

June 6, 2023

Item Summary

Consideration of a Master Plan Amendment application for modifications to the Twin Creeks Master Plan, including realignment to an off-street pathway and revising the land use designation to permit high-density residential development with limited ground floor commercial uses. The 1.62 acre site is located at the intersection of Twin Creeks Crossing and Boulder Ridge Street and is identified on the Jackson County Assessor's map as 37S 2W 03CA, Tax Lot 1500. **Applicant:** Smith Crossing, LLC; **Agent:** Scott Sinner Consulting, Inc.

Associated Files: CPA-23002, ZC-23002, SPAR-23001

Staff Source

Justin Gindlesperger, Community Planner II

Background

The Twin Creeks TOD Master Plan was approved in December 2000 to guide development within an approximately 230-acre land area in accordance with the TOD district zoning and design standards. At this time, Smith Crossing, LLC ("Applicant") has requested a Master Plan Amendment to the Twin Creeks Master Plan with the intent to develop the property with a 45-unit multifamily development with limited ground floor commercial uses along the Twin Creeks Crossing frontage and multifamily residential interior to the site. The current application proposes the following:

- Revise the Land Use Plan (Exhibit 18), the Mixed Use Plan (Exhibit 36) and the Civic and Commercial Plan (Exhibit 37) of the Twin Creeks Master Plan to change the land use designation to High Mix Residential/Commercial and permit horizontal mixed-use development (mixed uses in adjacent buildings).
- Amend the Circulation Plan (Exhibit 3) of the Twin Creeks Master Plan to realign a pedestrian accessway location from the east side of the property to the west side of the property.

Discussion:

The property was recently approved for a zone change to HMR. The HMR zone permits mixed use opportunities on the site, including vertical (mixed in same building) and horizontal (mixed use in adjacent buildings). The 1.62 acre project site is identified in the Twin Creeks Master Plan as a site to provide 1-2 stories of destination retail and professional office uses.

The subject property is currently undeveloped and adjacent to developed properties on the south and west within the High Density Residential/HMR and Medium Density/ Medium Mix Residential (MMR) zones.

The property is located along the south side of Twin Creeks Crossing at the intersection with Boulder Ridge Street. In this area, Twin Creeks Crossing is a divided street with a center median, limiting full-movement access at Boulder Ridge Street. This configuration is due to the close proximity with Rogue Valley Highway/Highway 99, multiple turning lanes at that intersection and higher traffic volumes. Boulder Ridge Street, abutting the west side of the property, extends less than 150-feet from the Twin Creeks Crossing right-of-way and does not connect to another public right-of-way, further limiting vehicle circulation and access to/from the subject property.

The proposed development is consistent with the existing development pattern in the area, connects to the existing streets and provides circulation through the existing development to the south. The current application is under review concurrently with requests to amend the comprehensive plan map, amend the zoning map, and a site plan and architectural review for the proposed development.

Issues

There are two (2) issues relative to this project as set forth below:

1. **Change Land Use Designation.** The applicant proposes to change the land use designation of the property to High Mix Residential/Commercial (HMR) in order to construct a horizontal mixed-use development (mixed uses in adjacent buildings). The current proposal includes leasable commercial floor area along Boulder Ridge Street and a portion of Twin Creeks Crossing, with the remainder of the development as multifamily residential units. The proposed use is not consistent with the current master plan, which only allows residential units above ground floor commercial.

Comment: The proposed Master Plan Amendment will continue to provide mixed use opportunities on the site, including vertical (mixed use in the same building) and horizontal (mixed use in separate buildings on a site) while providing a transition from MMR development south of the subject property to leasable ground floor commercial along Twin Creeks Crossing.

Limiting leasable commercial space to the street frontages will reduce commercial traffic into the site that has limited turning movements from Twin Creeks Crossing and will reduce conflicts with residential traffic interior to the site and the residential development to the south. Provided the leasable commercial areas in the horizontal mixed use are consistent with the Civic and Commercial Plan of the Twin Creeks Master Plan, the proposed change in land use designation is consistent with the Twin Creeks Master Plan.

Staff recommends Condition of Approval No. 1 that requires the applicant to revise the site plan showing commercial floor area on the publicly visible areas of Building 1,

including the west elevation along the Boulder Ridge Street frontage and north elevation along the entire Twin Creeks Crossing frontage.

2. **Minor Pedestrian Accessway.** The applicant proposes to realign the minor pedestrian accessway from the east side of the property as shown on the Circulation Plan (Exhibit 3) of the Twin Creeks Master Plan to the west side of the property and connect to an existing path on the property to the south, which is under common ownership with the subject property. Despite common ownership, there are no access easements between the properties. Per the standard identified in Master Plan Exhibit 12, a minor pedestrian accessway must provide a 24-inch landscape row on either side of the pathway.

Comment: The Circulation Plan identifies the location of the pathway along Griffin Creek, adjacent to an area that was modified in 2014-2016 to mitigate floodway hazards on the Twin Creeks Master Plan area. The modifications resulted in steep grades down to the creek bed. The proposed realignment of the pedestrian pathway diverts pedestrians away from the steep grades and along the western portion of the subject site.

Sections of the off-street accessway identified on the Circulation Plan are not constructed to the north of Twin Creeks Crossing, limiting connections as originally depicted. The proposed realignment extends an existing pathway from the adjacent development to the south and connects with an existing crosswalk at the intersection of Twin Creeks Crossing and Boulder Ridge Street, linking off-street pedestrian activity from N. Haskell to Twin Creeks Crossing.

The proposed location, as depicted on the Site Plan (Attachment "B-1"), is abutting the west property boundary of the subject property. There is an existing three (3) foot wide landscape buffer between the path and the parking area on the adjacent property that will provide a vegetative buffer to the pedestrian path.

Since the pedestrian accessway provides connection between public streets, Staff recommends Condition of Approval No 2 requiring an easement for public access for the realigned pedestrian accessway.

Findings of Fact & Conclusions of Law

The Central Point Station, Phase 2, Master Plan Amendment has been evaluated against the applicable criteria set forth in CPMC 17.66 and found to comply as evidenced in the Applicant's Restated Findings of Fact (Attachments "C"), the Planning Department Supplemental Findings (Attachment "D") and the Staff Report dated June 6, 2023.

Conditions of Approval

Approval of the Master Plan Amendment shall be subject to the following:

1. Prior to the issuance of any building permits, the applicant shall submit a revised site plan that depicts the ground floor of Building 1 providing leasable commercial floor area along the entire frontage of Twin Creeks Crossing and the frontage of Boulder Ridge Street.

2. Prior to the issuance of building permits, the Applicant shall provide a copy of a signed and recorded easement, as necessary, to allow for public access to the realigned pedestrian accessway.

Attachments

Attachment "A" – Project Location Map

Attachment "B" – Twin Creeks Master Plan Exhibits 3, 18, 36 and 37 printed; remaining pages herein incorporated by reference. Copies available upon request.

Attachment "C" – Master Site Plan

Attachment "D" – Overall Landscape Plan

Attachment "E" – Applicant's Restated Findings and Exhibits, dated 05/25/2023

Attachment "F" – Planning Department Supplemental Findings

Attachment "G" – Resolution No. 907

Action

Conduct the public hearing and consider the Master Plan Amendment application. The Planning Commission may 1) approve; 2) approve with revisions; or 3) deny the application.

If the Planning Commission finds there is insufficient evidence to take one of these actions at the June meeting, the Planning Commission may continue the public hearing to a date and time specific as necessary to allow the applicant to respond to any issues or questions and update their findings.

Recommendation

Approve the Master Plan Amendment application subject to the recommended condition of approval set forth in the Staff Report dated June 6, 2023, the Applicant's Restated Findings in Attachment "E" and the Planning Department Supplemental Findings in Attachment "F."



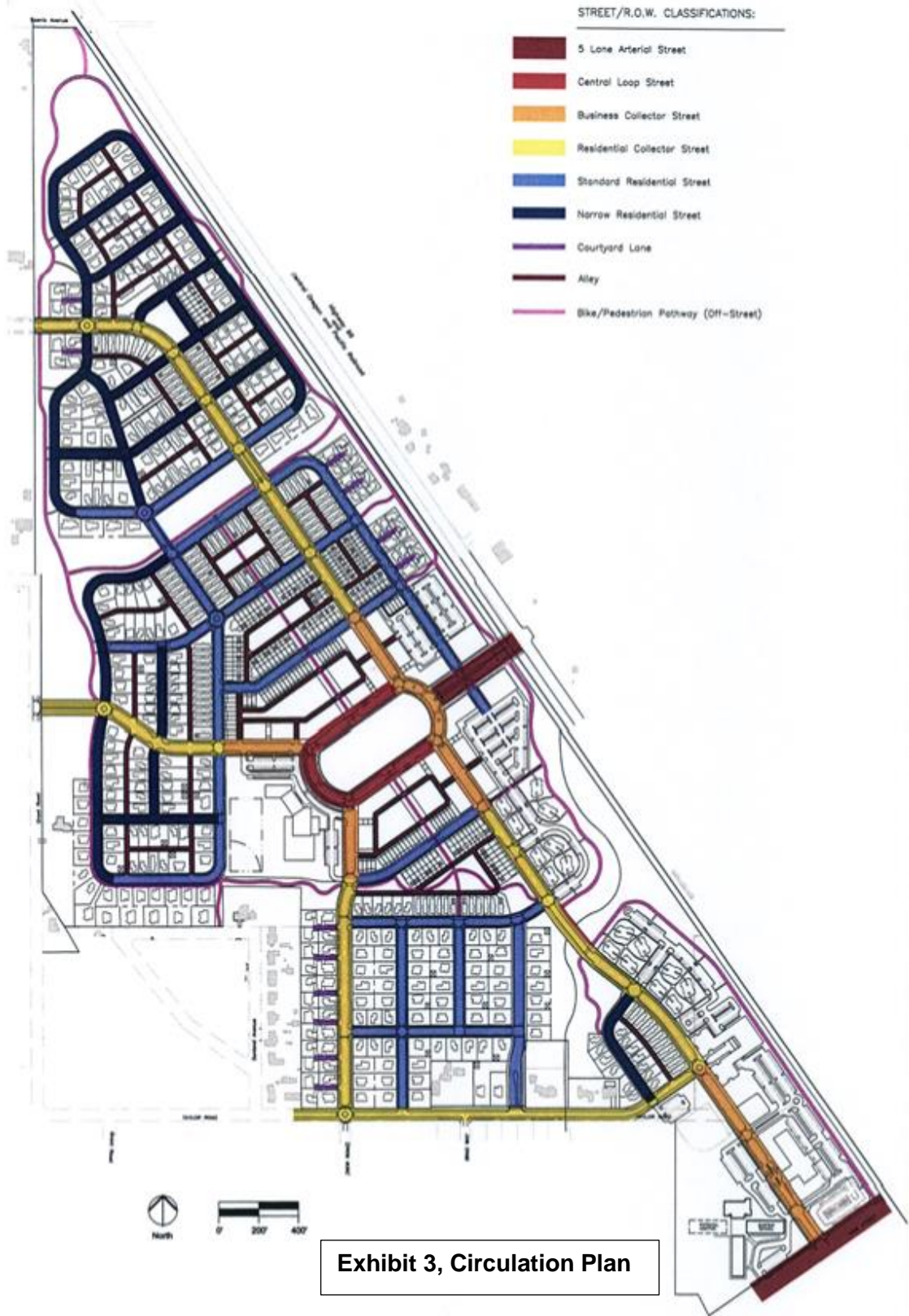




EXHIBIT 18, Land Use Plan
modified 10-07-2014

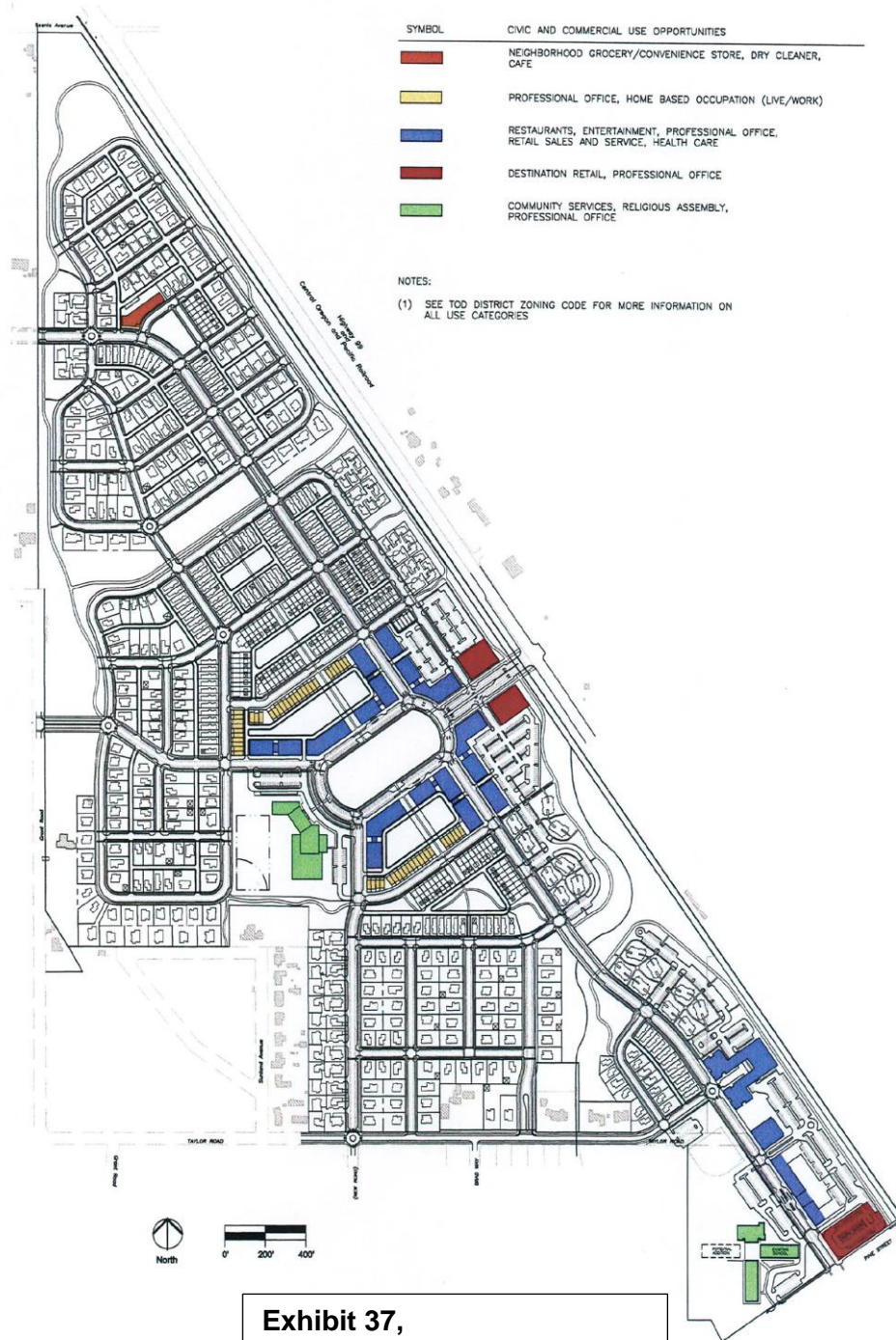


SYMBOL	MIX OF USES
	RESTAURANTS, ENTERTAINMENT, PROFESSIONAL OFFICE, RETAIL SALES AND SERVICE, HEALTH CARE
	POTENTIAL HOME-BASED OCCUPATION (LIVE/WORK)

NOTES:
 (1) SEE TOD DISTRICT ZONING CODE FOR MORE INFORMATION ON ALL USE CATEGORIES

**Exhibit 36, Mixed Use
 Plan**

TWIN CREEKS
TRANSIT-ORIENTED DEVELOPMENT



**Exhibit 37,
Civic and Commercial Plan**

Exhibit 37, Civic and Commercial Plan



CENTRAL POINT STATION PHASE 2	TO BE BUILT BY P.M.C.I. INC. <small>312 DALTON STREET COLUMBIA, SC 29201 PHONE: 803-733-1800</small>	Landscape Plan
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BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:/

Corrected: 05/25/2023

IN THE MATTER OF AN APPLICATION FOR A)	
REVISION OF A MASTER PLAN)	FINDINGS OF FACT
37-R2W-03CA TL 1500)	AND
PMCI, INC APPLICANT)	CONCLUSIONS
<u>SCOTT SINNER CONSULTING, INC. AGENT</u>)	OF LAW

I. BACKGROUND INFORMATION

Applicant:

Smith Crossing LLC
 353 Dalton St
 Medford, OR 97501
 Milo Smith milosmith@gmial.com
 Philip Smith Philips.pmci@yahoo.com

Agent:

Scott Sinner Consulting, Inc.
 4401 San Juan Dr. Suite G
 Medford, OR 97504
 541-601-0917
scottsinner@yahoo.com

Property:

37 2W 03CA TL 1500
 Smith Crossing LLC
 Twin Creeks Crossing and Boulder Ridge Street
 Central Point OR 97502
 1.62 Acres Net Acreage

Existing zoning Employment Commercial (EC)
 Proposed Zoning HMR High Mix Residential Commercial (TOD)

Project Summary:

This application requests two modifications to the adopted Twin Creeks Master Plan (TCMP).

The first request would relocate a segment of a walking path identified on the TCMP away from a common area that also contains a regional stormwater facility. The site topography and the presence of year round open water at the bottom of a 10 foot drop would present a public safety issue for the residents of the City.

The modification would extend the existing path developed on the adjacent development through the subject property in a safer location. The completion of this segment would complete a walking path from Twin Creeks Crossing to North Haskell

The second modification would revise the TCMP from the Comprehensive Plan Map designation of Employment Commercial to High Density and the Zoning Map from the Employment Commercial (EC) to High Mix Residential / TOD (HMR/TOD)

The applicant has submitted an application for a 45 unit multifamily development with 2,514 square feet of ground floor commercial lease space on the street frontage.



Figure 1 Site Location

Path Modification:

The following image is the current location of the path in the TCMP. This segment of the path is within the common area, adjacent to the regional storm water facility for the Twin Creeks Community.

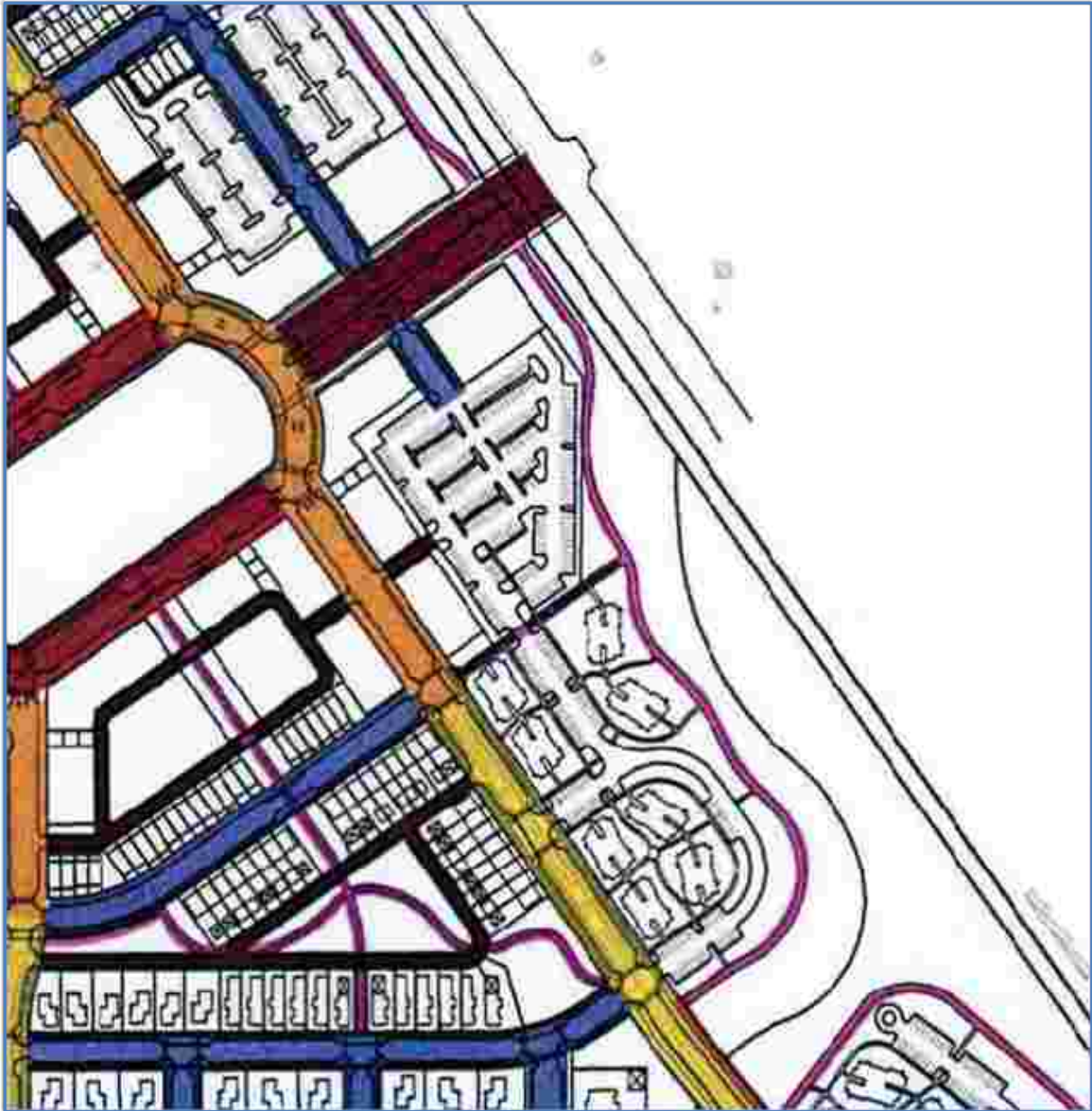


Figure 2 Current path location TCMP

The image below illustrates the topography at site. The current path location would be at the edge of a 10-foot drop with open water at the bottom of the slope. Providing a path at this location would represent a significant safety hazard to the public.

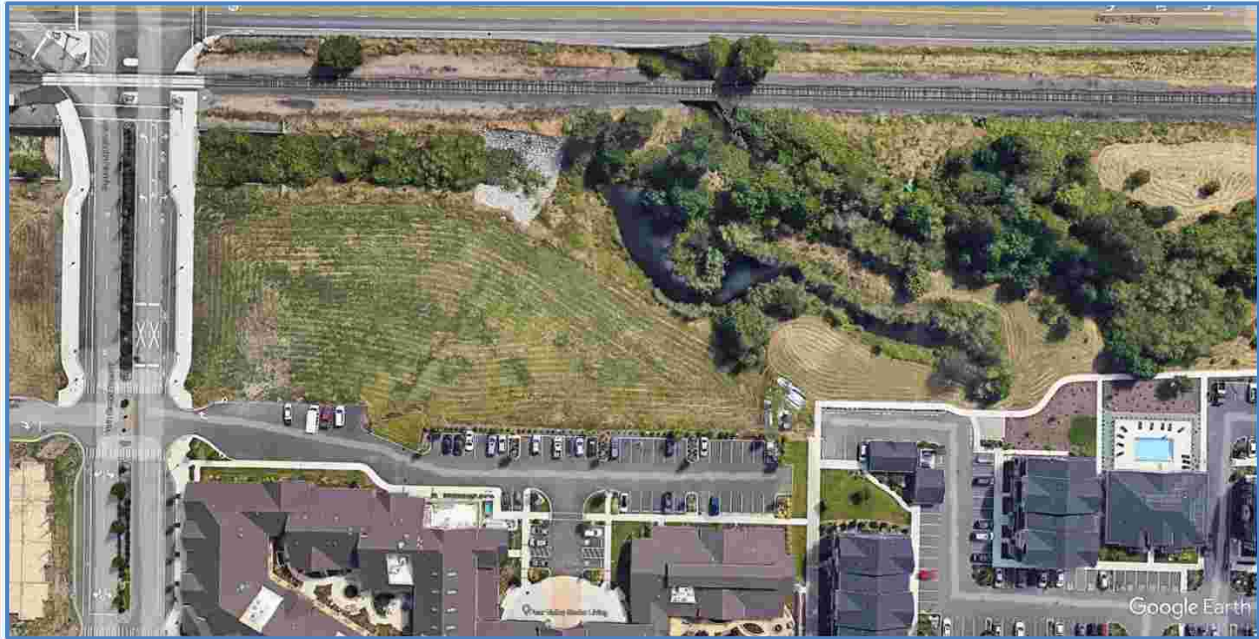


Figure 3 Aerial image

The proposed path location can be seen at the bottom of the image. The existing path is stubbed to the property line from the south. This project would provide a connection to Twin Creeks Crossing at an existing marked pedestrian crossing in Twin Creeks Crossing.

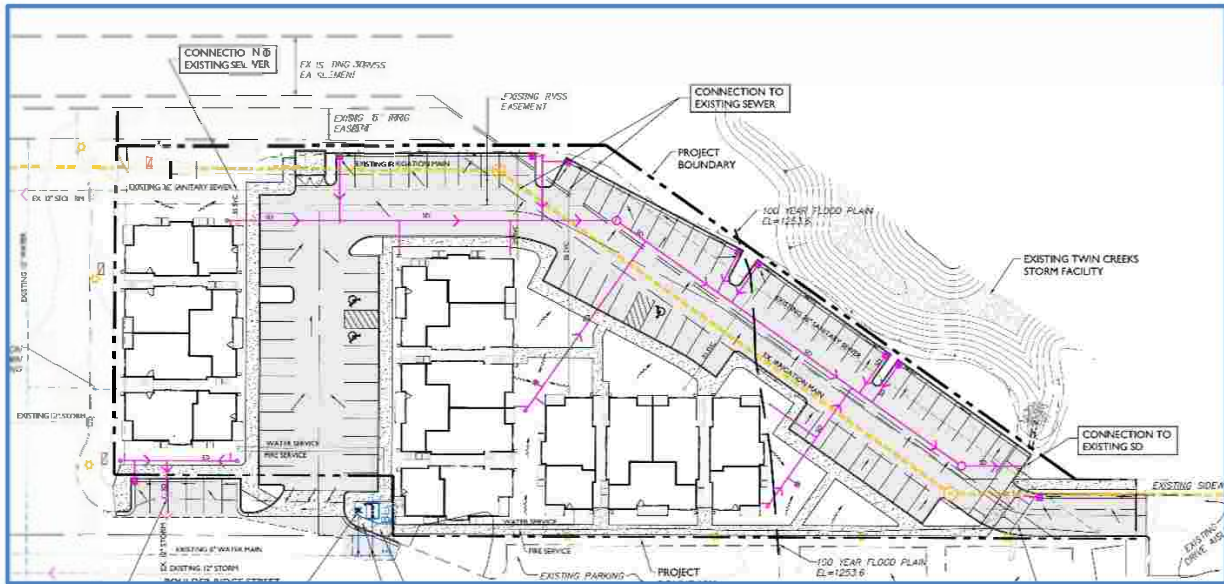


Figure 4 Site Plan

The approval of the requested modification to the location of the path will allow for the completion of the entire walking path south of Twin Creeks Crossing.



Figure 5 Completed path route

Public safety will be significantly improved by relocation of the path away from a steep slope with year-round standing water and by providing a link to an existing pedestrian crossing.

Employment Commercial to High Density Mixed Use / TOD

The TCMP currently identifies the subject property as Employment Commercial land. The application has submitted the necessary applications for a Minor Revision to the Comprehensive Plan Map, a Zone Map Amendment and a Site Plan Application.

The Central Point Municipal Code (CPMC) uses allowed in the in the EC zone and the HMR/TOD zone would allow for very similar mixed use development. Both zones allow multifamily housing, the EC zone requires all ground floor spaces in a development to be for commercial uses. The HMR/TOD zone allows multifamily uses with commercial uses on the street frontage.

The applicant's proposed development provides commercial uses, ~~VRBO~~ units, on the street frontage of Twin Creeks Crossing and the remainder of the ground floor spaces are all residential dwelling units.

Staff Comment: Commercial uses in ground floor commercial spaces are required to be consistent with the Civic and Commercial Plan of the Twin Creeks Master Plan.



Figure 6 Proposed mixed use frontage Phase 2

The proposed architecture of the building on Twin Creeks Crossing is similar to the mixed-use building on the north side of Twin Creeks Crossing. These two buildings provide the prominent gateway to the Twin Creeks Community anticipated in the TCMP.

The applicant has developed other properties in the Twin Creeks Core area with a substantial ground floor commercial presence as anticipated in the Master Plan. The approval of the requested modification will provide the mixed use commercial multifamily frontage for the Twin Creeks Core area while providing much needed additional dwelling units.

17.66.050 Application approval criteria.

A. TOD District or Corridor Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

- 1. Sections 17.65.040 and 17.65.050, relating to the TOD district;*
- 2. Sections 17.65.060 and 17.65.070, relating to the TOD corridor;*
- 3. Chapter 17.67, Design Standards--TOD District and TOD Corridor;*
- 4. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 through 17.65.070;*
- 5. Section 17.65.050, Table 3, TOD District and Corridor Parking Standards, and Chapter 17.64, Off-Street Parking and Loading;*
- 6. Chapter 17.70, Historic Preservation Overlay Zone; and*
- 7. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.*

Findings of Fact

17.65.040 Land use--TOD district.

Four special zone district categories are applied in the Central Point TOD districts. The characteristics of these zoning districts are summarized in subsections A through D of this section.

A. Residential (TOD).

1. LMR--Low Mix Residential. This is the lowest density residential zone in the district. Single-family detached residences are intended to be the primary housing type; however, attached single-family and lower density multifamily housing types are also allowed and encouraged.

2. MMR--Medium Mix Residential. This medium density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density single-family and a variety of multifamily residences. Low impact commercial activities may also be allowed.

3. HMR--High Mix Residential/Commercial. This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential uses are not permitted.

The applicant has requested a minor Comprehensive Plan map amendment to redesignate the subject property from the current Employment Commercial designation to the High-Density designation.

The requested High-Density designation allows for the High Mix Residential (HMR)(TOD) zoning district.

The applicant has submitted a zone map amendment application to amend the zone map for the subject property from the current Employment Commercial (EC) zoning district to the High Mixed Residential (HMR) (TOD) zoning district.

As indicated in the CPMC, the HMR TOD zoning district is the highest density residential zone intended to be near the center of the TOD district. The subject property meets the locational standards for the HMR TOD zone as the property is located on Twin Creeks Crossing, the entrance to the Twin Creeks TOD from Highway 99. This location leads directly to the Code of the Twin Creeks TOD.

The request to modify the Twin Creeks Master plan at the subject property from an Employment Commercial property to the HMR, High Density Mixed use is consistent with the locational standards of the General Land Use Plan designation and the HMR zoning district.

The modification of the Master Plan to allow for a development to the standards of the HMR zone will allow for the development of a multifamily development with ground floor commercial uses for the Twin Creeks Crossing street frontage as prepared with the site plan application consolidated with the Master plan amendment, zone map amendment and Comprehensive Plan Map amendment submitted by the application.

Conclusion of Law

The Planning Commission can conclude the requested revision of the master plan is consistent with the objectives of the Twin Creeks Master Plan to provide high-density mixed-use development near the core of the TOD and the application submitted by the applicant facilitate a development consistent with the code requirements for the TOD.

17.65.050 Zoning regulations--TOD district.

A. Permitted Uses. Permitted uses in Table 1 are shown with a "P." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

B. Limited Uses. Limited uses in Table 1 are shown with an "L." These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

C. Conditional Uses. Conditional uses in Table 1 are shown with a "C." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

D. Density. The allowable residential density and employment building floor area are specified in Table 2.

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.

2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

a. A maximum of one accessory unit is permitted per lot;

b. The primary residence and/or the accessory unit on the lot must be owner-occupied;

c. An accessory unit shall have a maximum floor area of eight hundred square feet;

d. The applicable zoning standards in Table 2 shall be satisfied.

Findings of Fact

Table 1 in Title 17.65 provides the uses for the TOD District.

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
<u>Residential</u>							
Dwelling, Single-Family							
Large and standard lot	P	L5	N	N	N	N	N
Zero lot line, detached	P	P	N	N	N	N	N
Attached row houses	P	P	P	C	N	N	N
Dwelling, Multifamily							
Multiplex, apartment	P	P	P	L1	L1	N	N
Senior housing	L6	P	P	L1	L1	N	N

<u>Commercial</u>							
Entertainment	N	N	C	P, L7	P, L8, L9	N	N
Professional Office	C	L3	L3, L4	P	P	P	N
Retail Sales and Service							
Sales-oriented	C	L3	L3	P	P	N	N
Personal service-oriented	C	L3	L3, L4	P	P	N	N

L3--Permitted in existing commercial buildings or new construction with ground floor businesses with multifamily dwellings above ground floor. Maximum floor area for commercial use not to exceed ten thousand square feet per tenant.L4--Second story offices may be permitted in areas adjacent to EC zones as a conditional use.

Applications have been submitted for a development on the property consistent with the uses highlighted above. Residential uses in the TOD indicates multiplexes are outright permitted in the HMR zoning district. Commercial uses permitted in the TOD suitable for the proposed location include professional offices and services are permitted in new construction as ground floor units with multifamily dwelling units constructed above.

The applications consolidated with this revision propose Building 1 fronting on Twin Creeks Crossing with ground floor commercial lease space with multifamily housing, and Building 2 and 3 propose multiplexes. All proposed uses are consistent with the uses and locational requirements of Table 1.

The subject parcel is an existing parcel created with the approval of the final plat as recorded in County Survey 19470. This application does not propose the creation of any new parcels and the lot dimension standards to creating new lots are not applicable.

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Zero lot line detached	3,000 SF	3,000SF	NA	NA	NA	NA	NA
Attached row houses	2,500 SF	2,000SF	1,500 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width							
Large single-family	50'	NA	NA	NA	NA	NA	NA
Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	50'	NA	NA	NA	NA
Building Setbacks (k)							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	0'/15'	0'/5'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a) (c)	5' detached 0' attached (a) (c)	5' detached 0' attached (a)	0' 10' (b)	0' 15' (b)	0' 20'(b)	5'
Corner (min./max.)	10'/NA	10'/NA	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	10'	10'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA
Maximum Building Height	35'	45'	60'	60'	60'	45'	35'
Maximum Lot Coverage (g)	80%	80%	85%	100%	100%	85%	25%
Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area (j)	0% of site area (h)	15% of site area	15% of site area	NA
Housing Mx							
Required housing types as listed under Residential in Table 1.	< 16 units in development: 1 housing type. 16-40 units in development: 2 housing types. > 40 units in development: 3 or more housing types (plus approved master plan)			NA	NA	NA	NA

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net Acre (f)							
Maximum	12	32	NA	NA	NA	NA	NA
Minimum	6	14	25	NA	NA	NA	NA
Dimensional Standards							
Minimum Lot or Land Area/Unit							
Large single-family	5,000 SF	NA	NA	NA	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA	NA	NA	NA
Attached row houses	2,000 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Average Minimum Lot or Land Area/Unit							
Large single-family	7,500 SF	NA	NA	NA	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA	NA	NA	NA

D. Density. The allowable residential density and employment building floor area are specified in Table 2.

The density requirement for HMR in Table 2 is 25 units per acre minimum. The site is 1.62 net acres x 25 DU density is 40 dwelling units. The site plan application proposed with this consolidated application is 44 multifamily residential units.

In addition, the proposed site plan provides commercial spaces for tourist accommodations, ~~VRBO units~~, on the ground floor Twin Creeks Crossing frontage.

Staff Comment: Commercial uses are required to be consistent with Civic and Commercial Plan.

The application meets the density requirements of Table 2.

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

The consolidated application does not create any new lots. The dimensional standards for lot size and dimensions are not applicable.

Table 2 identifies the front setback at 0-15 feet. The site plan proposes a front setback of 5 feet from the building to the ROW on Twin Creeks Crossing in compliance with the standard. The side setback of 5 feet for detached buildings and 10 feet for rear setbacks are also met with the proposed site plan.

The proposed building height is 33 feet, the maximum building height for the HMR zone is 60 feet.

Staff Comment: The housing mix is addressed as part of the Twin Creeks TOD Master Plan, which provides for eight (8) housing types. Apartments, which are proposed as part of this development, are one of the multifamily housing types planned for the Twin Creeks TOD Master Plan area

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.

~~Table 2 requires 3 housing types for plans requiring more than 40 units. The proposed plan complies with 1 bedroom flats, 2 bedroom flats and two story townhouse units. The townhouse units are not for individual sale, they are 2 story unit with an internal staircase.~~

Commercial units are provided on the ground floor street frontage of Twin Creeks Crossing.

2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

- a. A maximum of one accessory unit is permitted per lot;*
- b. The primary residence and/or the accessory unit on the lot must be owner-occupied;*
- c. An accessory unit shall have a maximum floor area of eight hundred square feet;*
- d. The applicable zoning standards in Table 2 shall be satisfied.*

The consolidated application does not propose accessory units.

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD district and TOD corridor, except as modified by the standards in Table 3 of this section.

- a. Except for multifamily housing, fifty percent of all residential off-street parking areas shall be covered. Accessory unit parking spaces are not required to be covered.*
- b. Vehicle parking standards may be reduced when transit service is provided in the TOD district and TOD corridor and meets the following conditions:*
 - i. Parking standards may be reduced up to twenty-five percent when transit service is provided in the TOD district and TOD corridor.*
 - ii. Parking standards may be reduced up to fifty percent when transit service is provided in the TOD district and TOD corridor and when bus service includes fifteen-minute headways during the hours of seven to nine a.m. and four to six p.m.*
- c. Bicycle parking standards in Chapter 17.64 shall not be reduced except as permitted by Section 17.75.039(H)(3).*

d. Shared parking easements or agreements with adjacent property owners are encouraged to satisfy a portion of the parking requirements for a particular use where compatibility is shown. Parking requirements may be reduced by the city when reciprocal agreements of shared parking are recorded by adjacent users.

The proposed development is mixed use, Multifamily development with ~~tourist accommodations.~~

~~Table 3 provides the parking requirements for the TOD. The multifamily apartments are 1.5 spaces per dwelling unit and Tourist Accommodations has a requirement for 1 space per guest plus 1 space per employee.~~

~~The required parking is 68 spaces for the multifamily and 1 space per 500 square feet of commercial space. The total parking requirement is 73 spaces, and 92 spaces are provided. No relief from the parking standard is requested.~~

Required bicycle parking is met inside the individual dwelling units.

No shared parking is proposed.

Staff Comment: As required per the Transportation Planning Rule, OAR 660-012, parking mandates are no longer considered for properties within 1/2 mile of frequent transit.

17.65.060 Land use--TOD corridor.

The standards of this title are not applicable to the HMR zoning district.

17.65.070 Zoning regulations--TOD corridor.

The standards of this title are not applicable to the HMR zoning district.

17.67.040 Circulation and access standards. 

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD district or corridor master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section 17.65.020 and Chapter 17.66.

This consolidated application does not propose any revision to the public streets. The City is processing a vacation of the segment of Boulder Ridge south of Twin Creeks Crossing.

Staff Comment: The proposed vacation of Boulder Ridge Street is a condition of approval under consideration with File No. SPAR-23001.

Circulation Plan Revision

The proposed revision to the circulation plan relocates the segment of the pedestrian path adjacent to the subject property to improve public safety. The current path location identifies the proposed path in a common area with a 10 foot drop off to an area that holds open water.

The proposed location relocates the path to the west side of the proposed development and extends the existing terminus of the path from the property to the south to the public right of way and existing crosswalk at Twin Creeks Crossing.

9. Public Off-Street Accessways.

a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.

b. Major off-street pedestrian accessways shall incorporate all of the following design criteria:

- i. The applicable standards in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction;*
- ii. Minimum ten-foot vertical clearance;*
- iii. Minimum twenty-foot horizontal barrier clearance for pathway;*
- iv. Asphalt, concrete, gravel, or wood chip surface as approved by the city, with a compacted subgrade;*
- v. Non-skid boardwalks if wetland construction is necessary; and*
- vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.*

This consolidated application seeks to revise the location of the public off street accessway south of Twin Creeks Crossing. The current position of this segment of the accessway is located on an open space area containing a regional stormwater facility, see figure 1 below. The accessway constructed in this location would impact the stormwater facility and would create a significant safety hazard due to a steep 10 foot drop to open water of the storm facility.

Staff Comment: The Twin Creeks Master Plan identifies an off-street public accessway along the western boundary of the subject property. The path location identified in the master plan is along Griffin Creek, adjacent to an open space area that was modified in 2014-2016 to mitigate floodway hazards on the Twin Creeks Master Plan area. Due to the steep grades and the lack of pedestrian crossing at the path terminus at Twin Creeks Crossing, the applicants propose relocating the pedestrian access along away from the eastern property boundary, terminating at the intersection of Twin Creeks Crossing and Boulder Ridge Street. As a condition of approval, the pedestrian accessway must be installed in accordance with the standard identified in Master Plan Exhibit 12 and provide an easement for public access

The revision proposed, figure 2 below, will extend the public accessway installed with the development of the adjacent Smith Crossing Phase 1. The proposed accessway will connect the current terminus to the Twin Creeks Crossing right of way and improve public safety.

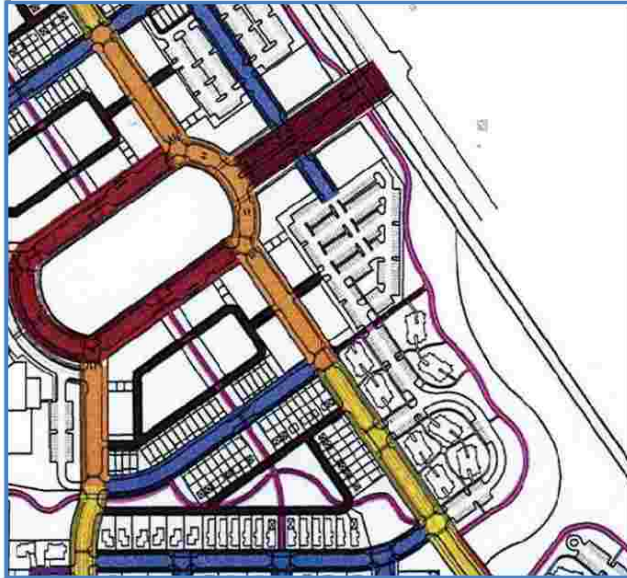


Figure 8 Existing path circulation

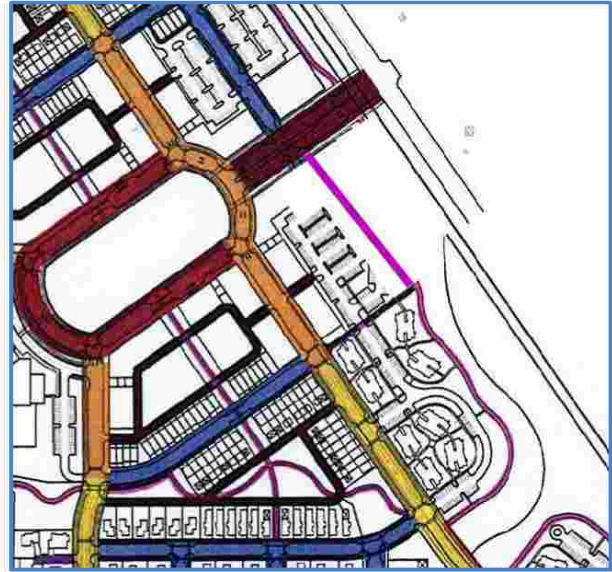


Figure 7 Proposed path circulation

All standards indicated above can be met with the proposed location of the Public Accessway and will provide improved public safety for pedestrians using the facility.

Revision to the Land Use Plan

The existing Land Use Plan in the TCMP indicates the subject property is designated as Employment Commercial. The proposed revision would change the designation to High Mix Residential.



Figure 9 Proposed EC Land Use Designation

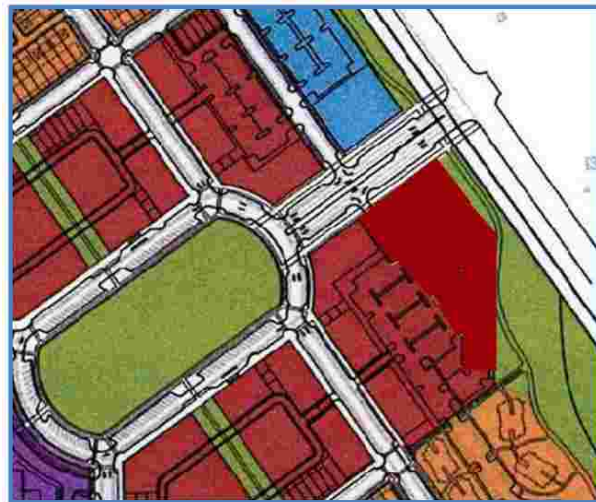


Figure 10 Proposed HMR Land Use Designation

Staff Comment: The property is identified as a location for destination retail and professional office on Civic and Commercial Plan, (Exhibit 37 of Master Plan).

Revision to the Civic and Commercial Plan

The existing Civic and Commercial Plan indicates the subject property contemplates a ~~neighborhood grocery / convenience store, a dry cleaner or café~~. The proposed revision would indicate the proposed uses to be restaurants professional office, retail sales and services.



Figure 11 Existing Civic / Commercial Plan

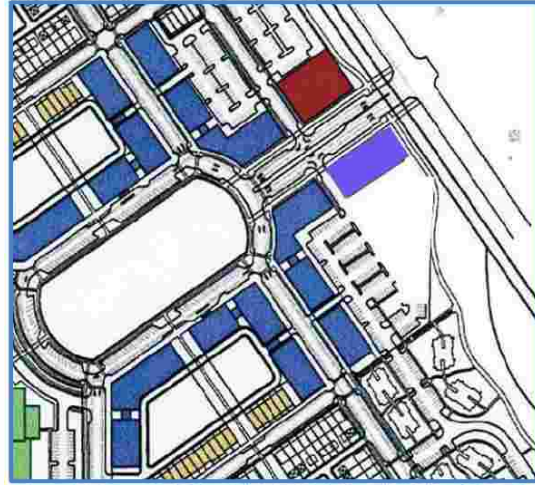


Figure 12 Revised Civic and Commercial Plan

Revision to the Mixed Use Plan

The existing Mixed Use Plan does not indicate the subject property is indicated as a mixed use area, it was contemplated for employment Commercial uses. The proposed revision will include the subject property in the mixed-use designation.

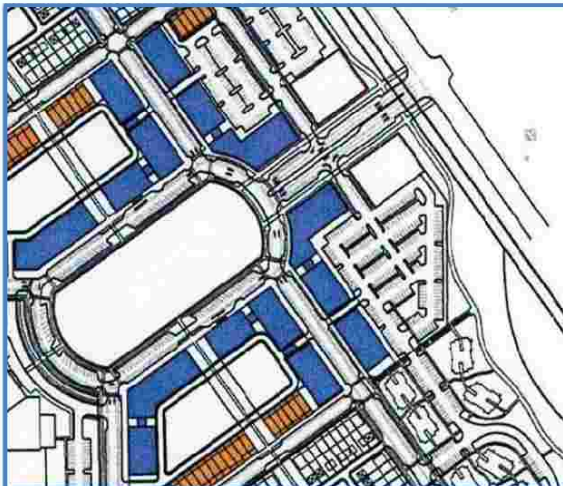


Figure 14 Existing Mixed Use Plan



Figure 13 Revised Mixed Use Plan

**PLANNING DEPARTMENT SUPPLEMENTAL FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: MP-23001**

**Before the City of Central Point Planning Commission
Consideration of the Twin Creeks Transit Oriented Development
Master Plan Amendment**

Applicant:) Findings of Fact
Smith Crossing LLC) and
353 Dalton Street) Conclusion of Law
Medford OR 97501)

**PART 1
INTRODUCTION**

The applicant submitted the Twin Creeks Master Plan Amendment application for modifications to the approved Twin Creeks Master Plan including a realignment to a residential walking path, revising the Comprehensive Plan Map designation from Employment Commercial to High Density Residential), and revising the zoning district from Employment Commercial (EC) to High Mix Residential (HMR). The property is located near the intersection of Twin Creeks Crossing and Boulder Ridge Street within the EC zoning district in the Transit Oriented Development (TOD) District.

A master plan amendment is reviewed as a Type III application. Type III applications are reviewed in accordance with procedures provided in Section 17.05.400, which provides the basis for decisions upon standards and criteria in the development code and the comprehensive plan, when appropriate.

Applicable Review Criteria for TOD master plans are set forth in Chapter 17.66, Application Review Process for the TOD District and Corridor and include:

- 1. CPMC 17.65.040 and 17.65.050 relating to the TOD District
- 2. CPMC 17.66.030 A(1)(b) and 17.66.030 B – Submittal Requirements
- 3. CPMC 17.67, Design Standards—TOD District and TOD Corridor;
- 4. CPMC 17.60, General Regulations unless superseded by Sections 17.65.040 through 17.65.070
- 5. CPMC 17.65.050, Table 3, TOD District and Corridor Parking Standard, and CPMC 17.64, Off-Street Parking and Loading
- 6. CPMC 17.70, Historic Preservation Overlay

PROJECT BACKGROUND

The property is located along the south side of Twin Creeks Crossing at the intersection with Boulder Ridge Street. In this area, Twin Creeks Crossing is a divided street with a center median, limiting full-movement access at Boulder Ridge Street. This configuration is due to the close proximity with Rogue Valley Highway/Highway 99, multiple turning lanes at that intersection and higher traffic volumes. Boulder Ridge Street, abutting the west side of the property, extends less than 150-feet from the Twin Creeks Crossing right-of-way and does not connect to another public right-of-way, further limiting vehicle circulation and access to/from the subject property.

The property was recently approved for a zone change to HMR. The HMR zone permits mixed use opportunities on the site, including vertical (mixed in same building) and horizontal (mixed use in adjacent buildings). The 1.62 acre project site is identified in the Twin Creeks Master Plan as a site to provide 1-2 stories of destination retail and professional office uses.

As shown on the Vicinity Map (Figure 1), the property is bound by open space to the east, the Twin Creeks Crossing to the north and existing residential developments in the Medium Mix Residential (MMR) and HMR zoning districts, to the south and west respectively. The development to the south is under common ownership with the subject property. Despite common ownership, there are no access easements between the properties.

The applicant proposes a 45-unit multifamily development with limited ground floor commercial uses along the Twin Creeks Crossing frontage. The proposed development is consistent with the existing development pattern in the area, connects to the existing streets and provides circulation through the existing development to the south.

The application to amend the Twin Creeks Master Plan proposes to realign a residential walking path location shown in Exhibit 3 of the Twin Creeks Master Plan; and, revise the Land Use Plan (Exhibit 18), the Mixed Use Plan (Exhibit 36), and the Civic and Commercial Plan (Exhibit 37) to permit high-density residential development with limited ground floor commercial uses.

Since Master Plan compliance is required for Site Plan and Architectural Review, the application for master plan amendment is accompanied by, and being processed concurrently with, an application for a Site Plan and Architectural Review (see File No. SPAR-23001) that reviews site and building design criteria for Design Standards in the TOD District and Corridor (CPMC 17.67).

Figure 1. Vicinity Map



Figure 2. Site Plan

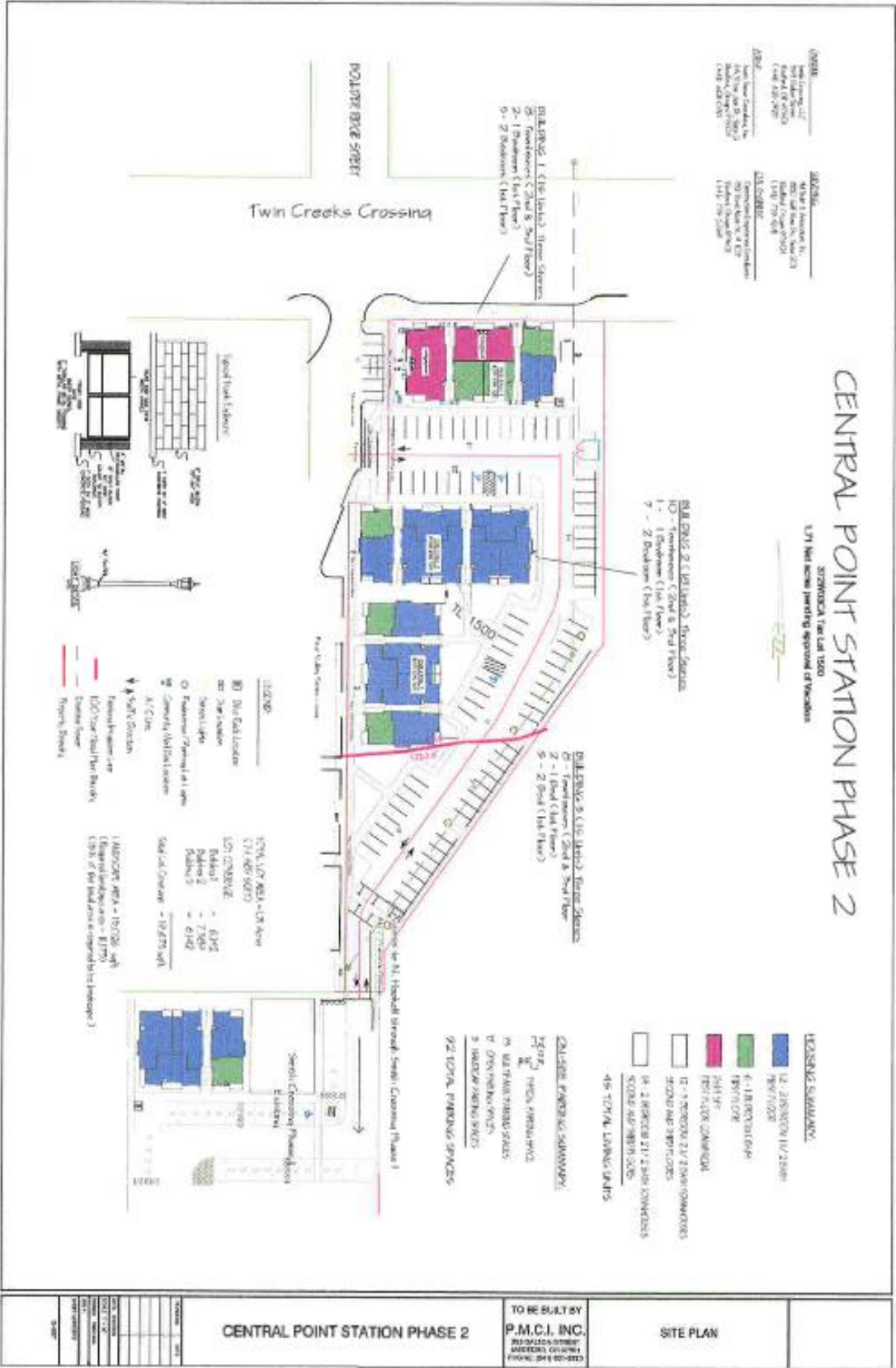


Figure 3. Landscape Plan



PART 2 – CHAPTER 17.65
LAND USE AND ZONING REGULATIONS
TOD DISTRICT AND CORRIDOR

The purpose of the Central Point Transit Oriented Development (TOD) district is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule. The sections of CPMC 17.65 applicable to the application are:

17.65.040 Land Use – TOD District

Four special zone district categories are applied in the Central Point TOD districts. The characteristics of these zoning districts are summarized in subsections A through D of this section.

A. Residential (TOD).

1. LMR--Low Mix Residential. This is the lowest density residential zone in the district. Single-family detached residences are intended to be the primary housing type; however, attached single-family and lower density multifamily housing types are also allowed and encouraged.
2. MMR--Medium Mix Residential. This medium density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density single-family and a variety of multifamily residences. Low impact commercial activities may also be allowed.
3. HMR--High Mix Residential/Commercial. This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential uses are not permitted.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.
2. GC--General Commercial. Commercial and industrial uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

C. C--Civic (TOD). Civic uses such as government offices, schools, and community centers are the primary uses intended in this district. These uses can play an important role in the vitality of the TOD district.

- D. OS--Open Space (TOD). Because the density of development will generally be higher than other areas in the region, providing open space and recreation opportunities for the residents and employees in the TOD district becomes very important. This zone is intended to provide a variety of outdoor and recreation amenities.

Finding 17.65.040: *The subject property was approved for a zone change to HMR. The HMR zone would allow mixed use opportunities on this site, including vertical (mixed use in the same building) and horizontal (mixed use in separate buildings on a site). Provided commercial uses in the horizontal mixed use are consistent with Exhibit 37 (Civic and Commercial Plan) of the Twin Creeks Master Plan, the proposed master plan amendments are consistent with the Twin Creeks Master Plan and the requirements of this section.*

Conclusion 17.65.040: *Consistent.*

17.65.050 Zoning Regulations – TOD District

- A. Permitted Uses. Permitted uses in Table 1 are shown with a “P.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- B. Limited Uses. Limited uses in Table 1 are shown with an “L.” These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- C. Conditional Uses. Conditional uses in Table 1 are shown with a “C.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

Finding 17.65.050(A-C): *The amendment to the Master Plan proposes multifamily residential dwellings and ground floor commercial uses for professional office and retail sales and service, including sales-oriented and personal service oriented businesses. In accordance with CPMC 17.65.050, Table 1, commercial uses are permitted as a limited use in the HMR zone when provided on the ground floor with multifamily dwellings above. There are no conditional uses proposed with the application.*

Conclusion 17.65.050(A-C): *Consistent.*

- D. Density. The allowable residential density and employment building floor area are specified in Table 2.
- E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

Finding 17.65.050(D-E): *The HMR zoning district requires a minimum density of 25 units/acre and no maximum density. The proposed development includes 45 units on 1.62 acres, or approximately 27*

units/acre. The applicant does not propose to divide the property into individual properties and Table 2 in CPMC 17.65.050 does not provide minimum lot areas or lot width for multifamily development. The subject property exceeds the minimum lot depth of 50-feet.

Conclusion 17.65.050(D-E): *Consistent.*

F. Development Standards.

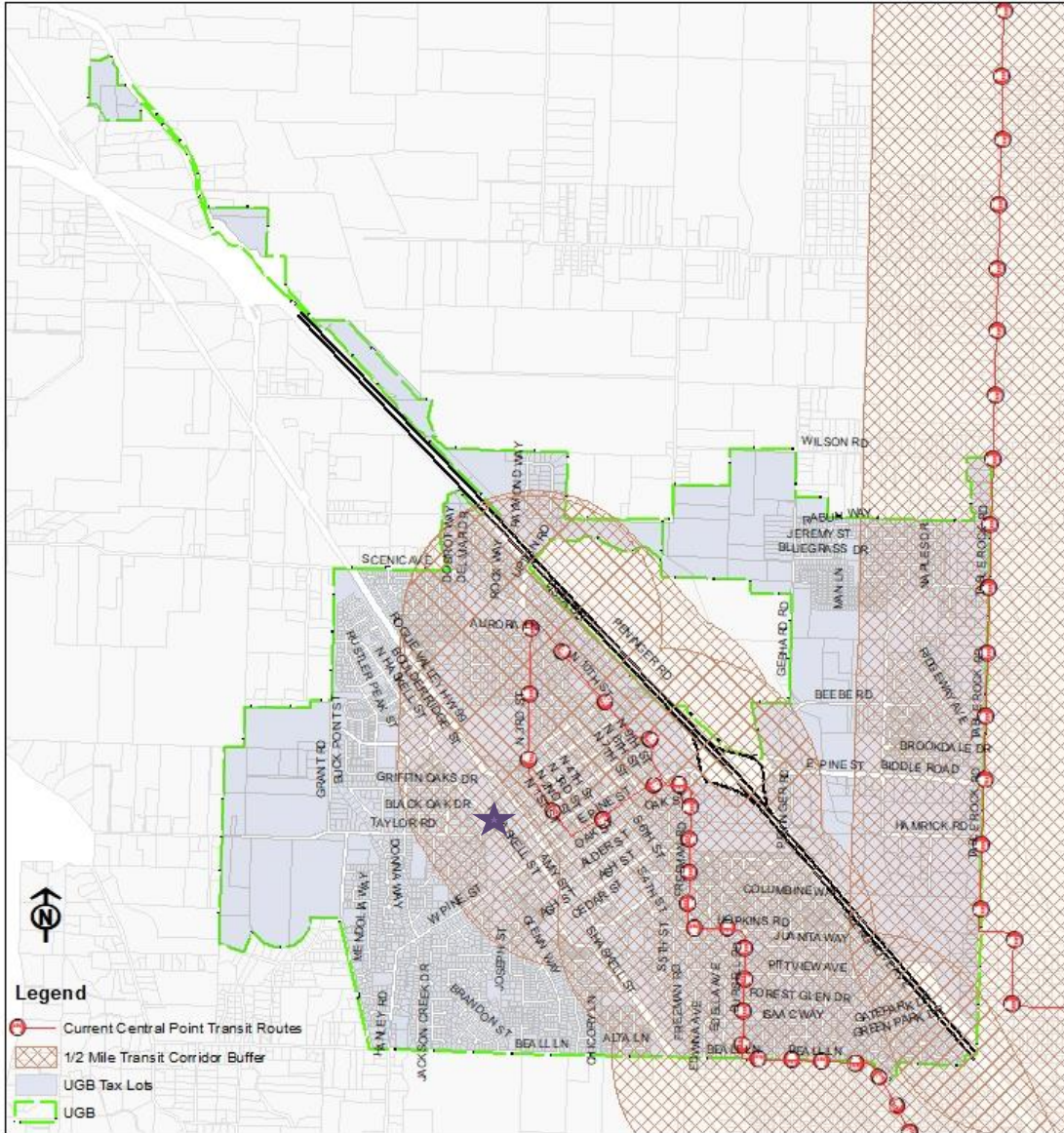
1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.
2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

Finding 17.65.050(F)(1-2): *Proposals greater than 40 units are required to provide three housing types per Table 2 of CPMC 17.65.050. The housing mix is addressed as part of the Twin Creeks TOD Master Plan (See Exhibit 35), which provides for eight (8) housing types. Apartments, which are proposed as part of this development, are one of the multifamily housing types planned for the Twin Creeks TOD Master Plan area.*

Conclusion 17.65.050(F)(1-2): *Consistent.*

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD district and TOD corridor, except as modified by the standards in Table 3 of this section.

Finding 17.65.050(F)(3): *As required in the Transportation Planning Rule, OAR 660-012, parking mandates are no longer considered for properties within ½ mile of frequent transit service. As shown in the image below, the subject property (marked with a purple star) is within the Frequent Transit Corridor and parking requirements are not applicable to the project.*



Frequent Transit Corridors

OR 660-012-0440 Applicability Map

Conclusion 17.65.070(F)(3): *Consistent.*

PART 3 – CHAPTER 17.66
APPLICATION REVIEW PROCESS FOR THE TOD DISTRICT AND CORRIDOR

This chapter describes the review procedures to be followed for development proposed within the TOD district and corridor which are identified on the official city zoning map. The sections of CPMC 17.66 applicable to the application are:

CPMC 17.66.030, Application and Review

A. There are four types of applications which are subject to review within the Central Point TOD district and corridor. The first of the four types apply in this case.

1. TOD District or Corridor Master Plan. TOD District or Corridor Master Plan.
Master plans shall be required for:

a. Development or land division applications which involve two or more acres of land; or

b. Modification to a valid master plan approval which involve one or more of the following:

- i. An increase in dwelling unit density which exceeds five percent of approved density;
- ii. An increase in commercial gross floor area of ten percent or two thousand square feet, whichever is greater;
- iii. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or
- iv. A modification of a condition imposed as part of the master plan approval.

***Finding CPMC 17.66.030(A)(1):** The current application is for a master plan amendment on a property less than two (2) acres in size. The proposed amendment to the Twin Creeks Master Plan includes modifications to the Circulation Plan (Exhibit 3), Land Use Plan (Exhibit 18), Mixed Use Plan (Exhibit 36), and Civic and Commercial Plan (Exhibit 37) of the approved Twin Creeks Master Plan. These exhibits establish conditions for development with the TOD Master Plan area related to housing, commercial land uses and pedestrian/bicycle circulations facilities. The current application is to satisfy the requirements for modifications to a valid master plan per CPMC 17.66.060(A)(1)(b)(iv).*

***Conclusion CPMC 17.66.030(A)(1):** Consistent.*

2. Site Plan and Architectural Review. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall apply to permitted uses and limited uses within the TOD district and corridor. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.

3. Land Division. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.
4. Conditional Use. Conditional uses shall be reviewed as provided in Chapter 17.76, Conditional Use Permits.

Finding CPMC 17.66.030(A)(2-4): *The current application is for modifications to a valid master plan . There are no additional land divisions or conditional uses as part of the submittal. The proposed modification to the master plan is processed and reviewed concurrently with an application for site plan and architectural review (File No. SPAR-23001). Site and building design standards are addressed as part of the site plan and architectural review, as demonstrated in findings and conclusions for SPAR-23001, dated June 6, 2023.*

Conclusion CPMC 17.66.030(A)(2-4): *Consistent.*

B. Submittal Requirements. A master plan shall include the following elements:

1. Introduction. A written narrative describing:
 - a. Duration of the master plan;
 - b. Site location map;
 - c. Land use and minimum and maximum residential densities proposed;
 - d. Identification of other approved master plans within the project area (one hundred feet).

Finding CPMC 17.66.030(B)(1): *The proposed modification is to a valid master plan, the Twin Creeks Master Plan, which provides a written analysis of the site location as well as the overall area covered within the Master Plan. The Vicinity Map (Figure 1) illustrates the site location of the subject property as it relates to the surrounding development and, at a minimum, the applicant needs to match the development pattern within the master plan area.*

Conclusion CPMC 17.66.030(B): *Consistent.*

2. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within one hundred feet of the project site.
 - a. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, storm water, gas, electricity, and agricultural irrigation.

b. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within one hundred feet of the project perimeter and remedies for preservation of livability of adjacent land uses.

Finding CPMC 17.66.030(B)(2): *The project site is within the Twin Creeks Master Plan area and the proposed modification identifies existing utilities and adjacent land uses. The proposed modification does not propose any alterations to existing utilities.*

Conclusion CPMC 17.66.030(B)(2): *Consistent*

3. Transportation and Circulation Plan. A transportation impact analysis (TIA) identifying planned transportation facilities, services and networks to be provided concurrently with the development of the master plan and addressing Section 17.67.040, Circulation and access standards.

Finding CPMC 17.66.030(B)(3): *As shown on the Vicinity Map (Figure 1), the project site is within an area of existing development. The street network and circulation patterns were established per the Master Plan. A Transportation Generation Analysis for the proposed mixed-use development shows no net increase in trips from the project site.*

Conclusion CPMC 17.66.030(B)(3): *Consistent.*

4. Site Plan. A plan and narrative addressing Section 17.67.050, Site design standards.

Finding CPMC 17.66.030(B)(4): *As evidenced by the findings and conclusions set forth herein, the modification to the Twin Creeks Master Plan satisfies the approval criteria for site design standards for the TOD District.*

Conclusion CPMC 17.66.030(B)(4): *Consistent.*

5. Recreation and Open Space Plan. A plan and narrative addressing Section 17.67.060, Public parks and open space design standards.

Finding CPMC 17.66.030(B)(5): *Recreation and open space areas have been developed throughout Twin Creeks in accordance with the Twin Creeks Master Plan. The proposed modification does not alter any approved parks and recreation facilities.*

Conclusion CPMC 17.66.030(B)(5): *Not applicable.*

6. Building Design Plan. A written narrative and illustrations addressing Section 17.67.070, Building design standards.

Finding CPMC 17.66.030(B)(6): *As evidenced by the findings and conclusions set forth herein, the proposed modification to the Twin Creeks Master Plan satisfies the approval criteria for building design standards for the TOD District and Corridor.*

Conclusion CPMC 17.66.030(B)(6): *Consistent*

7. Transit Plan. A plan identifying proposed, or future, transit facilities (if any).

Finding CPMC 17.66.030(B)(7): *The identification of transit facilities were satisfied in the Twin Creeks Master Plan. The proposed modification does not alter the approved plans.*

Conclusion: CPMC 17.66.030(B)(7): *Not applicable..*

8. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions, and hazardous sites on and adjacent to the project site.

Finding CPMC 17.66.030(B)(8): *The site is located within the Special Flood Hazard Area (SFHA) for Griffin Creek. The Site Plan (Figure 2) identifies the location of the SFHA on the property and depicts the proposed structures outside the areas subject to flooding. Any future development within the SFHA will require a Floodplain Development Permit.*

Conclusion CPMC 17.66.030(B)(8): *Consistent.*

CPMC 17.66.040 Parks and Open Space

Common park and open space shall be provided for all residential development within a TOD district or corridor as per Section 17.67.060.

Finding CPMC 17.66.040: *Recreation and open space areas were identified and constructed in accordance with the Twin Creeks Master Plan. The proposed modification does not alter the approved plans.*

Conclusion CPMC 17.66.040: *Not applicable.*

CPMC 17.66.050 Application Approval Criteria

A. TOD District or Corridor Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. Sections 17.65.040 and 17.65.050, relating to the TOD district;

Findings CPMC 17.65.040 and 17.65.050: *As evidenced by the findings and conclusions set forth in Part 2 herein, the proposed development satisfies the approval criteria for land use and zoning standards for the TOD District.*

Conclusion CPMC 17.65.040 and 17.65.050: *Consistent.*

2. Chapter 17.67, Design Standards--TOD District and TOD Corridor;

Findings CPMC 17.67: *As evidenced by the findings and conclusions set forth in Part 4 herein, the proposed Master Plan satisfies the approval criteria for design standards for the TOD District.*

Conclusion CPMC 17.67: *Consistent.*

3. Section 17.65.050, Table 3, TOD District and Corridor Parking Standards, and Chapter 17.64, Off-Street Parking and Loading;

Findings CPMC 17.65.050(F)(3): See Finding CPMC 17.65.050(F)(3).

Conclusion CPMC 17.65.050(F)(3): Consistent.

- B. Site Plan and Architectural Review. A site plan and architectural review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
- C. Land Division. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
- D. Conditional Use.

Finding CPMC 17.66.050(B-D): The application is for a modification to a valid master plan. An application for Site Plan and Architectural Review is being processed and reviewed concurrently (see File No. SPAR-23001). There are no additional land divisions or conditional uses as part of the submittal.

Conclusion CPMC 17.66.050(C): Not applicable.

CPMC 17.66.060 Conditions of approval

The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied.

Finding CPMC 17.66.060: As evidenced by the findings and conclusions set forth herein, reasonable conditions apply to ensure the standards of this code are satisfied.

Conclusion CPMC 17.66.060: Consistent.

PART 4 – CHAPTER 17.67
DESIGN STANDARDS – TOD DISTRICT AND TOD CORRIDOR

The purpose of the Central Point TOD district and TOD corridor design standards is to complement and support efficient and sustainable land development, to reduce auto reliance and to increase transit use as required by the Oregon Transportation Planning Rule. The sections of CPMC 17.67 applicable to the application are:

CPMC 17.67.040 Circulation and access standards

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD district or corridor master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
2. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way.
3. Block lengths for public streets shall not exceed six hundred feet between through streets, measured along street right-of-way.
4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.
5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the standards is not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.
6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.
7. Connections shall be provided between new streets in a TOD district or corridor and existing local and minor collector streets.

Finding 17.67.040(A)(1-7): *The public street design and circulation plan were approved with the Twin Creeks Master Plan and are constructed in accordance with City standards and the approved master plan layout. The current application does not propose to alter the street design or layout.*

Conclusion 17.67.040(A)(1-7): *Not applicable.*

8. Pedestrian/Bike Access ways Within Public Street Right-of-Way.

a. Except for specific access way facilities identified in a TOD district or corridor master plan, the following access way dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for any development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).

9. Public Off-Street Accessways.

a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.

b. Major off-street pedestrian accessways shall incorporate all of the following design criteria:

- i. The applicable standards in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction;
- ii. Minimum ten-foot vertical clearance;
- iii. Minimum twenty-foot horizontal barrier clearance for pathway;
- iv. Asphalt, concrete, gravel, or wood chip surface as approved by the city, with a compacted subgrade;
- v. Nonskid boardwalks if wetland construction is necessary; and
- vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.

c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

Finding 17.67.040(A)(8-9): *The Twin Creeks Master Plan identifies an off-street public accessway along the western boundary of the subject property. The path location identified in the master plan is along Griffin Creek, adjacent to an open space area that was modified in 2014-*

2016 to mitigate floodway hazards on the Twin Creeks Master Plan area. Due to the steep grades and the lack of pedestrian crossing at the path terminus at Twin Creeks Crossing, the applicants propose relocating the pedestrian access away from the eastern property boundary, terminating at the intersection of Twin Creeks Crossing and Boulder Ridge Street. As a condition of approval, the pedestrian accessway must be installed in accordance with the standard identified in Master Plan Exhibit 12 and provide an easement for public access.

Conclusion 17.67.040(A)(6-8): *Complies as conditioned.*

17.67.050 Site Design Standards.

Finding 17.67.050: *The current application is for modifications to a valid master plan. The proposed modification to the master plan is processed and reviewed concurrently with an application for a site plan and architectural review (File No. SPAR-23001). Site design standards are addressed as part of the Site Plan and Architectural Review, as demonstrated in findings and conclusions for SPAR-23001, dated June 6, 2023.*

Conclusion 17.67.050: *Consistent.*

17.67.060 Public Parks and Open Space Design Standards.

- A. General. Parks and open spaces shall be provided in the TOD districts and TOD corridors and shall be designed to accommodate a variety of activities ranging from active play to passive contemplation for all ages and accessibility.
- B. Parks and Open Space Location.
- C. Parks and Open Space Amount and Size.
- D. Parks and Open Space Design.

Finding 17.67.060: *Recreation and open space areas have been developed throughout Twin Creeks in accordance with the Twin Creeks Master Plan.*

Conclusion 17.67.060: *Not applicable.*

17.67.070 Building Design Standards.

Finding 17.67.050: *The current application is for modifications to a valid master plan. The proposed modification to the master plan is processed and reviewed concurrently with an application for a site plan and architectural review (File No. SPAR-23001). Building design standards are addressed as part of the Site Plan and Architectural Review, as demonstrated in findings and conclusions for SPAR-23001, dated June 6, 2023.*

Conclusion 17.67.050: *Consistent.*

PART 5
SUMMARY CONCLUSION

As evidenced in Planning Department Supplemental Findings, the application for a modification to the Twin Creeks Master Plan is, as conditioned in the Staff Report dated June 6, 2023, in compliance with the applicable criteria set forth in Title 17 of the Central Point Municipal Code.

PLANNING COMMISSION RESOLUTION NO. 907

**A RESOLUTION APPROVING A MODIFICATION
TO THE TWIN CREEKS MASTER PLAN
IN THE TOD DISTRICT**

(FILE NO. MP-23001)

WHEREAS, the applicant has submitted an application for approval of a modification to the Twin Creeks Master Plan, a development within the City's Transit Oriented Development (TOD) District; and

WHEREAS, on June 6, 2023, the City of Central Point Planning Commission conducted a duly-noticed public hearing on the application, at which time it reviewed the Staff Report and heard testimony and comments on the application; and

WHEREAS, the Planning Commission's consideration of the application is based on the standards and criteria applicable to master plans and development standards within the TOD districts in accordance with Section 17.65 through 17.67 of the Central Point Municipal Code; and

WHEREAS, after duly considering the proposed modification to an approved master plan, it is the Planning Commission's determination that, subject to compliance with conditions as set forth in the Staff Report (Exhibit "A") dated June 6, 2023, the application does comply with applicable standards and criteria for approval of a master plan; and

WHEREAS, the Planning Commission accepted the applicant's findings, as revised (Attachment "E"), and staff's Findings of Fact and Conclusions of Law (Exhibit "F") in support of the decision made at the June 6, 2023 meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 907, does hereby approve the Modification to the Twin Creeks Master Plan in the TOD district. This approval is based on the findings and conditions of approval as set forth on Exhibit "A", the Planning Department Staff Report dated June 6, 2023, including Attachments A through G attached hereto by reference and incorporated herein.

PASSED by the Planning Commission and signed by me in authentication of its passage this 6th day of June, 2023.

Planning Commission Chair

ATTEST:

City Representative