



Notice of Public Hearing

Scenic Middle School
Parking Lot Improvements (SPAR-22002); and,
Bus Route Class "C" Variance (VAR22001)

Mailing Date: April 13, 2022

IMPORTANT NOTICE

If you are a mortgagee, lienholder, vendor or seller: ORS Chapter 215 requires that immediately upon receipt, this notice must be promptly forwarded to the purchaser.

Meeting: Planning Commission
Date: Tuesday, May 3, 2022
Time: 6:00 p.m.
Location: 140 South Third Street Central Point, OR 97502
Virtually via Zoom (Email planning@centralpointoregon.gov to request a meeting link)

You are receiving this notice because you live within 250-feet of the Scenic Middle School campus located at 1955 Scenic Avenue (37S2W03AB, Tax Lot 4300) where School District #6 is requesting approval to complete improvements to parking and loading facilities to ease traffic congestion in and around the facility during peak drop-off and pick-up times. There are two (2) applications associated with the proposal, including:

- Site Plan and Architectural Review to construct the site access, circulation and parking lot improvements, including establishing a separated bus-loading zone that takes access from Aurora Lane and exits onto Comet Way (File No. SPAR-22002); and,
- Class "C" Variance to reduce the landscape and buffer area standards for the parking lot/loading area and the bus-loading area along the south side of the property near Aurora Lane and Comet Way (File No. VAR-22001).

In accordance with CPMC 17.05.100, Table 17.05.01, the applications are being reviewed using Type III (Quasi-judicial) land use procedures set forth in CPMC 17.05.400. These procedures require public notification of the land use application, a public hearing and decision by the Planning Commission.

You are invited to attend and participate in the public hearing scheduled for the Planning Commission meeting on May 3, 2022 at 6:00 p.m. You may attend the meeting in person or virtually. **Please email planning@centralpointoregon.gov no later than 4:00 p.m. on May 3, 2022 to request a link to the meeting.** We will need your name, address and email to keep track of meeting participants for the official meeting record.

APPLICATION SUMMARY

The City of Central Point is reviewing the above mentioned land use applications. The 13.58 acre project site is located within the Civic zoning district and is adjacent to properties that are zoned for low, medium and high density land use and development, as well as open space and riparian areas for Griffin Creek. The project site currently takes access from Scenic Avenue via a private access drive and recently constructed extension of Rock Way. The proposal will improve the private access drive with new pavement and sidewalks and reconstruct the parking lot to include 122 off street parking spaces together with drive aisles and landscape improvements. The main parking lot improvements will also include designated loading and drop-off lanes for parents and students. A separate bus route and loading zone is proposed south of the campus buildings, which requires a variance to the street

frontage and residential perimeter buffer and landscape standards.

Applicant: School District #6; **Agent:** O'Connor Law, LLC (Daniel B. O'Connor)

NOTICE REQUIREMENTS

The purpose of providing notice is to give nearby property owners and other interested parties the opportunity to submit written comments about the application relevant to the approval criteria. This notice has been mailed to property owners within a 250-ft radius of the project site.

CRITERIA FOR DECISION

Criteria for the Site Plan & Architectural Review application are set forth below:

- Standards for Civic zone are set forth in CPMC 17.29, Civic Zone.
- Parking Lot and Loading standards are set forth in CPMC 17.64, Off-Street Parking and Loading.
- Site Plan & Architectural review criteria are set forth in CPMC 17.72, Site Plan & Architectural Review.

Criteria for the Class "C" Variance application are set forth in CPMC 17.13, Exceptions to Code Standards.

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

PUBLIC COMMENTS

1. Pursuant to ORS 197.763(3)(e), comments relative to the approval criteria must be raised prior to the close of the public hearing either in person or in writing with sufficient specificity to afford the decision-makers and all parties an opportunity to respond to the issue(s) raised. Failure to do so means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals.
2. Any person interested in commenting on the above-mentioned land use decision may submit written comments up until the close of the public hearing at the Planning Commission meeting scheduled for **May 3, 2022** at 6:00 p.m.
3. Written comments may be sent in advance of the meeting to Central Point City Hall, 140 South Third Street, Central Point, OR 97502 or by e-mail to planning@centralpointoregon.gov. Emailed comments must be received **no later than 4:00 p.m. on May 3, 2022** to be included in the record.
4. Issues that may provide the basis for an appeal shall be raised prior to the expiration of the comment period noted above. Testimony and written comments about the decision described above will need to be related to the proposal and should be stated clearly to the Planning Commission.
5. Copies of all evidence relied upon by the applicants are available for public review at City Hall located at 140 South Third Street, Central Point, Oregon. **The City File Number is SPAR-22002 and VAR-22002.** Copies of the same are available at a \$0.25 per page.
6. Project information is available on the City's website at: <https://www.centralpointoregon.gov/cd/project/scenic-middle-school-parking-lot-improvements-0>
7. For additional information regarding the Site Plan and Architectural Review application, the public may contact Justin Gindlesperger at 541.423.1037 or by email at

justin.gindlesperger@centralpointoregon.gov.

For additional information about the Variance application, the public may contact Stephanie Holtey by phone at 541.423.1031 or by email at stephanie.holtey@centralpointoregon.gov.

SUMMARY OF PROCEDURE

At the meeting, the Planning Commission will consider the Site Plan and Architectural Review and then the Class "C" Variance application separately and in that order. For each application, the Planning Commission will first receive the staff report and then open the public hearing to receive testimony and hear arguments from the applicants, proponents, opponents specific to each application. Any testimony or written comments provided must be related to the criteria set forth above. At the conclusion of the review, the Planning Commission may approve, approve with conditions or deny the applications.

TELECONFERENCE INFORMATION

If you are interested in participating in the meeting remotely, contact City staff at planning@centralpointoregon.gov for online meeting identification, login information and phone numbers for viewing and listening. To register please email your request and include your full name and address no later than 4:00 p.m. on May 3, 2022.

Figure 1. Bird's Eye View of Project Improvements

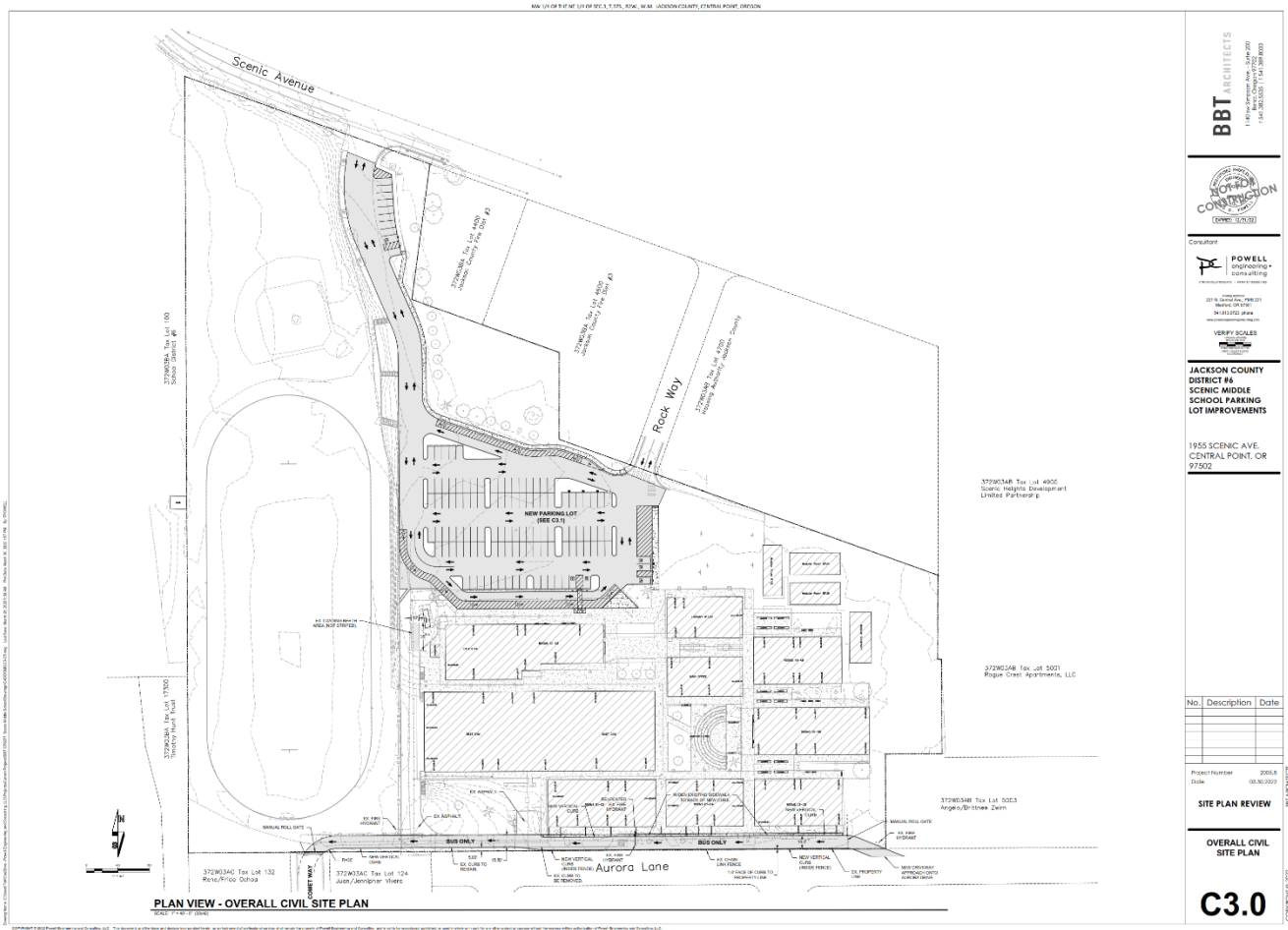
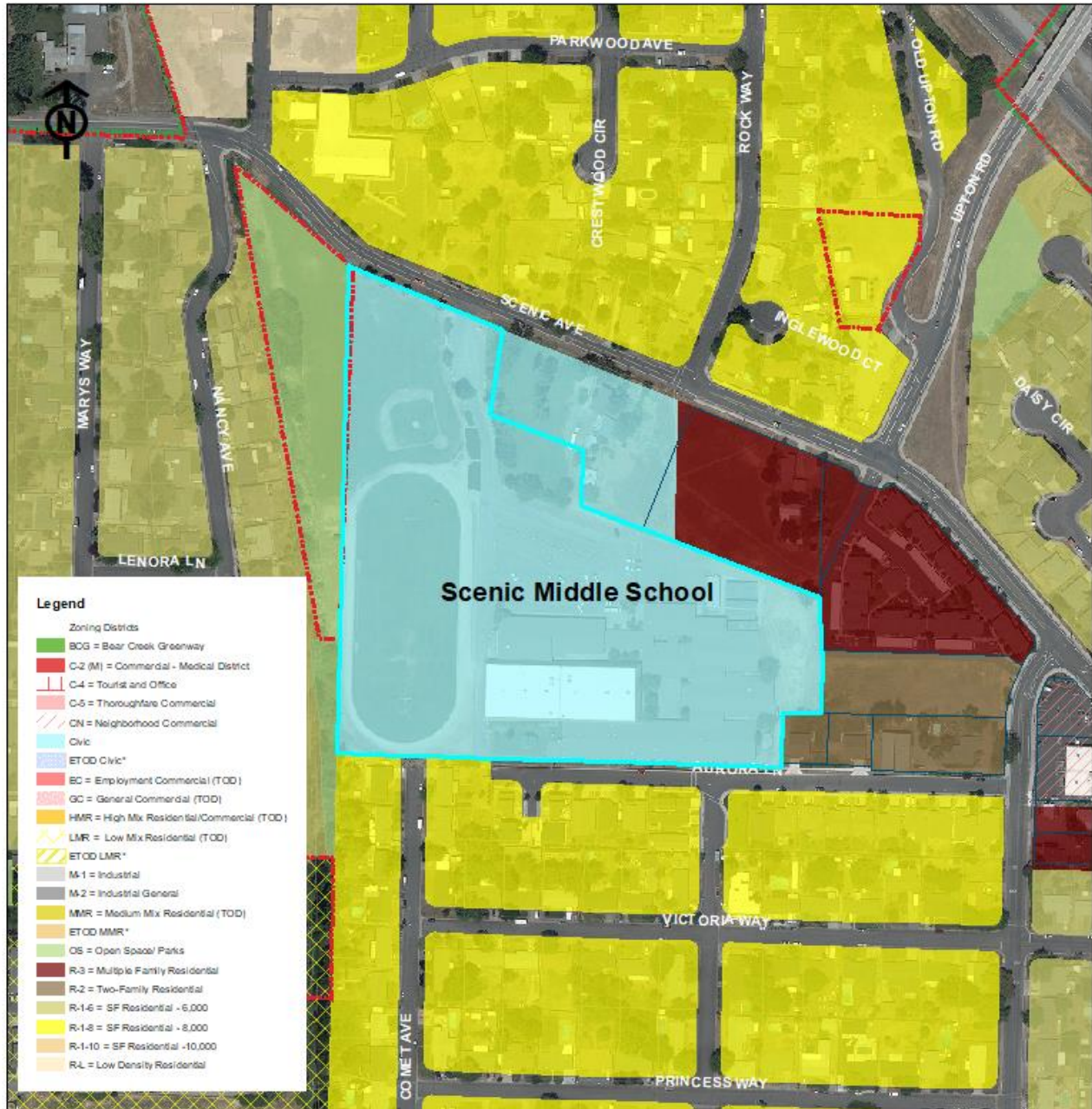


Figure 2. Project Location and Zoning Map



**Scenic Middle School
Parking Lot, Loading & Circulation Improvements**
Project Location Map
File No. SPAR-22002 & VAR-22001



0 50 100 200 Feet

Map Created: 4/12/2022
By: S. Holtey