



City of Central Point

PLANNING DEPARTMENT

Tom Humphrey, AICP
Community Development Director

Notice of Administrative Review March 23, 2020

The City of Central Point is reviewing a Tentative Partition Plan application pursuant to § 16.36 of the Central Point Municipal Code (CPMC) to re-plat and consolidate platted lot lines into two (2) parcels. The 0.61 acre project site is developed with buildings and improvements for Dusty's Transmission auto repair business. The proposed re-plat will eliminate conflicts between existing structures and underlying lot lines.

The site is located at 234 and 250 North Front Street, between Front, Maple and Laurel Streets. The properties are within the General Commercial (GC) zone in the Transit Oriented Development (TOD) District overlay and are identified on the Jackson County Assessor's Map as 37S 2W 03DC Tax Lots 2101, 2103 and 2200. **Applicant:** MDP Investments LLC; **Agent:** Neathamer Surveying, Inc.

In accordance with CPMC 17.05.100, Table 17.05.01, the application is being reviewed using Type II land use procedures set forth in CPMC 17.05.300.

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 250 foot radius of subject property.

IMPORTANT NOTICE:
IF YOU ARE A 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

Evaluation of the application is based on the standards and criteria set forth below:

- CPMC 16.10, Tentative Plans
- CPMC 16.36, Major and Minor Land Partitions
- CPMC 17.65, TOD District and Corridor

The Central Point Municipal Code is available online at www.centralpointoregon.gov.

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 **Monday, April 6, 2020**. 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. Information about the application is available online at:
<https://www.centralpointoregon.gov/cd/project/dustys-transmission-partition-re-plat>.
5. 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: PAR-20001**. Copies of the same are available at 25 cents per page.
6. For additional information, the public may contact Eileen Mitchell at (541) 423-1053, or e-mail at eileen.mitchell@centralpointoregon.gov.

SUMMARY OF PROCEDURE

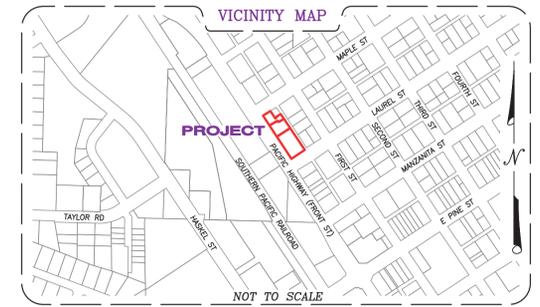
Following the comment period, a written decision to approve, approve with conditions or deny the application will be rendered based on its demonstrated compliance with applicable land use regulations. Notice of this decision will be provided to the applicant, all parties who submit written notice and others per CPMC 17.05.300(E)(1).

TENTATIVE PARTITION PLAT

A REPLAT located within Block 61, Town of Central Point and Lots 2 through 6, Block 7, Oak Park Addition, being located in the Southwest One-quarter of the Southeast One-quarter of Section 03, Township 37 South Range 2 West of the Willamette Meridian, in the city of Central Point, Jackson County, Oregon.

PREPARED FOR:

DUSTY'S TRANSMISSIONS
250 North Front Street
Central Point, OR 97502



SURVEY REFERENCE NOTES:

Field and office equipment/software utilized: Trimble R10 GNSS equipment; Trimble S7 robotic instrument and Trimble SX10 robotic and scanning instrument; Trimble TSC1 data collector with Trimble Access software; Trimble Business Center and Trimble Terramodel software.

Linear unit (horizontal): International Foot (ft).
Linear unit (vertical): U.S. Survey Foot (usft).
Vertical datum: North American Vertical Datum of 1988 (NAVD88)
Geodetic Information:
Datum: North American Datum (NAD) of 1983 (2011) epoch 2010.00
System: Oregon Coordinate Reference System
Zone: Grants Pass-Ashland
Projection: Transverse Mercator
Latitude of grid origin: 41°45'00" N
Longitude of central meridian: 123°20'00" W
Northing at grid origin: 0.000 m
Easting at central meridian: 50,000,000 m (164,041,995 ft)
Scale factor on central meridian: 1.000 043 (exact)

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

Orthometric heights (elevations) are referenced to the NAVD88 datum.

This survey was conducted utilizing the Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). Static data that was obtained at an arbitrary base station using a Trimble R10, was submitted to the NSRS OPUS website. Utilizing the OPUS solution sets from said data, established NSRS and NAVD88 coordinates at said base station, thence utilized a second R10 and RTK methods to establish NSRS coordinates on primary control and certain found monuments. Said NSRS coordinates were projected onto the OGRS, Grants Pass-Ashland zone.

From said established primary control, utilized said S7, SX10 and TSC1 data collectors to establish secondary and tertiary control, and to capture topographic data.

GENERAL SURVEY NOTES:

The property and right-of-way lines depicted hereon, are per boundary resolutions based on record data and tied found monuments and record data.

Contours: 0.5-foot contour interval; 1-foot index contour interval.

All existing underground utilities, as depicted hereon, were located within the tolerance zone, as marked on the ground by affected agencies and utility companies. Oregon Administrative Rules Chapter 452, Division I, Definitions, 452-001-0010 (25), states: "tolerance zone" means the area within 24 inches surrounding the outside dimensions of all sides of an underground facility.

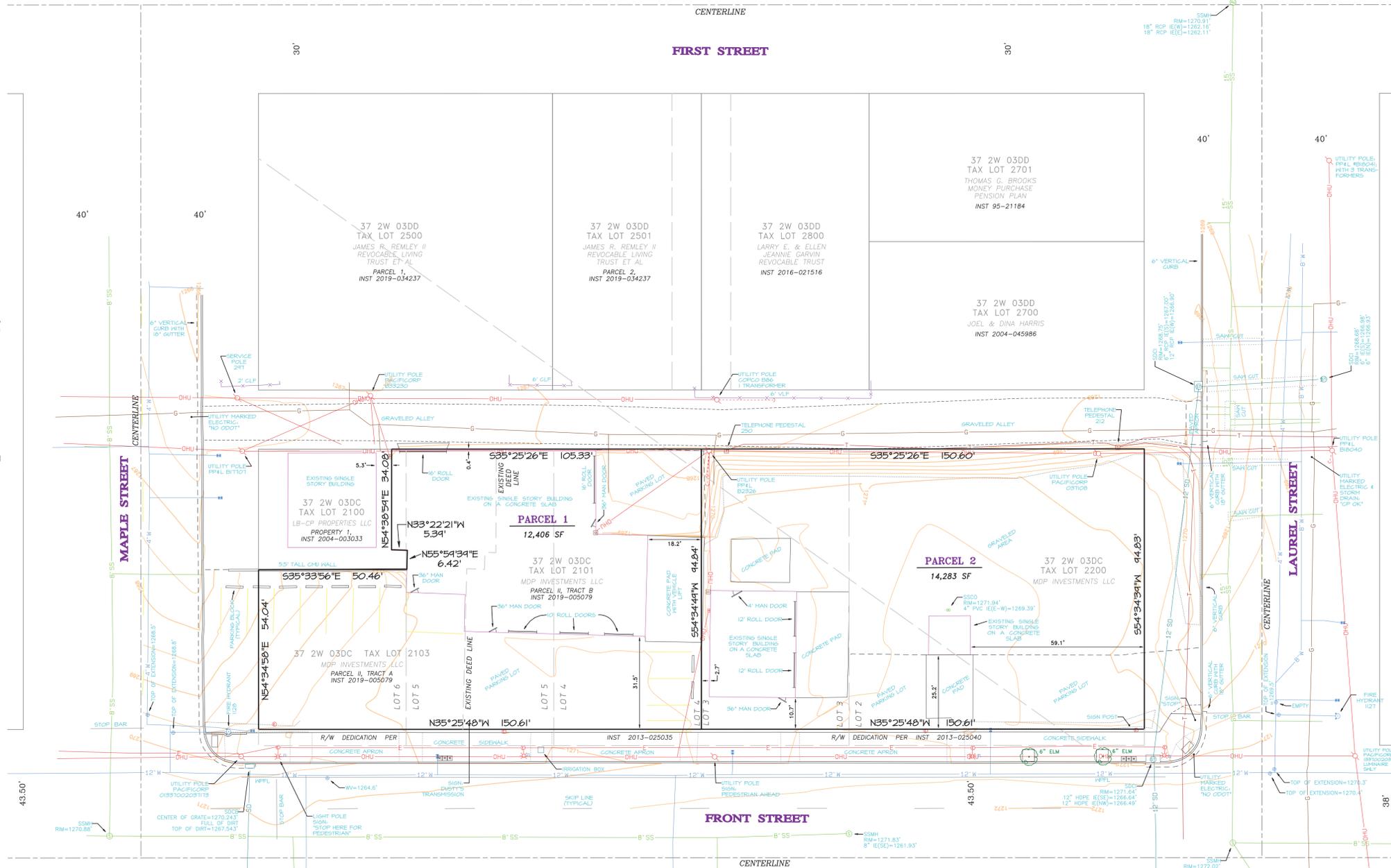
LAND USE INFORMATION

Subject Properties per Instrument Number 2019-005079 of the Official Records of Jackson County, Oregon, Commonly known as:

Jackson County Assessor's Map: 37 2W 03DC
Tax Lot 2101: 12,222 SF
Tax Lot 2103: 5,104 SF
Tax Lot 2200: 14,283 SF

Proposed:
Parcel 1: 12,406 SF
Parcel 2: 14,283 SF

Existing Zoning: General Commercial (GC)



LEGEND:

- Indicates a utility marked natural gas line.
- Indicates an existing natural gas meter.
- SS— Indicates a utility marked sanitary sewer line.
- Indicates an existing sanitary sewer manhole.
- Indicates an existing sanitary sewer lateral.
- SD— Indicates a utility marked storm drain line.
- Indicates an existing storm drain manhole.
- Indicates an existing mail box.
- X— Indicates an existing street light.
- Indicates an existing electric service box.
- Indicates an existing electric meter box.
- Indicates an existing utility pole and guy anchor.
- OHU— Indicates an existing aerial utility line.
- E— Indicates a utility marked electric line.
- TV— Indicates a utility marked cable tv line.
- T— Indicates a utility marked telephone line.
- Indicates an existing telephone pedestal.
- W— Indicates a utility marked water line.
- Indicates an existing water meter.
- Indicates an existing water valve.
- Indicates an existing fire hydrant.
- Indicates an existing domestic irrigation box.
- Indicates a deciduous tree with drip-line diameter drawn to scale.
- Indicates a non-deciduous tree with drip-line diameter drawn to scale.
- Indicates the elevation of the top of a valve nut for a water valve.
- X— Indicates centerline of an existing fence line as noted hereon.

ABBREVIATIONS:

- CLF= Indicates a Chain Link Fence.
- EP= Indicates the Edge of a Paved Surface.
- RCP= Indicates an existing Re-enforced Concrete Pipe.
- SDCB= Indicates an existing Storm Sewer Catch Basin.
- SDCI= Indicates an existing Storm Sewer Curb Inlet.
- SSCO= Indicates an existing Sanitary Sewer Cleanout.
- SSMH= Indicates an existing Sanitary Sewer Manhole.
- WFFL= Indicates a White Painted Fog Line.
- WV= Indicates an existing Water Valve.
- N, NE, SW= Indicates a general direction: Northerly, Northeasterly, Southwesterly, etcetera.



REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON JULY 9, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/20

PREPARED BY: **Neathamer Surveying, Inc.**
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: March 9, 2020 PROJECT NUMBER: 20010

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