



City of Central Point

PLANNING DEPARTMENT

Tom Humphrey, AICP
Community Development Director

Notice of Administrative Review March 26, 2020

You are receiving this notice because you own property within 250-ft of a proposed land use action to construct a 13,027 square foot single-story commercial office building located between Bigham Drive and Freeman Road. The 1.26 acre project site is within a Commercial Zoning District (C-4, Tourist and Office Professional), which allows a variety of office, retail and personal service uses. The property is owned by Nelson Investments, LLC and the applicant is Cliff Woodruff Construction, LLC. A map of the Project Location and Figures illustrating the proposed development are enclosed.

The application submitted is for a Site Plan and Architectural Review. According to Central Point Municipal Code (CPMC) 17.05.100, Table 17.05.01, it is subject to Type II (Administrative) review land use procedures provided in CPMC 17.05.300. Following a 14-day public comment period, a decision will be rendered by the Community Development Director based on the application's demonstrated ability to meet the applicable criteria for the zoning district and Site Plan and Architectural Review applications.

Provided below is more information about the applicable review and approval criteria, and how you and any interested party can learn more and participate in the local decision making process.

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 17.72, Site Plan & Architectural Review.
 - CPMC 17.44, C-4, Tourist and Office Professional Zone
 - CPMC 17.64, Off-Street Parking and Loading
 - CPMC 17.75, Design and Development Standards.

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

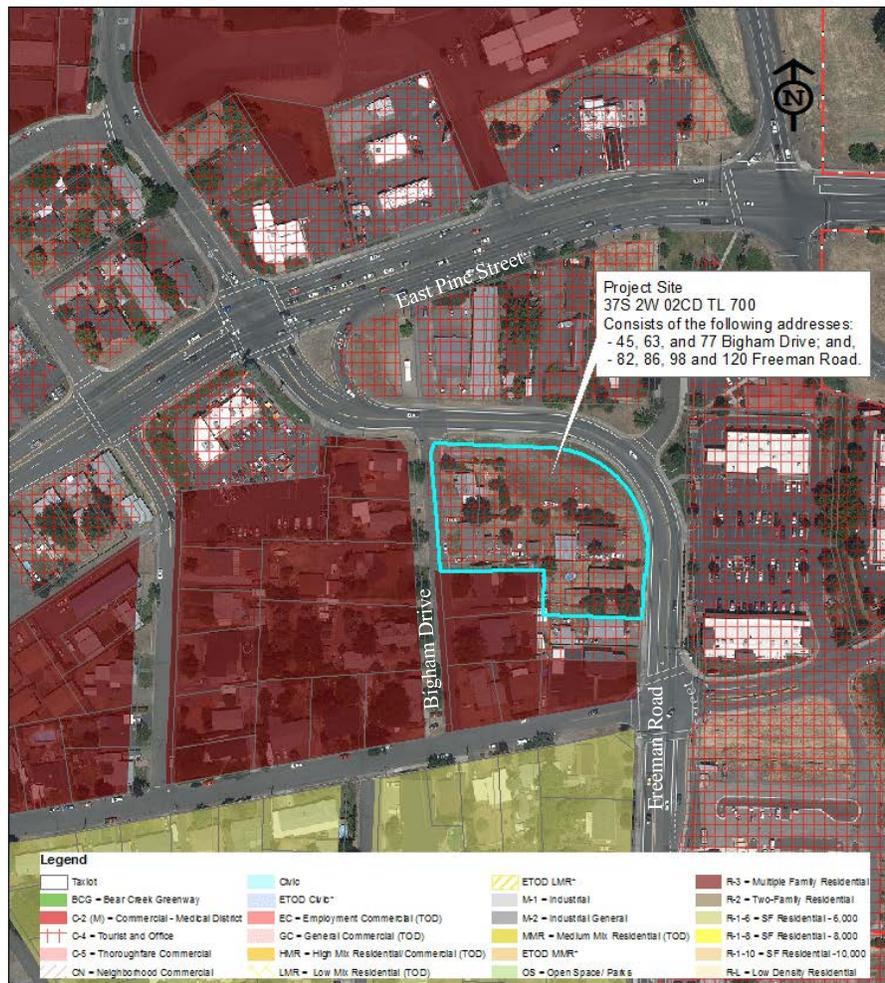
PUBLIC COMMENTS

To participate in the local decision making process, you are invited to submit written comments within 14-days of the mailing date of this notice. All comments must be received by the close of business on the 14th day (**Thursday, April 9, 2020 at 4:00 p.m.**). A statement of the issues that may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient specificity to enable the decision maker to respond to the issue. 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.

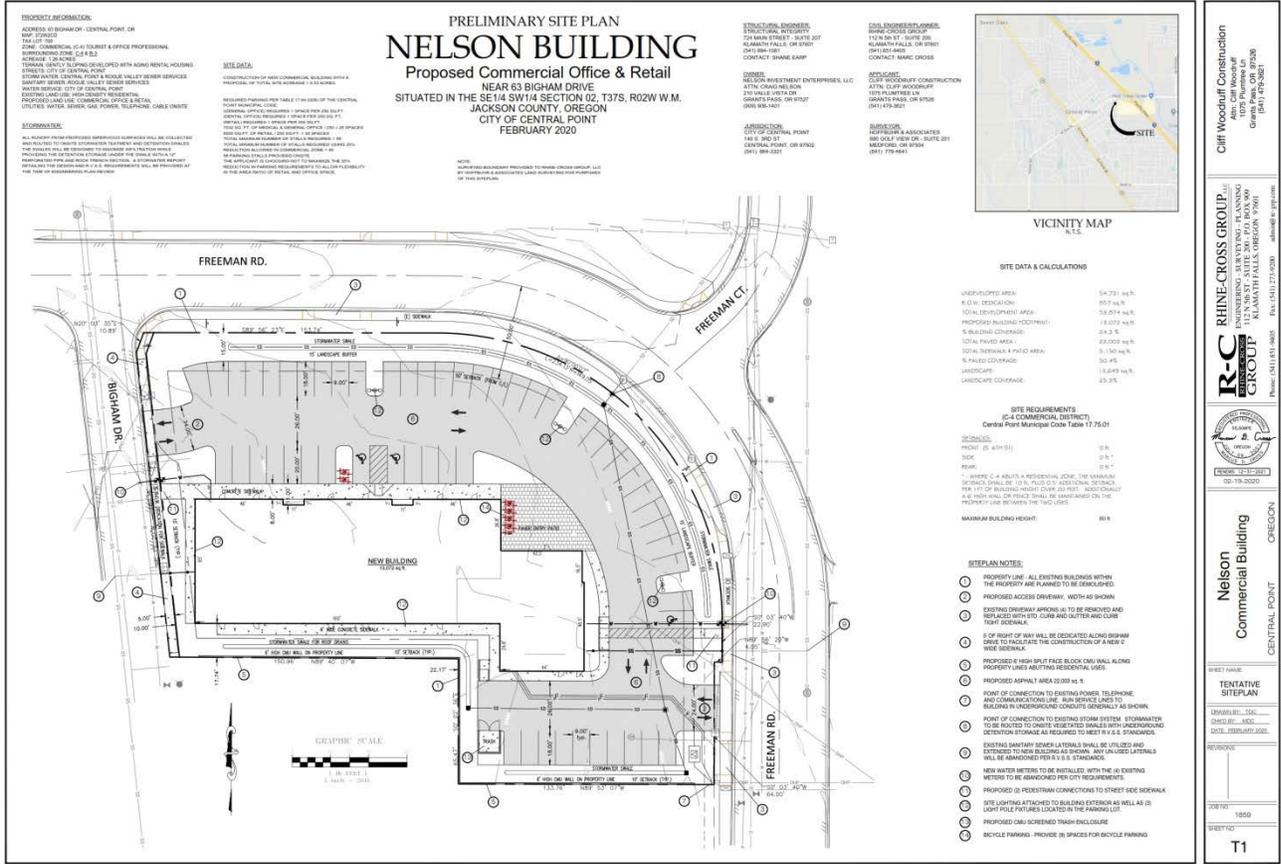
The following describes where to send written comments, who to contact with if you have questions and where you can learn more about the proposed development:

1. Written comments may be sent to Central Point City Hall, 140 South 3rd Street, Central Point, OR 97502 or emailed to stephanie.holtey@centralpointoregon.gov
2. 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: SPAR-20003.** Copies of the same are available at 25 cents per page.
3. Project information is also available online at:
<https://www.centralpointoregon.gov/cd/project/nelson-investments-site-plan-architectural-review>
4. For additional information, the public may contact Stephanie Holtey at 541-423-1031, or e-mail at stephanie.holtey@centralpointoregon.gov. You may also contact Eileen Mitchell at 541-423-1053 or eileen.mitchell@centralpointoregon.gov.

PROPOSAL MAPS AND FIGURES



Proposed Site Plan (i.e. Bird's Eye View of the Site Layout)



Proposed Architecture



CRR Woodruff Construction
 1075 Pioneer Ln
 Clatsop Falls, Oregon 97127
 (503) 864-1001

R-C GROUP
 REGISTERED PROFESSIONAL ENGINEER
 KLANATH FALLS, OREGON 97141
 (503) 864-1001

Nelson
 Commercial Building
 CENTRAL POINT OREGON

SHEET NAME:
 TENTATIVE SITE PLAN
 SHEET NO.: 100
 DATE: 02/19/2020

JOB NO.: 20020
 SHEET NO.: T1