730 average daily trips. Based on this and code sections 10.460 and 10.461, a traffic impact analysis (TIA) isn't required.

3. Drainage:

This site lies within the Bear Creek East Drainage Basin. The City's current Drainage Master Plan indicates improvements are required in the downstream storm drainage system to meet current design standards for this basin. Development of this site will require storm drainage detention in accordance with Section 10.486 and 10.729 of the Municipal Code.



BOARD OF WATER COMMISSIONERS
Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: ZC-10-009

PARCEL ID: 371W18BD TL 2600 & 2700

PROJECT: Consideration of a request for a change of zone from a C-C (Community Commercial) to a C-C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road; Best Buy Stores, L.P., Applicant (MulvannyG2 Architecture, Agent). Kathy Helmer, Planner

DATE: March 15, 2010

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

COMMENTS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The MWC system does have adequate capacity to serve this property.
4. Off-site water facility construction is not required.
5. On-site water facility construction may be required depending on local Fire Department requirements.
6. MWC-metered water service does exist to this property. There is a ¾" water meter located on the east side of building near the north building corner of 2370 Poplar Drive.
7. A 6-inch fire service currently provides fire protection to the building at 2370 Poplar Drive. The fire service is located along Hilton Road near the northeast corner of the building.
8. Access to MWC water lines for connection is available. A 6" water line is located in the paved travel lane directly in front of the building at 2370 Poplar Drive. There is also a 6-inch water line located in Hilton Road.

APPROVED
DATE D
ZC-10-009

30



Medford Fire Department

200 S. Ivy Street, Room #257
Medford, OR 97501
Phone: 774-2300; Fax: 541-774-2514;
E-mail www.fire@ci.medford.or.us

RECEIVED

MAR 17 2010

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Kathy Helmer

LD Meeting Date: 03/17/2010

From: Kleinberg, Greg

Report Prepared: 03/09/2010

File #: ZC - 10 - 9

Site Name/Description:

Consideration of a request for a change of zone from a C-C (Community Commercial) to a C C/F (Community Commercial/Freeway Overlay) zoning district on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road; Best Buy Stores, L.P., Applicant (MulvannyG2 Architecture, Agent). Kathy Helmer, Planner

DESCRIPTION OF CORRECTIONS

REFERENCE

Approved as Submitted

Meets Requirement: No Additional Requirements

Development shall comply with access and water supply requirements in accordance with the Fire Code in affect at the time of development submittal.

Fire apparatus access roads are required to be installed and made servicable prior to the time of construction. Water supply for fire protection is required to be installed and made serviceable prior to the time of vertical combustible construction.

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

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

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

Kathy C. Helmer

From: Thomas.Guevara@odot.state.or.us
Sent: Thursday, March 25, 2010 8:47 AM
To: Kathy C. Helmer
Cc: Wei.WANG@odot.state.or.us; Adam.O.Stallsworth@odot.state.or.us;
Roger.B.Allemand@odot.state.or.us
Subject: ODOT Case # 3972 Best Buy Stores Commercial Zone Change

Attn: Kathy Helmer

We received public notice of a proposed zone change (ZC-10-009) from C-C (Community Commercial) to C-C/F (Community Commercial/Freeway Overlay) on two parcels totaling approximately 3.82 acres located at the southeast intersection of Poplar Drive and Hilton Road. We determined that the proposed land use change will not significantly affect Highway 62 intersections.

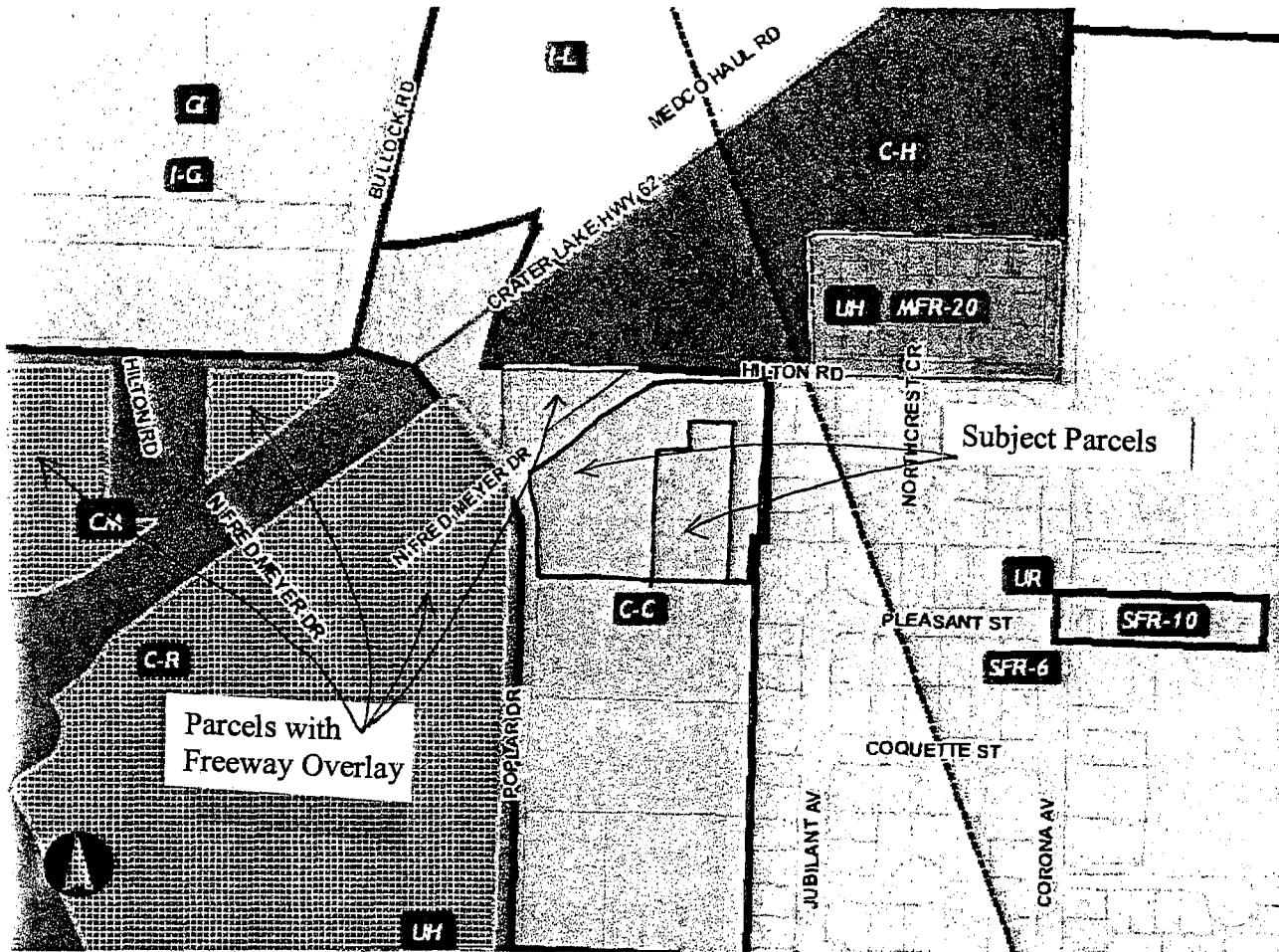
Please contact me if you have questions or require additional information.

THOMAS GUEVARA JR., Development Review Planner
ODOT Region 3
3500 NW Stewart Parkway
Roseburg, OR 97470
(541) 957-3692

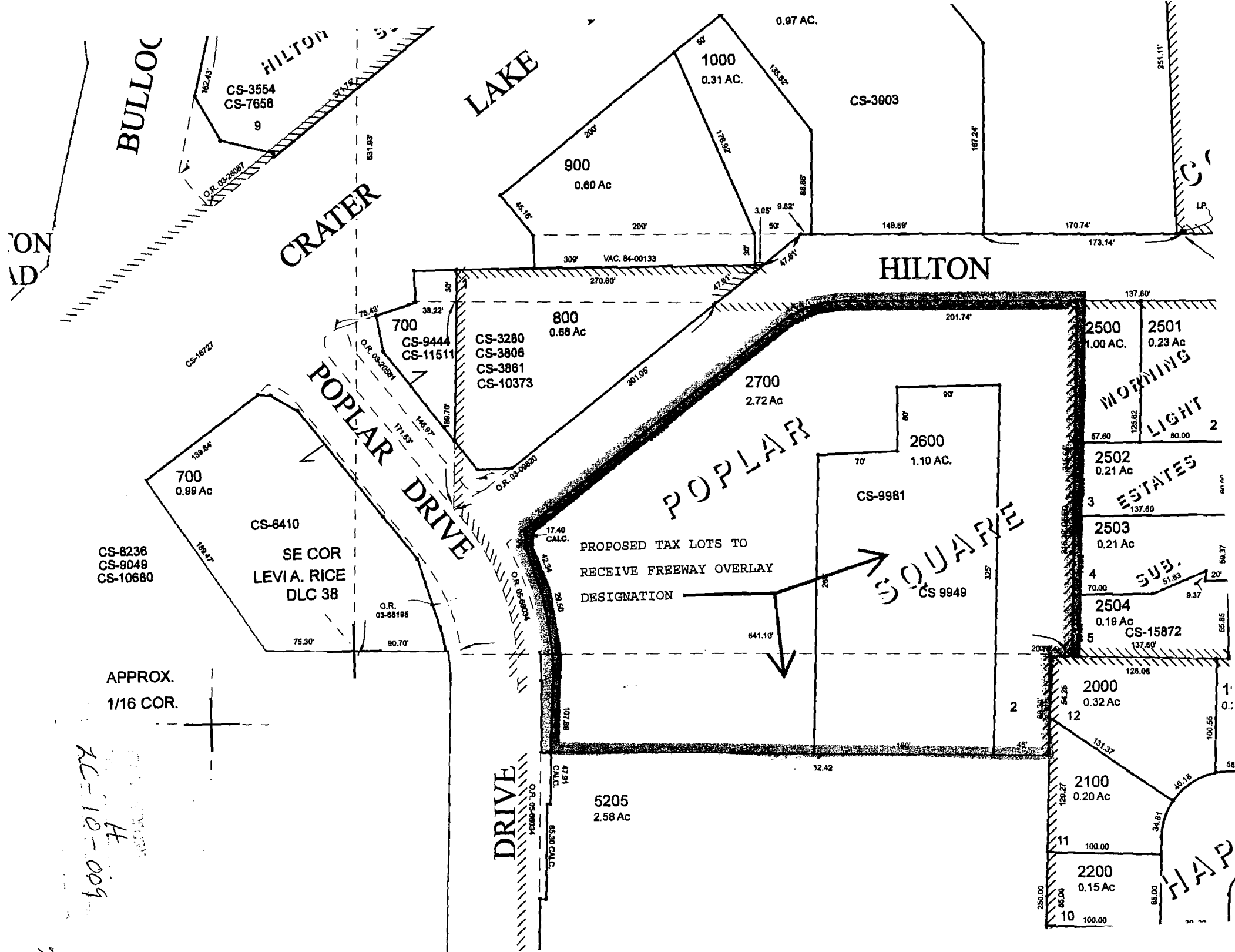
3/25/2010

CITY OF ASTORIA
PROJECT # F
ZC-10-009

23



6
2C-10-009



APPROX.
1/16 COR.

XC-10-009
H

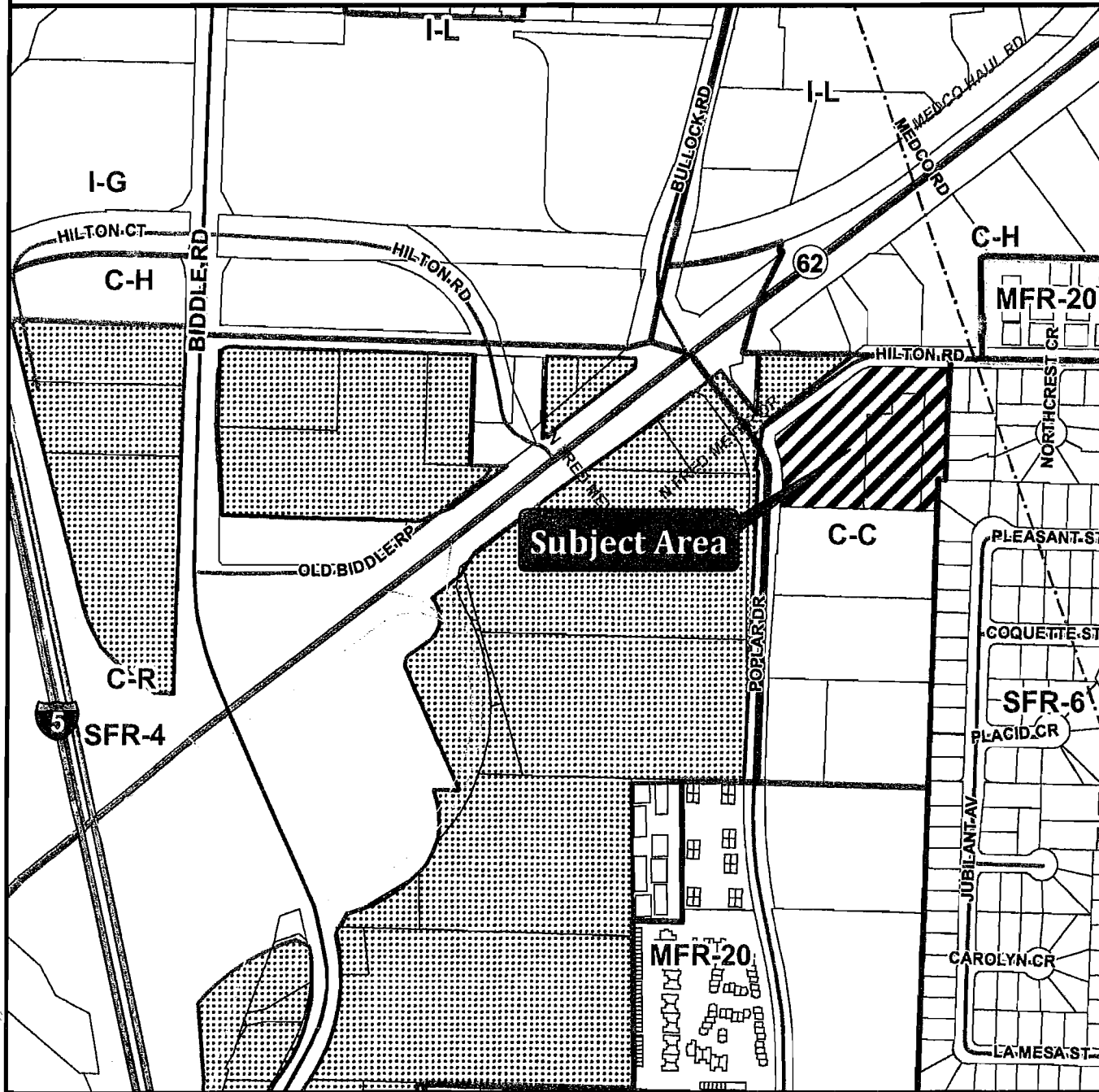
PROPOSED TAX LOTS TO
RECEIVE FREEWAY OVERLAY
DESIGNATION

CS 9949

MORNING
ESTATES

HAR

CITY OF MEDFORD PLANNING DEPARTMENT



Vicinity Map

Application Name/Description:
Best Buy Stores, L.P.

Proposal:
Add Freeway Overlay

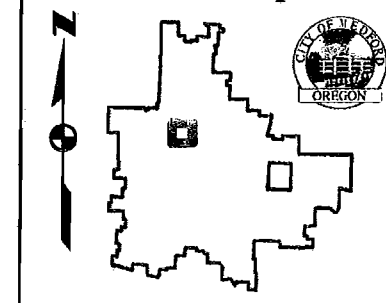
File no.
ZC-10-009

Applicant:
Best Buy Stores, L.P.

Map/Taxlot nos.:
371W18BD
TL's: 2600, 2700

-  Subject Area
-  Medford Zoning
-  UGB
-  Tax Lots
-  Freeway Overlay

Area of Map



2/22/2010

ZC-10-009

EXHIBIT A

Legal Description of Shopping Center

PARCEL I:

A portion of Lot 2, POPLAR SQUARE SUBDIVISION in the City of Medford, Jackson County, Oregon, more particularly described as follows:

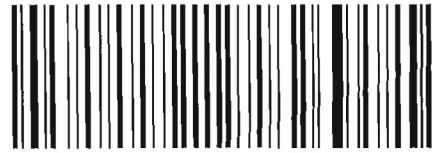
Beginning at a point which is North 89°59'10" West, 45.00 feet, from the Southeast corner of Lot 2 of the above named Subdivision; thence North 0°00'50" East, 325.00 feet, to a point; thence North 89°59'10" West, 90.00 feet, to a point; thence South 0°00'50" West, 60.00 feet, to a point; thence North 89°59'10" West, 70.00 feet, to a point; thence South 0°00'50" West, 265.00 feet, to a point; thence South 89°50'10" East, 160.00 feet, to the point of beginning.

PARCEL II:

Non-exclusive easements for ingress, egress, utilities, parking, truck docks and bays, trash compactor, overhangs and building encroachments and sidewalks over, across, upon, in, under and through the Common Parking Area of every other parcel in the Entire Site as created by and as provided in the Declaration of Establishment of Protective Covenants, Conditions and Restrictions and Grants of Easements recorded April 10, 1984, as Document No. 84-05554, and recorded June 14, 1984, as Document No. 84-09554, Official Records of Jackson County, Oregon.

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **			
TIME RECEIVED	REMOTE CSID	DURATION	PAGES
March 10, 2010 2:54:53 PM PST	4082382806	31	1
STATUS			
PAGE 01			

City Of Medford
Planning Department
200 South Ivy Street
Medford, OR 97501



7007 0710 0001 0566 7698



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\$06.490

05/07/2010

Mailed From 97501
US POSTAGE

Haster

RETURN RECEIPT
REQUESTED

ATTN: Plan Amendment Specialist
Dept. of Land Conser. & Develop.
635 Capitol St. NE, Ste. 150
Salem, Or 97301-2540