



MODIFICATION TO APPROVED PLANS & CONDITIONS OF APPROVAL APPLICATION

City of Central Point Planning Department

DATE STAMP FOR OFFICE USE ONLY

APPLICANT INFORMATION:

Name: Central Point Station, LLC
Address: 353 Dalton St
City: Medford State: OR Zip Code: 97501
Telephone: Business: 541-773-3571 Residence:
E-mail Address: phillips.pmc@yahoo.com

AGENT INFORMATION:

Name:
Address:
City: State: Zip Code:
Telephone: Business: Residence:
E-mail Address:

OWNER OF RECORD: (Attach Separate Sheet If More Than One):

Name: Central Point Station, LLC
Address: 353 Dalton St
City: Medford State: OR Zip Code: 97501
Telephone: Business: 541-773-3571 Residence:

PROJECT DESCRIPTION:

File No: SPAR 20008
Type of Amendment: [X] Minor [ ] Major
Township: 37 Range: 2W Section: 03CA Tax Lot(s): 1100
Address: 900-950 North Haskell, Central Point Zoning District: HMR
Project Acreage: 2.19

Has a pre-application meeting been held? [ ] Yes [X] No If yes, pre-application File No.:

Note: For some Type II Applications, a pre-application meeting may be required. For all Type III Applications, a pre-application meeting is required.

REQUIRED SUBMITTALS:

- [X] Application Form
[X] Application Fee (See Current Fee Schedule)
[X] Legal Description
[X] Written Findings describing nature of modification (CPMC 17.09)
[X] Supporting plans such as Site Plan, Architectural Elevations, and Landscape and Irrigation Plan Drawn to Scale (3 copies)
[X] Written Authority from Property Owner if Agent in application process
[X] Three (3) reduced copies (8 1/2 x 11) of any Site Plan, Architectural Elevations and Landscape and Irrigation Plan submittals
[X] Mailing labels for all properties within 250 foot perimeter of project

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HEREWITH ARE TRUE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

I certify that I am the: [X] Property Owner or [ ] Authorized Agent of Owner of Project Site
Signature: [Handwritten Signature] Date:

If any wetlands exist on the site, it is the applicant's responsibility to apply for a permit to the Division of State Lands before any site work begins.

FOR PLANNING DEPARTMENT USE ONLY
Application Accepted As Complete on: Land Use Case File No.
120th Day for Land Use or Limited Land Use Decision:
Wetlands Check:

City of Central Point  
Planning Department

March 22, 2023

RE: Request for Minor Modification to Central Point Station (SPAR-20008) – Location of VRBO Units

Minor Modification Narrative:

Central Point Station was approved by the Planning Commission in SPAR-20008 as a mix use development within the Twin Creeks Master Plan (TCMP) Transit Oriented District (TOD) and the High Mix Residential / Commercial (HMR) zoning district.

The Staff report for the application identified the development as 4 buildings, 66 residential units, 6,132 square feet of commercial space and a total of 10 Vacation Rental By Owner (VRBO) units distributed in the development as follows:

- **Building 1 – Four-Story (Flat Roofed) Mixed Use Building, 6,132 sq. ft. Commercial space, 2 VRBO units on the first floor and 24 dwelling units on floors 2-4 with an elevator.**
- **Building 2 – Three-Story (Flat Roofed) Mixed Use Building, 4 furnished VRBOs and 3 1-bedroom apartments on the first floor and 8 townhouses above.**
- **Building 3 – Three-Story (Flat Roofed) Mixed Use Building similar to Building 2**
- **Building 4 – Two-Story 5 Plex (Pitched Roof) Townhouses more compatible with nearby housing**
- **Building 5 – Two-Story 5 Plex (Pitched Roof) Townhouses similar to Building 4**

Buildings 2 through 5 are completed and occupied. Building 1 is currently under construction and is scheduled for completion in April 2023.

In February 2021, the applicant was approached by Asante Health System to lease an entire apartment building to meet its critical need for housing for its newly hired employees and traveling nurses. Due to critical staffing and housing shortages caused by the fires in the Rogue Valley and the COVID 19 Pandemic, both Asante and Providence Hospital have constructed RV Parks in the Rogue Valley to house their employees.

The applicant interpreted the following paragraph from the staff report for the approval of SPAR 20008 as allowing VRBOs or “other short-term lodging and a use that is more commercial and appropriate to HMR zoning district.”

***WHEREAS, the Planning Commission determines that VRBOs are classified as **Other Traveler Accommodation** per NAICS, Sector 72119, providing short-term lodging and a use that is more commercial and appropriate to the HMR zoning district; and***

The applicant felt the agreement with Asante met these requirements and proceeded to lease all of 920 North Haskell (15 Units) to Asante and its employees.

Buildings 2 and 3 were constructed as proposed in the application with the architectural features contemplated in the TCMP, street facings entrances, tall ground floor under 2 story residential dwelling units, and fenestration typical of ground floor commercial development.

The applicant received a Notice of Violation from the City dated March 16 indicating the use of the buildings located at 910 and 920 North Haskell are not in compliance with the SPAR 20008 approval. The

notice demands compliance within 10 business days with the option to submit an application to modify the approval of the development. The tenant Asante asserts they continue to have an urgent demand to provide accommodations for both direct employees and contractors, traveling nurses, as the housing stock in the region remains critically constrained. Additionally, the availability of local nurses to staff facilities does not meet the demand requiring Asante to fill staff from outside our regional.

While the applicant believes the uses of the building are in compliance with the approval, resolving the violation identified in the notice by relocating the Asante staff is not a viable solution.

This application for a minor modification to the site plan approval proposes relocating the approved VRBO units of Building 2 and 3 to Building 1. This modification does not involve any physical modification to any of the buildings or the site plan. All were constructed per the original approval.

Requested Modification to the approved Site Plan SPAR 20008:

The applicant requests that all ten (10) "VRBO" type units be located in 900 North Haskell, part of Central Point Station. Additionally, the applicant requests flexibility in the future to move the VRBO units amongst 900, 910 and 920 North Haskell as market conditions for different unit types and management needs change.

The TCMP contemplated both horizontal and vertical mixed-use buildings. Buildings 2 and 3 were developed as horizontal mixed use buildings. The requested modification will not impact the architectural design of Buildings 2 and 3. These buildings maintain the mixed-use appearance approved with SPAR 20008.

Approving the requested modification of the development will provide a vertical mixed use building in Building 1. This location has an elevator and will not reduce accessibility for guests. Allowing the location of all the units in 900 North Haskell also allows the applicant the flexibility to continue the agreement with Asante if in 2024 when it expires Asante still feels the need to help its employees find housing.

Asante's health services are critical for the Rogue Valley and the applicant wants to help Asante recruit and retain staff to meet its mission. Consolidating the VRBO units in 900 North Haskell will also make the management of the units easier as house keeping supplies and equipment can be located in one area.

The applicant does not see any negative effects to consolidating the units in 900 North Haskell for the City and it does not change the composition or nature of the approval of the Central Point Station in aggregate.

Approving this modification results in no change to the mixture of commercial and residential uses in the development. The approval of the request will have no impact to the traffic impact of the development as there are no changes to the site or the ratio of commercial to residential uses. The site circulation and access to the public facilities are not modified. The original site plan is attached and no changes to this plan are proposed by this modification.

Please approve this request for minor modification to the original approval.







KRUPP LIVING TRUST ET AL  
1125 BOULDER RIDGE ST  
CENTRAL POINT, OR 97502

SHEFFIELD MAXINE  
518 GOLDEN PEAK DR  
CENTRAL POINT, OR 97502

ROLLINS JESSICA LYN  
534 GOLDEN PEAK DR  
CENTRAL POINT, OR 97502

HILDEBRAND ARDEN P TRUSTEE ET  
1117 BOULDER RIDGE ST  
CENTRAL POINT, OR 97502

RAMIREZ EVAN C  
510 GOLDEN PEAK DR  
CENTRAL POINT, OR 97502

MAY GERALD/WENDY  
526 GOLDEN PEAK DR  
CENTRAL POINT, OR 97502

HULL VIRGINIA  
1078 N HASKELL ST  
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PO BOX 3577  
CENTRAL POINT, OR 97502

ASANTE HEALTH SYSTEM  
2650 SISKIYOU BLVD  
MEDFORD, OR 97504

HUBER MEGAN M  
1070 N HASKELL ST  
CENTRAL POINT, OR 97502

SMITH PETER/LUCIA  
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LARSEN DANIEL E  
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TWIN CREEKS COTTAGE PARTNERS  
DHARMA HCM ATTN: MARY ROPER  
4701 SW ADMIRAL WAY 174  
SEATTLE, WA 98116

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