City of Central Point

CENTRAL POINT

PLANNING DEPARTMENT

Tom Humphrey, AICP
Community Development Director

Notice of Administrative Review
February 16, 2016

The City of Central Point is reviewing a Type II Site Plan and Architectural Review application pursuant to § 17.72 of the Central Point Municipal Code for a proposed 1,376 s.f. building addition and new 16 space parking lot as illustrated in Attachment "A". The 0.48 acre project site is located on two parcels east of South Front Street and north of Alder Street within the Transit Oriented District (TOD) Corridor/GC, General Commercial Zoning District and is identified on the Jackson County Assessor's map as 37S 2W 10AA Tax Lots 4300 and 4500. **Applicant**: Jackson Soil & Water Conservation District; **Agent**: Straus & Seibert Architects, LLP (Gary Corn).

The purpose of this notice is to give nearby property owners and other interested people the opportunity to submit written comments about the application relevant to the approval criteria. You have received this notice because you own property within close proximity to the site of the application. State Law allows this type of land use application to be processed administratively by the City if the applicant can meet the criteria.

This notice is being mailed to property owners within a 100 foot radius of subject property.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

CRITERIA FOR DECISION

The criteria for review of site plan and architectural review applications are set forth in Chapter 17.72, Site Plan & Architectural Review of the Central Point Municipal Code.

PUBLIC COMMENTS

1. Citizens or interested parties have 14 days from the date of this notice to comment on the above-mentioned land use action. Written comments may be submitted up until the close

of business **Tuesday March 1, 2016**. After the close of the comment period a written decision will be made, a copy of which will be mailed to anyone who submitted written comments or who is otherwise legally entitled to notice.

2. Written comments may be sent to Central Point City Hall, 140 South 3rd Street, Central Point, OR 97502.

3. Any issue that may form the basis for an appeal of the decision rendered in this case must be raised in writing during the comment period with sufficient specificity to enable the City to respond to the issue.

4. Copies of all evidence relied upon for the decision is available for public review at City Hall, 140 S. Third Street, Central Point, Oregon. **The City File Number is: 16003.** Copies of the same are available at 15 cents per page.

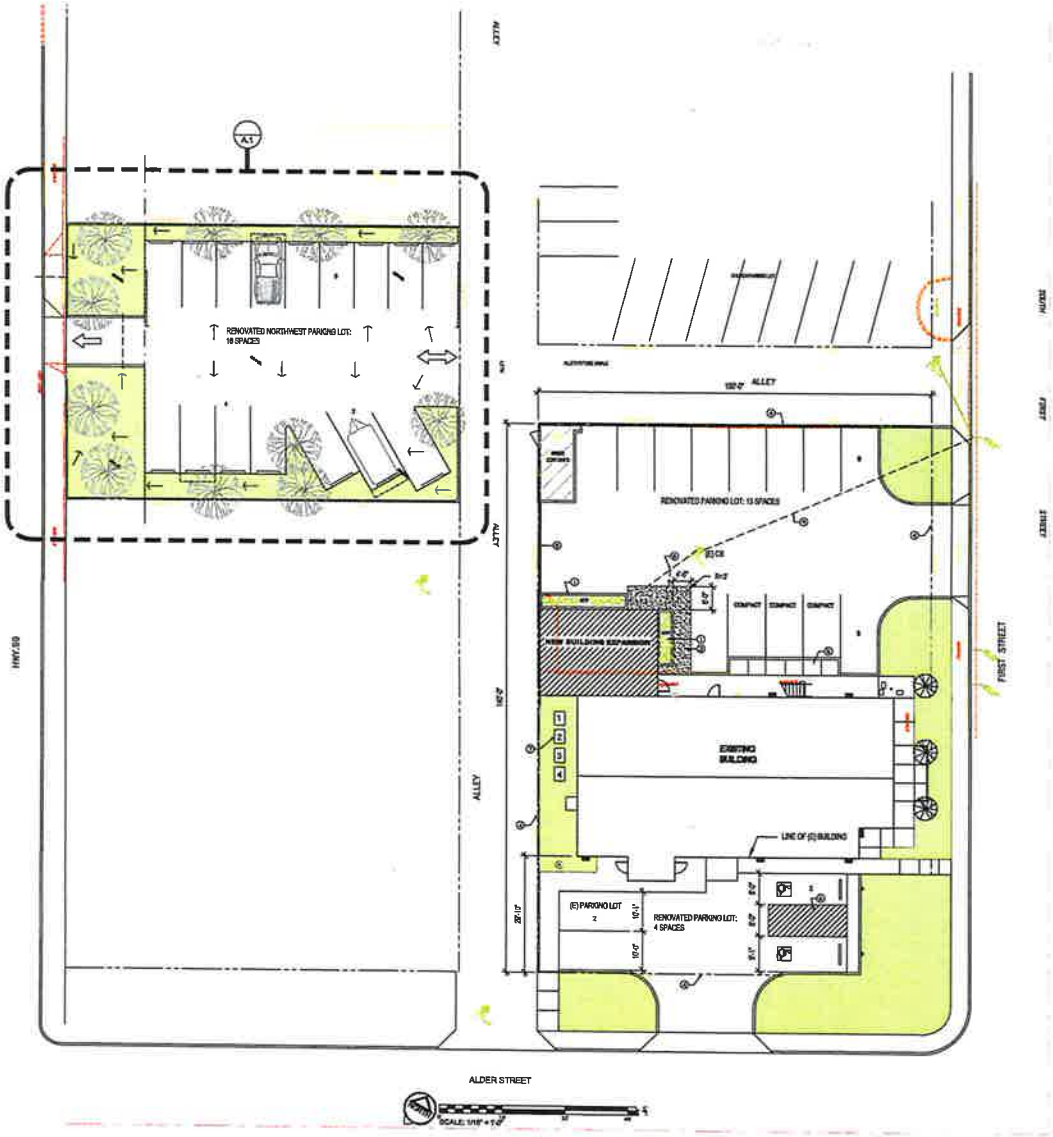
5. Project information is also available online at: http://www.centralpointoregon.gov/cd/project/jswcd-site-plan-architectural-review.

6. For additional information, the public may contact Stephanie Holtey at 541-423-1031, or e-mail at stephanie.holtey@centralpointoregon.gov.

SUMMARY OF PROCEDURE

Following the comment period, a written decision to approve, approve with conditions, or deny the application will be rendered based on its compliance with applicable land use regulations. Notice of this decision will be provided to the applicant and to all interested parties.

ATTACHMENT "A"



① WATER TREATMENT PLANTER
② NEW CONCRETE SIDEWALK
③ REMOVE (E) FENCE & CONCRETE CURB TO ALLOW DRIVE-THROUGH TRAFFIC
④ PROPERTY LINE
⑤ (E) SIDEWALK TO REMAIN
⑥ NEW PARKING LOT STRIPING
⑦ (E) HVAC CONDENSING UNITS (4)
⑧ NEW BURIED OUTLET PIPES TO CATCH BASIN
⑨ APPROXIMATE LOCATION (E) STORM DRAIN

PARKING SPACES REQUIRED: 21
PARKING SPACES PROVIDED: 31

ACCESSIBLE PARKING SPACES REQUIRED: 1 STANDARD, 1 VAN
ACCESSIBLE PARKING SPACES PROVIDED: 1 STANDARD, 1 VAN

TOTAL PARKING SPACES PROVIDED: 33

STRAUS & SEIBERT
ARCHITECTS LLP
1125 EAST MAIN STREET, SUITE 2
MEDFORD, OREGON 97504
VOICE: 541 779 4343
FAX: 541 779 3671

JSWC DISTRICT OFFICE (CP CO-OP) BUILDING EXPANSION

89 ALDER STREET CENTRAL POINT, OREGON

ONE INCH AT FULL SCALE

REGISTERED ARCHITECT
1344
DAVID A. STRAUS
MEDFORD, OREGON
STATE OF OREGON

DATES	
PLCH	2.8.2016
ISSUE	2-8-2016
△	
△	
△	
△	

DRAWN:
REVIEWED:
JOB NO.: 0434

SITE PLAN

A.0