



O'CONNOR LAW | LLC

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MEMORANDUM

TO: City of Central Point
Community Development: Planning Division

FROM: Dan O'Connor

RE: Scenic Middle School:
Site Plan Review Application: SPAR-22002

DATE: April 13, 2022

Planning Division:

The purpose of this Memorandum is to provide supplemental findings in conjunction with the Site Plan Review application (SPAR-22002) submitted for Scenic Middle School located on certain real property in Jackson County (City of Central Point), Oregon, and commonly known as Township 37 South, Range 2 West, Section 03AB, Tax Lot 4300 (“the subject property”).

1. Phasing Plan: A map depicting the location of Phase 1 (Parking Lot Improvements) in relation to Phase II (Additional Classrooms) is being submitted in conjunction with this Memorandum as **Exhibit S-1**.
2. Landscaping/Parking Lot Trees: Applicant requests that an updated landscape plan depicting the requisite number of parking lot trees pursuant to CPMC 17.75.039 be imposed as a condition of approval.
3. Scenic Avenue Parking Spaces: There are 10 proposed parking spaces adjacent to Scenic Avenue on the extreme northern portion of the subject property. Currently there is a variable width gravel parking area in this location with a maximum width of approximately 37 feet. There are several existing mature trees located adjacent to and east of the aforementioned gravel parking area. In order to protect against potential damage to the existing trees, the proposed 10 parking spaces were shifted west, which is reflected in the submitted plans. Notwithstanding the foregoing, the applicant will replace the existing trees with landscaping pursuant to CPMC 17.75.039 if the mature trees perish despite Applicant’s efforts to preserve them.

Please do not hesitate to contact me if you have any questions or concerns regarding this submittal. Your attention to this matter is greatly appreciated.

Dated this 11th day of April 2022.

O'CONNOR LAW, LLC

A handwritten signature in blue ink, appearing to read "D. O'Connor", is positioned above a horizontal line.

DANIEL B. O'CONNOR, OSB No. 950444