

December 20, 2021

Item Summary

Consideration of a Site Plan and Architectural Review application for the development of a twenty one (21) space parking lot expansion, including paved circulation areas, curbs, and landscape areas. The approximately 0.25 acre project site is located at 1710 East Pine Street within the Tourist and Office Professional (C-4) commercial zoning district and is identified on the Jackson County Assessor's map as 37S 2W 02D Tax Lot 2200. **Applicant:** Hunter Seven, LLC; **Agent:** Gary Caperna.

Staff Source

Justin Gindlesperger, Community Planner II

Background

The Applicant proposes to construct a 21 space parking area expansion for the Bear Bridge Plaza along East Pine Street ("Attachment "A-1"). The project site is located south of the existing building and is adjacent to the Bear Creek Greenway. The site plan for the development includes expanded parking area, landscaping, and stormwater management improvements.

Discussion

Tenants in the Bear Bridge Plaza include two (2) medical offices and a restaurant. Based on the parking standards in CPMC 17.64.040, the required minimum/maximum parking spaces for the tenant mix is 48 spaces. There are currently 25 parking spaces provided on site. The proposed parking area expansion of 21 spaces will bring the total number of spaces on site to 46 spaces.

Access/Circulation:

Access to the project site is provided along East Pine Street. On-site circulation will be completed as part of the current application, including the additional parking spaces, sidewalks, curbs and wheel stops. Frontage improvements along East Pine Street are not required for the project site at this time.

Stormwater Management:

The proposed parking area will require an expansion of the existing on site stormwater management facilities. The site plan depicts a bio swale along the south side of the proposed improvements to provide water quality and water quantity management, with a check dam outlet to meter discharge to the Bear Creek area.

Issues

There are two (2) issues relative to this project:

1. **Property Lines.** The south portion of the proposed improvements extend onto the adjacent property, which is not part of the proposed development. A Lot Line Adjustment is needed so the improvements are located entirely on the subject property.

Comment: Staff recommends Condition of Approval No. 1(a) requiring the applicant to provide complete a Lot Line Adjustment in order to eliminate the encroachment onto the adjacent property.

2. **Landscape Plan.** The landscape plan depicts interior and perimeter landscape areas (Attachment "A-2"). The proposed terminal islands along the west side of the proposed parking area are not wide enough. Terminal islands must be a minimum of six (6) feet in width, per CPMC 17.75.039(G)(2). The landscape plan shows the northwest terminal is 5-ft in width at the narrowest point. The south terminal doesn't meet the minimum 6-ft standard at any point.

Comment: The site and landscape plan need to be revised to comply with the parking lot landscape standard for terminals. Based on staff's review it appears that this will result in the loss of one parking space leaving a total of 45 spaces to serve the Bear Bridge Plaza. As noted above, the minimum parking spaces required is 48. In accordance with CPMC 17.64.040(B)(1), off-street parking can be reduced by a maximum of twenty (20) percent. The loss of one parking space would result in a 6.25% reduction consistent with allowable adjustment and bring the Bear Bridge Plaza into compliance with the off-street parking standards for the mix of commercial uses occupying the site. Staff recommends Condition of Approval No. 1(b) requiring a revised landscape plan that depicts terminal islands of a minimum of six (6) feet in width as required per CPMC 17.75.039(G)(2).

Findings of Fact & Conclusions of Law

The Bear Bridge Parking Area Expansion Site Plan and Architectural Review has been evaluated against the applicable Site Plan and Architectural Review Criteria set forth in CPMC 17.72 and CPMC 17.75 and found to comply as conditioned and as evidenced in the Applicant's Findings of Fact (Attachments "B").

Conditions of Approval

1. Prior to building permit issuance, the applicant shall:
 - a. Submit a recorded Final Map of Survey for a Lot Line Adjustment for the area of encroachment. An application and approval of tentative plan for Lot Line Adjustment must precede the Final Map of Survey.
 - b. Submit a revised landscape plan that depicts terminal landscape areas of a minimum of six (6) feet in width.

- c. Demonstrate compliance with the following conditions listed in the Public Works Department Staff Report (Attachment "C"):
 - i. Submit a stormwater management plan for the expanded parking lot demonstrating compliance with the MS4 Phase II stormwater quality standards.
 - ii. Pay all System Development Charges and permit fees.
2. Prior to Public Works Final Inspection, the applicant shall demonstrate compliance with the following:
 - a. Complete stormwater management improvements per the Stormwater Management Plan approved by the Public Works Department. The Engineer-of-Record shall certify that the construction of the drainage system was constructed per the approved plans.
 - b. Record an operations and maintenance agreement for all new stormwater quality features.

Attachments

Attachment "A-1" – Site Plan

Attachment "A-2" – Landscape Plan

Attachment "B" – Applicant's Findings

Attachment "C" – Public Works Department Staff Report, dated 12/10/2021

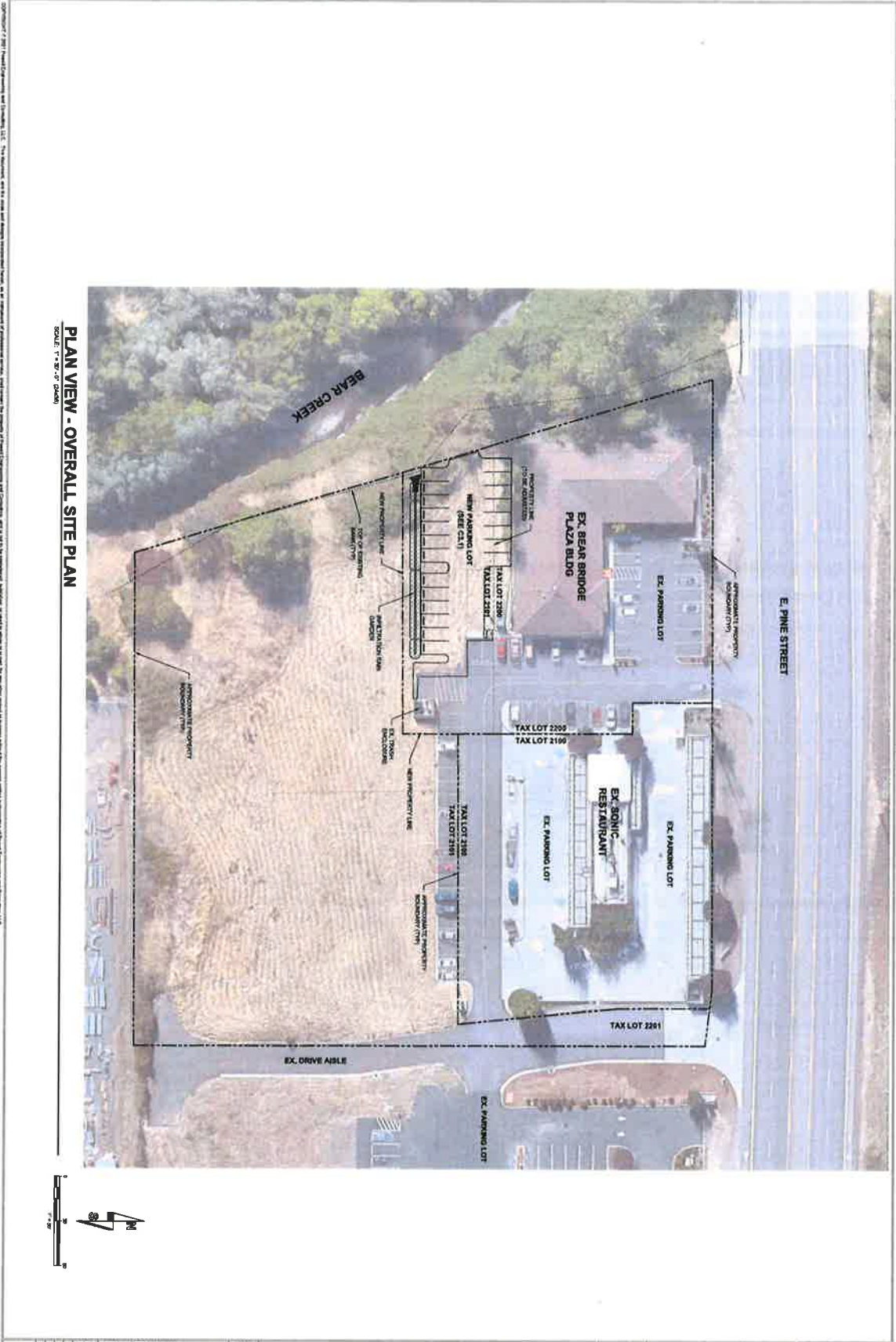
Action

Consider the proposed Site Plan & Architectural Review application and 1) approve; 2) approve with revisions; or 3) deny the application.

Recommendation

Approve the Site Plan & Architectural Review application for the Bear Bridge Parking Expansion per the Revised Staff Report dated December 20, 2021 including all attachments thereto herein incorporated by reference.

Drawn Date: 11/08/14 File Name: 141001.dwg Plot Date: 11/08/14 Project: 141001 - BEAR BRIDGE PLAZA CIVIL CONSTRUCTION DRAWING SHEET 1 OF 10



PLAN VIEW - OVERALL SITE PLAN
SCALE: 1" = 30'-0" (GRAPHIC)

SECTION 11.131, 12N, W1/4, JACKSON COUNTY, OREGON

NO.	REVISION DESCRIPTION	DATE

**BEAR BRIDGE PLAZA
NEW PARKING LOT**
CIVIL CONSTRUCTION DRAWINGS
MAP 37-204-0-02, TAX LOTS 2197 & 2200
1718 E. PINE STREET, CENTRAL POINT, OREGON

VERIFY SCALES
DATE: 11/27/14
BY: [Signature]

POWELL ENGINEERING & CONSULTING
2311 Central Point Road, Suite 201
Medford, OR 97501
541.832.8723
www.powelleng.com

DATE PLOTTED: 11/08/14
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 30'-0" (GRAPHIC)

East Pine Street

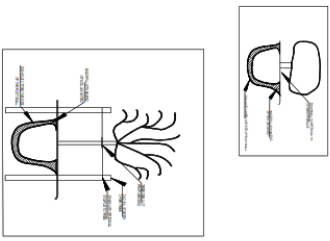
N 89° 12' 52.30" E

147.02'

BEAR CREEK

30260'

EXIST. DRIVE ISLE



LEGEND		QTY	SIZE
COMMON NAME	BRYONIA NAME		
CHEFLA EVERGREEN BRYONIA	NANNIA GONOMETRA 'FERTONER'	22	15 GAL
FAYENALY BRYONIA THE FOWER	NANNIA GONOMETRA 'FERTONER'	22	15 GAL
WIKENBER	NANNIA GONOMETRA 'FERTONER'	22	15 GAL
PLANT CODES			
PLANT QUANTITY	PLANT QUANTITY	4	2"
PLANT NAME	PLANT NAME		
NANNIA BRYONIA MA - SHIMMER	SHIMMER	118	PER 1000 SQ. FT.

PLANTING

1. PLANT MATERIAL TO BE PROVIDED IN ACCORDANCE WITH SPECIES, SIZES AND QUANTITIES INDICATED.
2. PLANT MATERIAL TO BE PROVIDED TO THE SITE IN A HEALTHY CONDITION AND WITH A WELL DEVELOPED ROOT BALL.
3. ALL PLANT MATERIAL TO BE PROVIDED SHALL BE THE PROPERTY OF THE CLIENT AND SHALL REMAIN THE PROPERTY OF THE CLIENT.
4. PLANT MATERIAL TO BE PROVIDED SHALL BE THE PROPERTY OF THE CLIENT AND SHALL REMAIN THE PROPERTY OF THE CLIENT.
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10. PLANT MATERIAL TO BE PROVIDED SHALL BE THE PROPERTY OF THE CLIENT AND SHALL REMAIN THE PROPERTY OF THE CLIENT.

RESOLUTION

1. AN AUTOMATIC RESOLUTION SYSTEM TO BE PROVIDED FOR ALL PLANT MATERIAL TO BE PROVIDED.
2. PLANT MATERIAL TO BE PROVIDED SHALL BE THE PROPERTY OF THE CLIENT AND SHALL REMAIN THE PROPERTY OF THE CLIENT.
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Landscape Design by:

FIGUEROA'S LANDSCAPING & CONSTRUCTION LLC
 4000 W. FIGUEROA BLVD. SUITE 100
 P.O. BOX 4105
 FIGUEROA, OR 97101
 FIGUEROA'S LANDSCAPING & CONSTRUCTION LLC
 COB 9664
 COB 222017

Date: 10/22/2021

Landscape Plan:

BEAR CREEK PLAZA
 PARKING LOT
 CENTRAL POINT, OR
 971502

Scale: 3/32" = 1'

Revision #:

JB STEEL, INC.
 P.O. BOX 4460
 MERRILL, OR 97130
 541-630-3525 TEL
 541-773-6523 FAX

L10

Bear Bridge Plaza parking expansion
1710 East Pine St,
Central Point, Or 97502
37-2W-02D Lot 2200

PROJECT DESCRIPTION:

The applicant proposes to construct an approximately 6,977 square foot parking area consisting of 20 additional parking spaces to serve an existing commercial development along East Pine street. The existing tenants in the commercial structure are; Open Door Dental, Sweet Tea Express, and Soundscapes Hearing Aids. The new parking area will be located to the South of the existing structure on what is currently a separate tax lot (37-2W-02D Lot 2101). The properties are generally under the same ownership and the property owner intends to make a property line adjustment to accommodate the proposed parking expansion. Perimeter landscaping will be installed between the proposed development and the new property lines.

SITE PLAN AND ARCHITECTURAL REVIEW:

The proposed parking area development is a Major Project per the Central Point Municipal Code Section 17.72.020(B) and requires a Site Plan and Architectural Review. This application is a Type II Site Plan and Architectural Review.

PROPERTY LINES:

The proposed parking is currently on a separate and distinct property immediately to the South of the existing structure that the new parking is intended to serve. The applicant intends to make a property line adjustment that will incorporate the proposed parking into tax lot 2200.

PARKING REQUIREMENTS:

Parking required per Section 17.64.040 "Off-street parking requirements" of the Central Point Municipal Code results in 53 required parking spaces based on the existing tenant mix. See exhibit "A" below for a detailed analysis of the current parking demand. The proposed additional parking will utilize the existing drive approach from E. Pine St. No modifications are proposed for the existing drive approach. The proposed parking area will be completely paved and have a concrete curb at the termination of all paving. The proposed parking will consist of 46 standard 9' X 19' spaces with two ADA/Van accessible spaces. All new proposed parking spaces will be striped. Additionally, the existing bicycle parking will be expanded to meet the requirements of TABLE 17.64.04 the Central Point Municipal Code which is 1 bike space per 1000 square feet. Based on the square footage of 8,561, the total number of required bike parking spaces will be 9 spaces. Currently there are 9 bicycle parking spaces and, consequently the requirement is met.

FRONTAGE IMPROVEMENTS:

Although the existing frontage along E. Pine St. has not been improved to conform to the current City/County requirements. Staff has indicated that the requirements for additional frontage improvements is deferred.

LANDSCAPE REQUIREMENTS:

- A. Perking Perimeter: Per Table 17.75.03 of the Central Point Municipal Code a 10 foot planter strip with 3 trees and 15 shrubs per 100 lineal feet of abutting property will be installed where the proposed parking abuts the adjacent lot.
- B. Terminal and Interior Islands: Per 17.75.02 G(2) of CPMC all proposed parking will have a Terminal Island and one tree will be provided for every eight parking spaces because the parking is located behind the building and is not visible from the public right of way.

FIRE DISTRICT 3:

Restaurant Use – Smoker Location: Sweet Tea Express will meet with Fire District 3 to resolve the location of the outdoor smoker.

STORMWATER MANAGEMENT:

The applicant intends to engage the services of a Civil Engineer licensed to practice in the state of Oregon to prepare the required civil engineer to include the required stormwater management facilities and maintenance agreements (Post development flows will be designed not to exceed predevelopment flows).

UTILITIES:

The proposed parking area will require the extension of the existing stormwater facilities. The applicant may elect to extend power, water, etc to the lot to the south. Any utilities extended will be designed by an Oregon licensed civil engineer.

IRRIGATION:

A landscape plan has been included with this application. All landscaped areas will be irrigated and connected to the water service that supplies the existing irrigation. The irrigation system will include any required backflow devices.

ON-SITE LIGHTING:

The application does not proposed any additional on-site lighting.

PARKING ANALYSIS: Bear Bridge Plaza, 1710 E. Pine St. Central

Point 37-2W-02D Lot 2200.

Open Door Dental Parking Demand Analysis:

Construction Timing	CPMC 17.64.028		Alternative Parking Demand Analysis			
	Area (SF)	Parking Demand	#Employees	#Pts per Day	Avg Pts Per Hr	Est Parking Demand
Construction @ 1710 E Pine	5481	44	26	132	12 x 1.5 overlap	44
Total	5481	44	26	132	18	44

As indicated, Open Door Dental will have 26 employees and an average of 132 patients per day. They have 11-hour operating days (7:00am – 7:00pm which include patient care with some overlap for employees before and after hours for chart noting) and thus shows as 12 patients per hour average. They do have frequent new patients that are taking more time filling out paperwork with an overlap of approximately 50% giving the overlap of 1.5 as indicated above. With this conservative analysis, They will need a total of 44 parking spaces to achieve a working flow for our patients, our team, and the citizens of the local community to access our business safely and efficiently. The 44 spaces is approximately double the 22 spaces required by Section 17.64.040 “Off-street parking requirements” of the Central Point Municipal Code (1 space per 250 square feet).

Patient flow description:

Patients begin to arrive on site as early as 6:45 am to be ready for their 7:00 am appointments. A typical hygiene appointment will last between 45 minutes and 75 minutes depending on need and services rendered. When additional services are needed there is a greater overlap in the patients being treated and the cue in the waiting room. Several of the 132 appointments per day can be new patients which arrive 30 minutes early in order to fill out paperwork. Additionally, most patients arrive +/- 10 minutes early. For repeat appointments with the multiple services we offer there are patients cued in the waiting room while other patients are in exam rooms being treated. The overlap time is usually brief, but parking spaces are needed to service the transitions. Due to the patients coming slightly before their appointment while another patient is in the exam room, we have an average need of parking 1.5 times that of the daily patient load of 132 per day/ 12 per hour (12 per hour x 1.5 = 18). Due to the patient transition overlap, the additional parking spaces are needed at peak flow, which is during the early hours of the day (before 10am)

and after work hours (after 4pm) of the day. We also share the evening peak hours with the dinner patrons of Sweet Tea Express.

Sweet Tea Express Parking Demand Analysis:

Construction Timing	CPMC 17.64.028		Alternative Parking Demand Analysis			
	Area (SF)	Parking Demand	#Employees	#Guest per Day	Avg Pts Per Hr	Est Parking Demand
Construction ® 1710 E Pine	2199	27	5	205	17	27
Total	2199	27	5	205	17	27

As indicated, Sweet Tea Express will have 5 employees and an average of 205 guests per day. Section 17.64.040 “Off-street parking requirements” of the Central Point Municipal Code requires a minimum of 1 parking space per 100 sf of gross building area and results in 22 spaces as a minimum number of parking spaces.

Patron flow description:

During peak periods of business (11am – 1pm and 5pm-7pm) the hourly guest count will often double or triple. Many of the patron visits are for take-out, and consequently the parking space is only occupied for 5 to 8 minutes at a time on weekdays. Weekends and evenings have different parking demands in that guests tend to arrive in separate vehicles and the duration of the visit tends to be longer. On weekdays, the average dine in guest visit lasts approximately 30 minutes. On weekends, the dine in guest visits last approximately 45 minutes. Diner dine in guest visits tend to stay up to one hour. Although Covid restrictions have impacted the parking dynamics temporarily, it is expected that the demand will quickly return to normal. A typical table will generally demand 1.5 cars. The establishment has 16 indoor tables and 6 outdoor tables. At peak demand, 1.5 cars X 22 tables results in a demand of 33 parking spaces. The tenant also shares the daytime and early evening peak hours with the daytime patients of Open Door Dental.

Sound Scape Hearing Aids Parking Demand Analysis:

	CPMC 17.64.028	Alternative Parking Demand Analysis
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Construction Timing	Area (SF)	Parking Demand	#Employees	Patron per Day	Avg Pts Per Hr	Est Parking Demand
Construction @ 1710 E Pine	881	4	5	205	17	4
Total	881	4	5	205	17	4

Section 17.64.040 “Off-street parking requirements” of the Central Point Municipal Code requires a minimum of 1 parking space per 250 sf of gross building area which would result in a requirement of 4 spaces as a minimum number of parking spaces.

SUMMARY:

Parking required per Section 17.64.040 “Off-street parking requirements” of the Central Point Municipal Code.

Open Door Dental: 22 spaces
Sweet Tea Express: 22 spaces
Sound Scapes: 4 spaces
TOTAL: 48 spaces

Parking Demand by Analysis:

Open Door Dental: 44 spaces
Sweet Tea Express: 33 spaces
Sound Scapes: 4 spaces
TOTAL: 81 spaces

Parking Proposed:

Open Door Dental: 17 spaces
Sweet Tea Express: 27 spaces
Sound Scapes: 4 spaces
TOTAL: 48 spaces

In summary, the 20 parking spaces proposed by this expansion will mitigate the shortage of parking for the existing uses and enable the building to be viable long term.

Respectfully, Gary Caperna AIA



PUBLIC WORKS STAFF REPORT

December 10, 2021

AGENDA ITEM: Bear Bridge Plaza (SPAR-21005)

New Parking Lot behind Bear Bridge Property

Applicant: S&B James, Inc.

Traffic:

Expansion for existing use, no Traffic Impact Analysis is required.

Existing Infrastructure:

Water: There are 12-inch water lines in E. Pine Street

Streets: East Pine is an existing 5 lane arterial

Stormwater: There is an existing 24" storm drain in East Pine Street

Issues:

None.

Conditions of Approval:

Prior to the building permit issuance and the start of construction activities on the site, the following conditions shall be satisfied:

1. Stormwater Management Plan – The Applicant shall submit and receive approval for a stormwater management plan from the Public Works Department. The Stormwater Plan shall demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual for water quality and quantity treatment. Construction on site must be sequenced so that the permanent stormwater quality features are installed and operational when stormwater runoff enters.

Prior to final inspection and certificate of occupancy, the applicant shall comply with the following conditions of approval:

1. PW Standards and Specifications – Applicant shall comply with the standards and specifications of the public work for construction within the right of way.
2. Stormwater Quality Operations & Maintenance– The Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the Public Works Department's recorded document.