

June 6, 2023

### Item Summary

Consideration of a Site Plan & Architectural Review application to construct a mixed-use development comprised of 3 buildings containing a total of 45 multi-family residential units and 2514 square feet of commercial space. The 1.62 acre site is located in the Twin Creeks Transit Oriented Development (TOD) Master Plan area within the High Mix Residential (HMR) zone. The site fronts Twin Creeks Crossing and is identified on the Jackson County Assessor's map as 37S 2W 03CA Tax Lot 1500.

**Applicant:** Milo Smith, Smith Crossing LLC

**Agent:** Scott Sinner, Scott Sinner Consulting, Inc.

**Associated Files:** CPA-23002, ZC-23002, MP-23001

### Staff Source

Justin Gindlesperger, Community Planner II  
Laura Stewart, Community Planner I

### Background

The Twin Creeks TOD Master Plan ("Master Plan") was approved on December 14, 2000. The Master Plan sets forth written and illustrated instructions for the development of 230 acres, including the mix of housing types, employment opportunities and multimodal transportation facilities, etc. At this time, the Applicant is proposing to develop a 1.71 acre tract of land (i.e. 1.62 acres plus 0.09 right-of-way to be vacated) with a mix of commercial and residential uses. The proposal is located on a site originally identified in the Master Plan as "Destination Retail and Professional Office." In a concurrent application (MP-23001), the Applicant proposed amending the envisioned uses to include mixed-use and multifamily apartments. The purpose of the amendment is to retain the commercial use and add needed housing. This also takes advantage of the fact that the Applicant owns the adjoining multifamily development to the south. This provides a secondary access via private parking lot driveways between Smith Crossing and this application, which is known as Central Point Station 2.

### Project Description

The proposal includes the construction of 3 buildings together with parking, landscaping and a public bicycle/pedestrian accessway (Attachment "A"). Building 1 provides ground floor commercial uses along Twin Creeks Crossing and Boulder Ridge Street frontage. Buildings 2 and 3 are multifamily buildings located interior to the site with frontage on the parking lot

driveway and pedestrian walkways, including a minor pedestrian accessway open to the public along the west property boundary.

The landscape plan provides street frontage, parking lot perimeter, and interior landscaping throughout the development.

Architecturally, the proposed structures are similar in design and scale, three (3) story buildings featuring flat roofs with parapets, awnings and other design features (Attachment "B"). Per the Applicant's Findings (Attachment "E"), the proposed development was designed to be compatible with the architecture of the surrounding developments. Building 1 is the most prominent structure with frontage along Twin Creeks Crossing and Boulder Ridge Street in the vicinity of the TOD core area. Buildings 2 and 3 are interior to the site, facing adjacent properties, with access along the pedestrian accessway and internal to the site.

## Issues

There are 6 issues relative to this project:

1. **Concurrent Applications.** The Site Plan and Architectural Review is based on changes to the Land Use, Zoning, and Master Plan, to allow horizontal mixed-use, add multifamily housing to the site and relocate a minor pedestrian accessway. Denial of any of these applications will necessitate amendments to this application to comply with approval criteria and standards.

Comment: Staff Recommends Condition No. 1, which specifies this application is subject to approval of each of the preceding concurrent applications.

2. **Boulder Ridge Right-of-Way Vacation.** There is a short section of Boulder Ridge Street that takes access on Twin Creeks Crossing and terminates without connecting to another public street. The proposed site plan shows six (6) parking stalls on this section of Boulder Ridge Street, which is not permitted. Due to existing development patterns, the Public Works Department has determined that there is no public interest in retaining this 140-ft/0.09 acre section of Boulder Ridge Street as right-of-way.

Comment: Per the Public Works Staff Report dated May 15, 2022, (Attachment "F"), the City is supportive of the right-of-way vacation for Boulder Ridge Street and is requiring completion of the vacation prior to building permit issuance. Once this is completed, the vacated area will be part of the project site and the vehicle parking and maneuvering will be allowed subject to the design and development standards in CPMC 17.67. Staff is recommending approval of Condition No. (2)(a).

3. **Site Access.** The site has access at two (2) locations, the intersection of Boulder Ridge Street and Twin Creeks Crossing and on North Haskell Street through the existing Smith Crossing Phase I. The Applicant currently owns Smith Crossing Phase I; however, it will be necessary to provide a cross access easement to provide legal access across the sites in the event of future changes in ownership.

Comment: Staff recommends Condition No. 2(c) requiring a cross access easement for the mutual benefit of the project site and Smith Crossing Phase 1.

#### 4. **Off-Street Pedestrian Accessway.**

- a. **Public Access.** In accordance with the Master Plan Amendment (MP-23001) to the Circulation Plan (Master Plan Exhibit 3), there is a Minor Pedestrian Accessway that will extend from the southeast property boundary, along the west property boundary of the project site to Twin Creeks Crossing. The relocation is needed to avoid steep slopes associated with the Jackson Creek Overbank Floodway Mitigation channel.

Comment: Per the Master Plan, the Minor Pedestrian Accessway is a public facility. Staff recommends Condition No. 2(b) requiring the applicant to provide a recorded copy of an access easement for the facility before building permits are issued.

- b. **Design.** The standard for Minor Pedestrian Accessway design is provided in Master Plan Exhibit 12. It requires a 5-ft path and 24-inches of landscaping on both sides of the path. The proposed site and landscape plans (Attachment “A” and “C”, respectively) illustrate the required path width with landscaping on the east side.

Comment: There is an existing landscape strip on the adjoining property (i.e. Pear Valley Senior Living), which is 5-ft in width. This exceeds the minimum 24-inch standard and is recommended as adequate to buffer the pedestrian accessway. No further action is needed.

5. **Street Trees.** As shown on the Landscape Plan (Attachment “C”), street trees are proposed along the Twin Creeks Crossing frontage; however, the finished sidewalk does not include trees wells for installation.

Comment: In accordance with the Public Works Staff Report dated May 15, 2022 (Attachment “F”), the Applicant will be required to retrofit the sidewalk to include street trees along this section of Twin Creeks Crossing. Public Works has stated that the cost is fully eligible for SDC credits. Staff recommends Condition No. 2(c) requiring the Applicant to retrofit the sidewalks and provide the trees in accordance with the Master Plan and Public Works requirements for street tree placement.

6. **Parking Lot Landscaping and Screening.** The site plan depicts six (6) surface area parking stalls in the current Boulder Ridge Street right-of-way (to be vacated) adjacent to Twin Creeks Crossing.

Comment: In accordance with 17.67.050K)(2)(b), the Applicant will be required to add a five (5) foot planting strip as a landscape buffer between the Twin Creeks Crossing right-of-way and the six (6) surface area parking stalls on the project site.

### **Findings of Fact & Conclusions of Law**

The Central Point Station Phase 2 Site Plan and Architectural Review has been evaluated against and found to comply with the applicable criteria for Site Plan and Architectural Review applications in the Transit Oriented Development District as evidenced by the Planning Department's Supplemental Findings (Attachment "J"), which includes the Applicant's Corrected Findings (Attachment "E"), application exhibits and agency comments.

### **Conditions of Approval**

1. Approval of this Site Plan and Architectural Review application is subject to approval of the following applications:
  - a. Comprehensive Plan Amendment, File No. CPA-23002
  - b. Master Plan Amendment, File No. MP-23001
  - c. Zone Change, File No. ZC-23002.
2. Prior to building permit issuance, the following conditions shall be met:
  - a. The Boulder Ridge Street right-of-way adjacent to the site shall be vacated.
  - b. The Applicant shall provide a recorded copy of a cross-access easement as needed to allow public use of the Minor Pedestrian Accessway consistent with the revised Master Plan Exhibit 3, Circulation.
  - c. The Applicant shall provide a recorded copy of a cross access easement between Smith Crossing Phase 1, 37S 2W 03C Tax Lot 138, and Central Point Station Phase 2, 37S 2W 03CA Tax Lot 1500.
  - d. The Applicant shall submit a site lighting plan that demonstrates compliance with the lighting standards in CPMC 17.67.050(L).
  - e. Street trees are required along the Twin Creeks Crossing frontage. The location of the street trees shall be coordinated with and approved by Public Works.
  - f. Obtain a NPDES 1200-C permit from the Department of Environmental Quality (DEQ) and provide a copy to the Public Works Department.
3. The Site Plan and Architectural Review approval shall expire after one (1) year, in accordance with CPMC 17.72.070, unless a timely written request is received and an extension is granted.

4. Any proposed changes to the approved development shall be subject to CPMC 17.09, Modifications to Approved Plans and Conditions of Approval.

### **Attachments**

Attachment "A" – Site Plan

Attachment "B" – Building Elevations

Attachment "C" – Landscape Plan

Attachment "D" – Irrigation Plan

Attachment "E" – Applicant's Findings, as corrected

Attachment "F" – Public Works Department Staff Report, dated May 15, 2023

Attachment "G" – Building Department Comments, dated May 9, 2023

Attachment "H" – Rogue Valley Sewer Services Letter dated May 5, 2023

Attachment "I" – Jackson County Fire District 3 Letter dated May 11, 2023

Attachment "J" – Planning Department Supplemental Findings

Attachment "K" – Resolution No. 908

### **Action**

Conduct the public hearing and consider the proposed Site Plan and Architectural Review application with corrections and conditions, and 1) approve; 2) approve with revisions; or 3) deny the application.

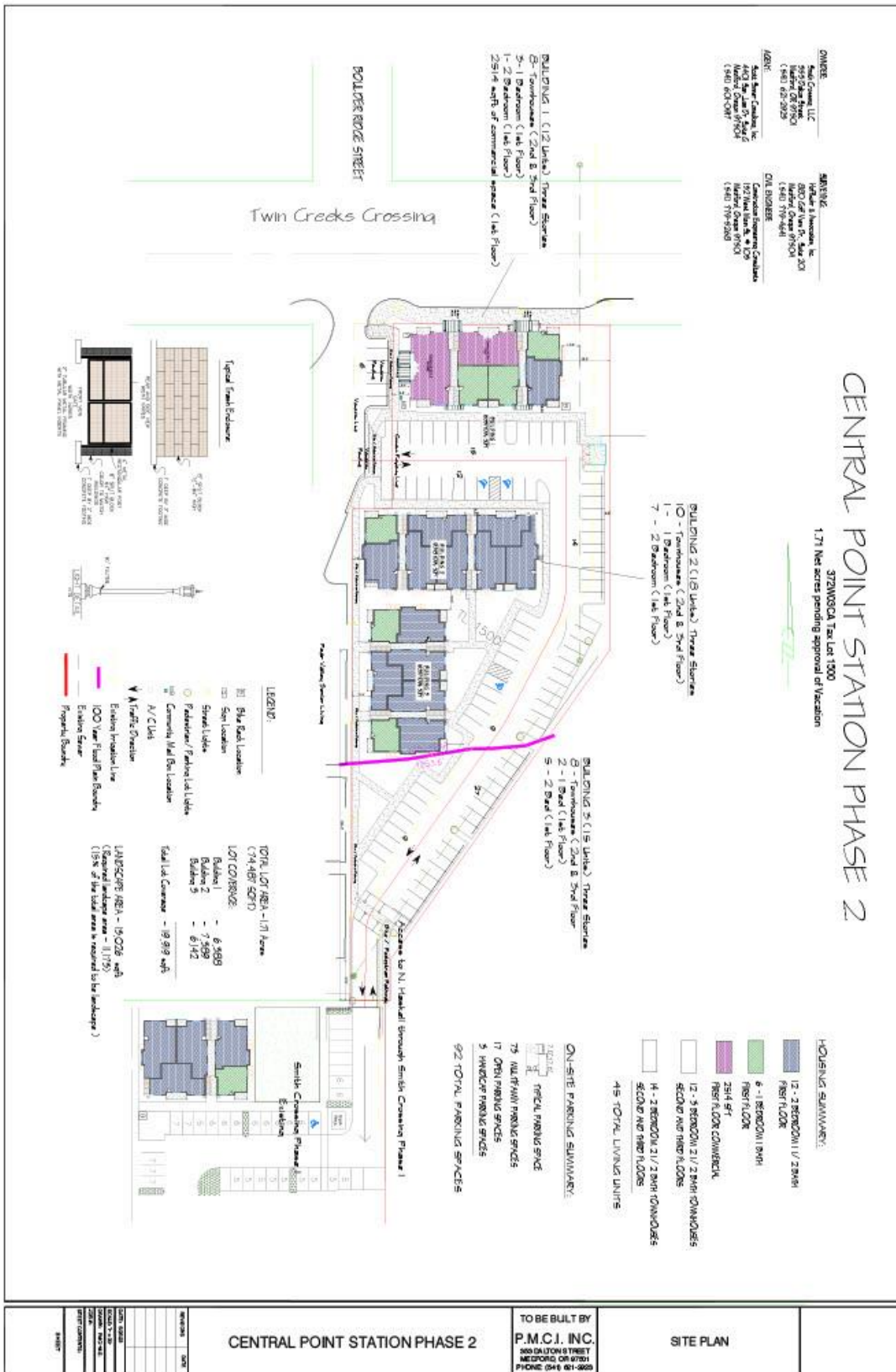
### **Recommendation**

Approve Resolution No.908, a Resolution recommending approval of the Site Plan & Architectural Review application for the Central Point Station Phase 2 development plan per the Staff Report dated June 6, 2023, including all attachments thereto herein incorporated by reference.

### **Recommended Motion**

I move to approve Resolution 908, a Resolution recommending approval of the Site Plan & Architectural Review application for the Central Point Phase 2 development plan per the Staff Report dated June 6, 2023.

Attachment "A" – Site Plan



CENTRAL POINT STATION PHASE 2

TO BE BUILT BY  
**P.M.C.I. INC.**  
300 DALTON STREET  
MEDFORD, OR 97504  
PHONE (503) 837-2929

SITE PLAN

|       |  |
|-------|--|
| DATE  |  |
| BY    |  |
| FOR   |  |
| SCALE |  |

Attachment "B" – Building Elevations

North Elevation (Scale 3/16" = 1") Along Tule Creeks Crossing

South Elevation (Scale 3/16" = 1") Parking Lot Side

East Elevation (Scale 3/16" = 1")

West Elevation (Scale 3/16" = 1")

Material Callouts:

- Paint roof
- Hand up siding
- Vinyl windows cream/black
- Hard trim sand/brown
- Cream colored head trim
- Board & batten fiber cement siding
- Four down
- Black metal railing
- Metal awning
- Typical patio lighting

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

DRAWINGS PROVIDED BY:  
 P/MAC, Inc.  
 588 South Street  
 Medford, OR 97501

DATE:  
5/25/2013

SCALE:

SHEET:  
1

Central Point Station  
Phase 2

Building 1 - 15 Flex & Commercial Space

Attachment "B" – Building Elevations



|        |          |
|--------|----------|
| SHEET: | 2        |
| DATE:  | 1/9/2023 |
| SCALE: |          |

DRAWINGS PROVIDED BY:  
 PHC, Inc.  
 800 Siskiyou Blvd.  
 Medford, OR 97501

Central Point Station  
 Phase 2

Building 2 - 18 Plex

| REVISION TABLE |             |
|----------------|-------------|
| NUMBER         | DESCRIPTION |
|                |             |
|                |             |
|                |             |



Attachment "B" – Building Elevations



DRAWINGS PROVIDED BY:  
 PWC, Inc.  
 888 South Street  
 Medford, OR 97501

**Central Point Station  
Phase 2**

Building 3 - 15 Plex

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |

DATE: 1/5/2023  
 SCALE:  
 SHEET: 9

Attachment "C" – Landscape Plan



Attachment "D" – Irrigation Plan



# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

IN THE MATTER OF AN APPLICATION FOR A )  
SITE PLAN REVIEW OF PROPERTY IDENTIFIED AS ) FINDINGS OF FACT  
T37-R2W-03CA TL 1500 ) AND  
SMITH CROSSING LLC APPLICANT ) CONCLUSIONS  
SCOTT SINNER CONSULTING, INC. AGENT ) OF LAW

**I. BACKGROUND INFORMATION**

Applicant:

Smith Crossing LLC  
353 Dalton St  
Medford, OR 97501  
Milo Smith milosmith@gmail.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 Site Plan Review application proposes the development of Central Point Station Phase2, a mixed-use development within the Twin Creeks TOD. The property is 1.62 acres currently within the Employment Commercial (EC) zoning district. This site plan application is consolidated with a Minor Comprehensive Plan Map Amendment and a Zone Map Amendment application to the High Mix Residential (HMR) TOD zone.

Scott Sinner Consulting, Inc. Central Point Station Phase 2 Site Plan Review Page 1 of 26

1 | stephanieh 05/24/2023 13:32:40  
1.62 - Scribner's error.

## Notes

Attachment "E" – Applicant's Findings, as corrected

1 | stephanieh | 05/24/2023 13:34:29  
| as amended (See File No. MP-23001).

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

This proposal has 3 buildings for a total of 45 dwelling units and 2,514 square feet of street frontage ground floor commercial lease space consistent with the HMR zoning district and the Twin Creeks Master Plan.



Figure 1 Proposed site plan.

The Twin Creeks Crossing frontage is proposed to be developed with a 3-story building with a flat roof and parapets to complement the 4 story Central Point Station Phase 1 building on the north side of Twin Creeks Crossing.



Figure 2 Proposed street frontage

The ground floor facing Twin Creeks Crossing will be developed with 2,514 square feet of ground floor commercial lease space under 8 2 story townhouse units.

Buildings 2 and 3 are all multifamily units featuring a similar complementary flat roof architectural style of Building 1.

Notes

Notes section containing a large empty rectangular box for additional information.

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

This application is consolidated with an application for a Minor Comprehensive Plan Amendment to amend the Land Use Plan Map designation from Employment Commercial to High Density Residential, and a Zone Map Amendment to designate the property to the High Mix Residential/ Commercial TOD (HMR) zoning district.

The City of Central Point is processing a Vacation of Right of Way to vacate the segment of Boulder Ridge Street south of Twin Creeks Crossing. The area of the vacated right of way will be incorporated into the site plan for the subject property and additional parking for the adjacent Pear Valley facility.

This application includes an application to revise the Twin Creeks Master Plan to implement this plan.

Review Procedure:

The applicant completed a required pre-application conference in February of 2022. Staff indicated this development would be considered a Major Site Plan review and of significant interest and impact to the City so the application would be treated as a Type III procedure with the Planning Commission as the approving authority.

As stated above, this application is a major site plan review, typically classified as a Type II review. The director has the discretion to process a major site plan application as a Type III procedure when a development is of substantial size, and of significant public interest.

This application is subject to the procedures of Central Point Municipal Code (CPMC) 17.05.400. CPMC 17.05.400 provides the required submittals, noticing requirements, and review and decision procedure for the Planning Commission.

Approval Criteria:

The project is subject to the standards of Chapters 17.65 TOD Districts and Corridors, 17.66 Application Review Process for the TOD District and Corridor, and 17.67 Design Standards – TOD District and TOD Corridor.

**Chapter 17.65 TOD Districts and Corridors**

Central Point Station Phase 2 is a mixed-use development located on 372W03CA TL 1500 on Twin Creeks Crossing and Boulder Ridge Street. The site is currently 1.67 acres. The vacation of right of way for Boulder Ridge Street would add .09 acre for a total site acreage of 1.76 acres.

This proposal includes 3 buildings for a total of 45 dwelling units and 2,514 square feet of commercial lease space on the Twin Creeks Crossing street frontage to meet the commercial use requirements of the proposed HMR zoning district.

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|   |   |                     |
|---|---|---------------------|
| 1 | stephanieh  | 05/24/2023 13:36:47 |
|   | and 17.72, Site Plan and Architectural Review.    |                     |
| 2 | stephanieh  | 05/24/2023 13:38:28 |
|   | 1.62 acres per Jackson County Assessor's Records. |                     |
| 3 | stephanieh  | 05/24/2023 13:40:03 |
|   | 1.71 acres  |                     |

Notes

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

The project site is within the TOD district and the TCMP area and this application is consolidated with a zone map amendment from the current Employment Commercial to the High Mix Residential/ Commercial (HMR) zoning district.



Figure 3 Vicinity Map

Table 1 identifies the proposed residential uses are permitted within the HMR Zone.

Notes

Blank area for notes.

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

| Table 1<br>TOD District Land Uses |                  |     |       |      |           |   |    |
|-----------------------------------|------------------|-----|-------|------|-----------|---|----|
| Use Categories                    | Zoning Districts |     |       |      |           |   |    |
|                                   | LMR              | MMR | HMR   | EC   | GC        | C | OS |
| <b>Residential</b>                |                  |     |       |      |           |   |    |
| 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  |
| <b>Commercial</b>                 |                  |     |       |      |           |   |    |
| 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  |

*Figure 4 Permitted uses*

The TCMP identifies Mixed use development within specific areas in the HMR zoning district. The TCMP describes mixed use building prototypes for ground floor commercial spaces for the street frontage with two or three story residential above the commercial spaces.

**1**

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

Scott Sinner Consulting, Inc.    Central Point Station Phase 2 Site Plan Review    Page 5 of 26

**1** stephanieh    05/24/2023 13:49:56

The proposed amendment to the TCMP changes Exhibits for Land Use Exhibit 18, Civic and Commercial Plan a(Master Plan Exhibit 37) and Housing Plan (Master Plan Exhibit 35) to replace exclusive commercial use with allowance for horizontal and vertical mixed-use on the site. The circulation exhibit (Master Plan Exhibit 8) is also amended to relocate the pedestrian ...

Notes



# Attachment "E" – Applicant's Findings, as corrected

Comments summary on <Exhibit 7 - Applicants Findings (Corrected).pdf>

Created on 5/24/2023 at 19:31:23

Page 5 continued (2)

| ID | Subject     | Author     | Date/Time           | Comment  |
|----|-------------|------------|---------------------|--|
| 1  | Sticky Note | stephanieh | 05/24/2023 13:49:56 | The proposed amendment to the TCMP changes Exhibits for Land Use Exhibit 18, Civic and Commercial Plan a(Master Plan Exhibit 37) and Housing Plan (Master Plan Exhibit 35) to replace exclusive commercial use with allowance for horizontal and vertical mixed-use on the site. The circulation exhibit (Master Plan Exhibit 8) is also amended to relocate the pedestrian accessway from the east side of the site to the west property boundary as needed to avoid steep slopes along the Jackson Creek Overbank Floodway Mitigation Channel. |

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

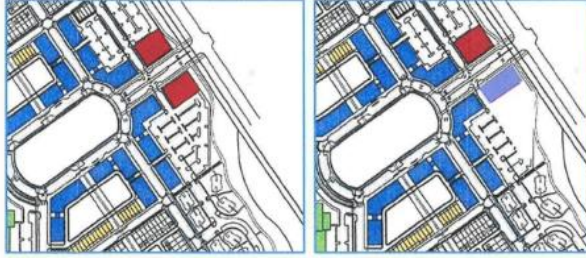


Figure 5 revised Civic / Commercial Plan

Figure 6 Existing Civic / Commercial Plan

This application proposes 2,514 square feet of ground floor, street frontage, commercial with 2 story residential unit above for Building 1. Buildings 2 and 3 are all multifamily apartments.



Figure 7 Building 1 elevation

Building 2 is proposed as an 18 plex comprised of eight ground floor residential units and ten townhouse units on the second and third floors. This building has no public street frontage, and no commercial (VRBO) units.

Notes

Empty rectangular box for notes.

# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**



*Figure 8 Building 2 Elevation*

Building 3 is proposed as a 15 plex comprised of seven ground floor residential units and eight townhouse units on the second and third floors. This building has no public street frontage, and no commercial (VRBO) units.



*Figure 9 Building 3 Elevation*

**17.65.050 Zoning Regulations – TOD District**

CPMC 17.65.050 Table 2 provides density and lot standards. This application does not propose a land division and all development is proposed on an existing parcel therefore, the minimum lot size, dimensions and area requirements are not applicable.

The term townhouse, as it is used in this application, is a multifamily dwelling unit consisting of 2 floors with an internal staircase and is not a unit proposed for individual unit ownership. The applicant intends to maintain ownership of all dwelling units and commercial lease spaces in the development.

Referring to Table 2, the HMR zone requires a minimum density of 25 dwelling units per acre with no maximum density. The parcel is 1.62 net acres. This application proposes 48

**Notes**

[Empty rectangular box for notes]

Attachment "E" – Applicant's Findings, as corrected

|  |   |
|--|---|
| <p><b>BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:</b></p>  | <p>1   stephanieh   05/24/2023 13:51:44<br/>                 Assuming the right-of-way vacation is complete and the 0.09 acres is incorporated into the site, the minimum unit count required is 43. The proposal provides 26.3 units per acre, which meets the minimum density standard.</p>   |
| <p>dwelling units which is a density of 29 units per acre and above the minimum required density.</p>  | <p>2   stephanieh   05/24/2023 13:54:24<br/>                 In accordance with CPMC 17.67.070(B), 75% of the building frontage shall be built to the back of sidewalk. As illustrated on the Site Plan, this standard is met.</p>  |
| <p>The minimum front setback for the HMR zone is 0'- 15'. This application proposes a 5-foot setback for Building 1 on Twin Creeks Crossing. Buildings 2 and 3 do not have a street frontage with the proposed vacation of right of way being processed by the City.</p>   | <p>3   stephanieh   05/24/2023 13:55:10<br/>                 The minimum side yard setback is 5-ft for detached buildings.</p>  |
| <p>The side yard setback for Building 2 is 7 feet and for Building 3, 14 feet. All setbacks are met with the proposed site plan including space between buildings. The maximum building height for the HMR zone is 60'. All buildings are proposed at a 33' building height. All buildings comply with the maximum building height standard and the setback standards.</p> | <p>4   stephanieh   05/24/2023 13:58:51<br/>                 Compliance with the housing type mix is addressed in the Twin Creeks TOD Master Plan. In accordance with the Master Plan, the proposal provides multifamily apartments, which is one (1) of eight (8) housing types provided in the Master Plan area.</p>  |
| <p>Table 2 indicates that residential development in the HMR zone with more than 40 dwelling units must incorporate 3 or more housing types. The development has 3 housing types, 1-bedroom flats, 2-bedroom flats, 2-bedroom townhouses and 3-bedroom townhouses.</p>   | <p>5   stephanieh   05/24/2023 14:00:49<br/>                 In accordance with OAR 660-012, there are no minimum parking standards within 1/2 mile of a frequent transit corridor. This site is within 1/2 mile of Route 40 and is not subject to minimum parking standards. Any parking provided is voluntary and continues to be subject to ADA requirements, as well as design and development standards.</p> |
| <p>The project meets the requirement for at least 3 housing types. Table 3 of 17.65 provides the parking standards for the HMR zone. All dwelling units in the proposal would require 1.5 parking spaces per dwelling unit, for parking purposes, the VRBO units are provided with 1.5 parking spaces.</p>   | <p>6   stephanieh   05/24/2023 14:01:09<br/>                 The proposal includes</p>  |
| <p>74 off-street parking spaces are required and 92 off street parking spaces are provided including 3 ADA spaces. The existing curb sidewalk on the Twin Creeks Crossing frontage provides 5 on street parking spaces.</p>  |   |
| <p>Chapter 17.67 DESIGN STANDARDS--TOD DISTRICT AND TOD CORRIDOR<br/> <b>17.67.010 Purpose.</b></p>  |   |
| <p><i>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. (Ord. 1815 51(part), Exh. C(part), 2000)</i></p>  |   |
| <p>The subject property within the Twin Creeks TOD. The Twin Creeks TOD has an adopted Master Plan and promotes multimodal transportation opportunities. The Twin Creeks Crossing frontage is currently improved with two eastbound vehicular travel lanes, a bike lane and wide sidewalks to promote pedestrian connectivity.</p>   |   |
| <p>At the present time Rogue Valley Transit District (RVTD) does not have routes in Twin Creeks. The closest transit route is route 40 two blocks east of highway 99. The Twin Creeks Crossing / Highway 99 intersection is signalized and provides a controlled pedestrian crossing of Highway 99.</p>  |   |
| <p>Scott Sinner Consulting, Inc. Central Point Station Phase 2 Site Plan Review Page 8 of 26</p>   |   |

Notes

# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

Circulation and Access Standards:

This application does not include a land division or the creation of public streets and some of the design standards within 17.67 are not applicable as the site already has some improvements that would have been reviewed and approved as consistent with the master plan.

No additional public streets are proposed with this application. The site is at the easterly boundary of the Twin Creeks Community and adjacent to an open space used for storm drainage. No circulation is possible to the east as the storm facility, the railroad tracks and no access to Highway 99 is possible.

The site is not a transit area per exhibit 13 of the TCMP. The nearest transit route is N Haskell, and the stop is located on the north side of the Twin Creeks Loop Park. Regardless of the transit stop location, the frontage of building 1 on Twin Creeks Crossing is proposed to front on the existing street.

The Twin Creeks Master Plan indicates an off-street accessway off-site to the east of the proposed development. The property to the east is owned by Twin Creeks Development Co, LLC and contains the regional storm facility for the community. The location, topography and function of this area make the construction of the pedestrian accessway impractical to infeasible.

The subject site plan is contiguous with the Smith Crossings, a multifamily development owned by the applicant. This application proposes to extend the existing accessway constructed with Smith Crossings through the site to connect directly with the existing pedestrian crosswalk at Boulder Ridge and Twin Creeks Crossing.

Parking Lot Standards:

The segment of Boulder Ridge is proposed to be vacated. The existing access to Twin Creeks Crossing will be reconfigured as indicated on the site plan with additional parking and the applicant's civil engineer will comply with the standards for the pavement sections.

The parking lot is provided with internal sidewalks connecting the parking areas to the buildings and to the public sidewalks on Twin Creeks Crossing additionally, all buildings have ground floor breezeways connecting the parking area sidewalks to the public right of way.

Scott Sinner Consulting, Inc. Central Point Station Phase 2 Site Plan Review Page 9 of 26

|   |                              |                     |
|---|------------------------------|---------------------|
| 1 | stephanieh                   | 05/24/2023 14:04:12 |
|   | and flood mitigation channel |                     |
| 2 | stephanieh                   | 05/24/2023 14:04:19 |
|   | See MP-23001.                |                     |

## Notes

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

Site Design Standards 17.67.050:

**A. Adjacent Off-Site Structures and Uses.**

This application is infill development with virtually all offsite infrastructure currently in place. All connections to these facilities will be designed and submitted to the city for technical review and approval.

The adjacent uses are as follows:

- North, EC zoning district, vacant.
- HMR Zone developed with the Pear Valley Senior Living facility.
- MMR zone developed with multifamily housing.
- East, Open Space zone, developed with regional storm facility.

**B. Natural Features**

The site is flat with no significant natural features or vegetation. The adjacent property to the east is Griffin Creek and the regional stormwater facility for the Twin Creeks Development.

Per Jackson County data, the property is adjacent to the floodway for Griffin Creek and a portion of the site is within the 100- year flood plain. The proposed site plan was designed with all structures outside the 100-year flood plain. There are no wetlands on the site.

**C. Topography**

The site is flat with no significant topography. The east side of the property is adjacent to the top of bank for Griffin Creek as noted on the conceptual civil plans submitted with this application.

**D. Solar Orientation**

The priority of the Code to meet minimum density requirements and site structures close to street frontages dictate building orientations with respect to solar orientation.

**E. Existing buildings on the Site**

The site is vacant. The Pear Valley Senior Living Facility is adjacent to the west. Central Point Station Phase 1 is currently under construction on the north side of Twin Creeks Crossing.

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1 | stephanieh 05/24/2023 14:07:24  
and flood mitigation channel.

Notes

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

The architecture of this development is designed to complement the architecture of Phase 1 with three story buildings, similar fenestration on the street frontage and similar siding treatments to create a pleasing entrance to the Twin Creeks community.

**F. New Prominent Structures**

The development does not propose and key public or Civic structures.

**G. Views**

The HMR zone requires development with 0' to 15' setbacks. All buildings comply with this standard. The development will have little impact on views from the north and east as the adjacent uses are undeveloped and preserved as open space for Griffin Creek and the regional stormwater facility.

The Pear Valley Senior Living development on the west is of similar mass and use and the proposed development. The east facing rooms of the Pear Valley will be approximately 75 to 85 feet from the proposed buildings. The location of the 3 proposed buildings provides visual spaces between the buildings to provide view corridors through the site.

**H. Adjoining Uses, Adjacent Services**

The proposed site plan is within the 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 on public street frontages.

Building 1 has frontage on Twin Creeks Crossing and is proposed as a 3-story building with the ground floor street frontage spaces for commercial lease space. Dwelling units are proposed on the parking lot side and on the second and third floors. Buildings 2 and 3 do not have street frontage and are 3 floors of multifamily units.

The Pear Valley Senior Living complex is west of the subject property and is within the same HMR zoning district.

The property to the north is vacant and within the EC zoning district.

The property to the east is open space for the regional storm facility.

**I. Transitions in Density**

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1 | stephanieh 05/24/2023 14:06:42  
and flood mitigation channel.

Notes

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

This section of the Code is intended to minimize and mitigate conflicts in uses within the master plan area. The proposed development is within the central core of the Twin Creeks master plan and is intended for the most intensive uses in the TOD.

The proposed development is adjacent to the Pear Valley Senior Living facility in the same HMR zoning district.

To the south is Smith Crossings, a multifamily development within the MMR zoning district, and the existing use is very similar to the proposed use in this application.

Across the street is vacant land within the EC zoning district. The standards for development allowed in the EC zoning district will result in a development close to the Twin Creeks Crossing frontage and will likely be similar massing to the proposed development.

The subject parcel does not abut any low-density residential development.

I. Parking

~~Table 3 of 17.65 provides the parking standards for the TOD. All dwelling units in the proposal would require 1.5 parking spaces per dwelling unit.~~

~~Using the Table 3 parking requirements, the total required parking for the 45-unit development is 68 spaces. The requirement for the 2,514 square feet of commercial space is 1 space per 500 square feet for 6 spaces for a total required parking count of 74 spaces. The plan provides for a total of 92 parking spaces including 3 ADA spaces.~~

The Twin Creeks Crossing frontage currently has 5 on street parking spaces. On-site parking is proposed to be behind the buildings and to the interior of the parcel ~~as required by the Code.~~

K. Landscaping

The site is currently 1.62 acres and upon approval of the proposed vacation of the Boulder Ridge right of way the total area of the site is 1.71 acres. The Code requires 15% (11,173 square feet) of the site to be landscaped. The Landscape Plan provides 13,026 square feet of landscaped area.

The proposed landscape plan was prepared to the standards in this code section. The landscaping is designed to complement the architecture and conform to the TCMP standards.

Notes

Empty box for notes.



# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

Street Tree and shrub species are per the TCMP approved lists. The site plan provides the location of the fully screened trash and recycling area. There is no chain link fencing or screening proposed.

The site plan does not propose parking between the buildings and rights of way. The buildings do not have large unbroken massive sections and landscaping is proposed to be in harmony with the architecture.

L. Lighting

Pedestrian scale street lighting is currently installed on the public right of way. The proposed elevations include building mounted lighting for safety and interest.

The parking lot lighting is a design build contract and has not been designed at the time of submittal in case there are changes to the parking lot. The applicant will comply with the lighting densities described in the Code.

M. Signs

The applicant is not proposing any signage at this time and if a monument sign is desired, the design will be submitted under a separate application.

17.67.070 Building Design Standards:

*A. General Design Requirements.*

*1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of "sustainable design" practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:*

- a. Natural ventilation;*
- b. Passive heating and cooling;*
- c. Daylighting;*
- d. Sun-shading devices for solar control;*
- e. Water conservation;*
- f. Appropriate use of building mass and materials; and*

## Notes

# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S. Green Building Council's LEED™ program be used to identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green Building Council's website, [www.usgbc.org](http://www.usgbc.org).)*

The Oregon Energy Code provides standards for energy efficiency and sustainability. The proposed buildings will meet or exceed all code standards. Construction documents will include documentation required to demonstrate compliance with the Code and the City will complete a technical review as a component of the review process.

The applicants have extensive experience in the development, construction and management of multifamily housing and the designs of the proposed buildings represent efficiency in construction materials, components, assemblies and assembly to maximize efficiencies on materials and provide a high efficiency dwelling unit for the residents.

The project will not be pursuing a LEED rating.

*2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.*

The proposed development is adjacent to the west of a pedestrian path indicated on the TCMP. The location of the path would have placed pedestrians adjacent to a 10 foot drop off above year round standing water of the regional stormwater facility.

This consolidated application includes a TCMP revision to relocate the pedestrian path to a much safer location on the west side of the property. The proposed relocation of the path will greatly improve public safety.

The path is currently stubbed to the southern property line of the subject property and this development will extend the path to the public right of way of Twin Creeks Crossing at the existing crosswalk a Boulder Ridge.

The path is proposed to meet the standards of the Code including lighting and landscaping elements.

*3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.*

## Notes

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

The proposed site plan provides convenient and direct pedestrian connections between the parking areas, dwelling units and the public right of way. The proposed buildings feature pedestrian connections on the ground floor to provide direct and convenient connections throughout the site.

*4. Adequate operable windows or roof-lights should be provided for ventilation and summer heat dissipation.*

The buildings include operable windows for ventilation and ingress – egress as required by the building Code.

**B. Architectural Character.**

**1. General.**

*a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.*

*b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.*

*c. Attention should be paid to the following architectural elements:*

*i. Building forms and massing;*

*ii. Building height;*

*iii. Rooflines and parapet features;*

*iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);*

*v. Window size, orientation and detailing;*

*vi. Materials and color; and*

**Notes**

Empty box for notes.

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

vii. The building's relationship to the site, climate, topography and surrounding buildings.

The applicant has coordinated the architectural style of the development with staff throughout the development process. The proposed development is located in a prominent location of the Twin Creeks Site and is designed to create a distinctive entrance to the community.

The proposed architecture is designed to reflect the style the application developed on the Twin Creeks Crossing frontage with Central Point Station Phase 1 and includes all elements of sections b. and c. above.

*2. Commercial and High Mix Residential.*

*a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential of the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.*

*b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and architectural character of adjacent single-family dwellings.*

*c. In multi-dwelling structures, the plan layout, orientation and window treatment of the building design should not infringe upon the privacy of other adjacent dwellings.*



North Elevation (Drawn 3/16/23) - Long-Term, Creeks Crossing  
Figure 30 Building 1 Street Elevation

The ground floor street frontage of Building 1 is proposed with a 5-foot setback to the right of way and includes street frontage landscaping. The buildings include taller ceiling height, commercial style windows with street front entrances and fixed awnings.

1 | stephanieh 05/24/2023 14:15:13  
As shown on the site plan, Building 1 abuts the sidewalk as required in item 2a of this section.

Notes

Empty box for notes.

# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

Signage is indicated on the ground floor commercial spaces. The signage will complement the signage approved with Central Point Station Phase 1 to provide a uniform appearance to the gateway of the community. <sup>1</sup>

All three buildings use color, articulation and balconies to break up massing. All buildings feature a flat, commercial style roof with parapets. The elevations submitted with the application are incorporated in these findings of fact to demonstrate compliance with the standards of the Code as a picture is worth a thousand words.

**C. Building Entries.**

**1. General.**

**a. The orientation of building entries shall:**

- i. Orient the primary entrance toward the street rather than the parking lot;*
- ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.*

**b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.**

**c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.**

**d. An exception to any part of the requirements of this section shall be allowed upon finding that:**

- i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or*
- ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).*

Building 1 has street frontage on Twin Creeks Crossing and the ground floor entrances are oriented to the street frontage. Buildings 2 and 3 do not have frontage on a public street, however all buildings provide multiple pedestrian connections to the public right of way. <sup>2</sup>

All building are less than 200 feet in length and have a sheltered accessway in compliance with the standard.

**2. Commercial and High Mix Residential.**

**a. For nonresidential buildings, or nonresidential portions of mixed-use buildings, main building entrances fronting on pedestrian streets shall remain open during normal business hours for that building.**

**b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.**

1 stephanieh 05/24/2023 14:16:53  
Signage is shown for illustrative purposes. All signs are subject to CPMC 17.67.050(M) and will be evaluated as part of the building permit process for each commercial unit.

2 stephanieh 05/24/2023 14:17:38  
via the private and public pedestrian accessways shown on the site plan.

## Notes

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**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*i. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.*

*ii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.*

*iii. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.*

A review of the plans demonstrates compliance with the standards above.

**3. Residential.**

*a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face a shared landscaped courtyard are exempt.*

*b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.*

*i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.*

*ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.*

*c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.*

*d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.*

**Notes**

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.*

*f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than one-half story in height, or six feet from grade, whichever is less.*

*g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification.*

The standards above associated with single family residential dwellings are not applicable to this mixed-use development. The standards for multifamily development identified above are met with the submittal.

*D. Building Facades.*

*1. General.*

*a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials, so as to provide visual interest and a sense of division, in addition to creating community character and pedestrian scale. The overall design shall recognize that the simple relief provided by window cutouts or sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.*

*b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.*

*c. Architectural detailing, such as but not limited to, trellis, long overhangs, deep inset windows, should be incorporated to provide sun-shading from the summer sun.*

*d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.*

*e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area*

Notes

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*with its accompanying windows and doors. Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.*

*f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.*

*g. All buildings, of any type, constructed within any TOD district or corridor shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.*

*h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T-1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.*

*i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.*

*j. Ground-floor openings in parking structures, except at points of access, must be covered with grilles, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).*

*k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.*

**Notes**

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**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*1. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.*

A review of the architectural plans submitted with the application demonstrates compliance with the standards above.

**2. Commercial and High Mix Residential/Commercial.**

*a. In areas adjacent to the transit station, sidewalks in front of buildings shall be covered to at least eight feet from building face to provide protection from sun and rain by use of elements such as: canopies, arcades, or pergolas. Supports for these features shall not impede pedestrian traffic.*

*b. Canopies, overhangs or awnings shall be provided over entrances. Awnings at the ground level of buildings are encouraged.*

*c. Awnings within the window bays (either above the main glass or the transom light) should not obscure or distract from the appearance of significant architectural features. The color of the awning shall be compatible with its attached building.*

**d. Ground floor windows shall meet the following criteria:**

*i. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.*

*ii. On the ground floor, buildings shall incorporate large windows, with multi-pane windows and transom lights above encouraged.*

*iii. Ground floor building facades must contain unobscured windows for at least fifty percent of the wall area and seventy-five percent of the wall length within the first ten to twelve feet of wall height.*

*iv. Lower windowsills shall not be more than three feet above grade except where interior floor levels prohibit such placement, in which case the lower windowsill shall not be more than a maximum of four feet above the finished exterior grade.*

**Notes**

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**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*v. Windows shall have vertical emphasis in proportion. Horizontal windows may be created when a combination of vertical windows is grouped together or when a horizontal window is divided by mullions.*

There are no transit stops on the street frontage of the development. A review of the plans submitted with this application demonstrate compliance with the remaining applicable standards.

**3. Residential.**

*a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:*

*i. No more than forty-five percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling with frontage on a public street, except alleys, shall be an attached garage.*

*ii. Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays.*

*iii. For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.*

*iv. Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.*

*v. Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front facade of the building in a sideyard or back*

**Notes**

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**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.*

The standards above are not applicable to this mixed-use development.

*b. The facades of multifamily residences shall comply with the following standards:*

*i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.*

*ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.*

*iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.*

A review of the architectural plans submitted with the application demonstrates compliance with the standards above.

**E. Roofs.**

**1. Commercial and High Mix Residential/Commercial.**

*a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roofterraces and gardens are encouraged.*

*b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.*

**Notes**

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

Flat roofs are proposed with the buildings to complement Central Point Station Phase 1 on the north side of Twin Creeks crossing to present an aesthetically pleasing entrance to the Twin Creeks Community.

The buildings have stepped parapets to break up mass and add interest to the design. The site is not adjacent to any low density residential uses.

**2. Residential.**

*a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.*

*b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.*

*c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.*

*d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.*

Flat roofs with stepped parapets are provided in this development.

**F. Exterior Building Lighting.**

**1. Commercial and High Mix Residential/Commercial.**

*a. Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.*

*i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.*

*b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.*

**Notes**

Empty box for notes.

Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

The ground floor entrances to all buildings will have porch lighting and the second story units with balconies will also have porch lighting. Additional lighting will be provided in the building breezeways to provide safe and secure pedestrian movements.

**2. Residential.**

*a. Lighting shall not draw inordinate attention to the building facade.*

*b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.*

*c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.*

**Not Applicable.**

**G. Service Zones.**

*1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.*

*2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping.*

*3. The visual and acoustic impacts of these functions, along with all wall- or ground-mounted mechanical, electrical and communications equipment, shall be out of view from adjacent properties and public pedestrian streets.*

*4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.*

*a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.*

**Not Applicable.**

1 | stephanieh 05/24/2023 19:27:45  
See the Planning Department Supplemental Findings.

Notes

# Attachment "E" – Applicant's Findings, as corrected

**BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT OREGON:**

*H. Parking Structures.*

- 1. Parking garage exteriors should be designed to visually respect and integrate with adjacent buildings.*
- 2. Garage doors and entrances to parking areas should be located in a sensitive manner using single curb cuts when possible.*
- 3. Residential parking structures must comply with the facade requirements for residential developments*

This application does not propose any parking structures or garages.

## Notes

**Public Works Department**



*Matt Samitore, Director*

**PUBLIC WORKS STAFF REPORT**  
May 15, 2023

**AGENDA ITEM:** Central Point Station Phase 2 (CPA-23002, ZC-23002, MP-23001, and SPAR-23001)

The applicant is proposing a 45-unit multifamily development with 2,514 square feet of ground floor commercial along the Twin Creeks Crossing frontage

Applicant: Smith Crossing LLC

**Traffic:**

This concept was evaluated as part of the original master plan and development plan for the Twin Creeks Development. The Traffic Impact Analysis included a series of projects including upgrades to Highway 99 at Pine and the new Signal at Twin Creeks Crossing. All of those improvements are now complete. No TIA is required for this development.

**Existing Infrastructure:**

**Water:** There are 12 -inch water lines in Twin Creeks Crossing.

**Streets:** Twin Creeks Crossing is a 4 lane collector, with a center landscaped divider.

**Stormwater:** There is an existing 15-inch storm in Twin Creeks and a 12-inch in North Haskell and the alleyway.

**Background:**

The applicant is proposing a 45-unit multifamily development with 2,514 square feet of ground floor commercial along the Twin Creeks Crossing frontage

**Issues:**

The main issue with the site plan is access to the site. The only public access is from Twin Creeks Crossing, which will only allow movements from the west to the east. Access is limited to right in and out because of the center landscape divider. Secondly, the applicant has requested vacating Boulder Ridge adjacent to the site. The City will process the vacation request as a condition of approval.

**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. **Boulder Ridge Vacation** –Prior to construction Boulder Ridge adjacent to the site shall be vacated.

Attachment "F" – Public Works Department Staff Report, dated May 15, 2023

2. Erosion and Sediment Control – The proposed development will disturb more than one acre and require an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The Applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department.

Prior to the 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.





**CITY OF CENTRAL POINT - BUILDING DEPARTMENT**

140 S. 3<sup>RD</sup> STREET  
CENTRAL POINT, OR 97502  
PHONE: (541) 664-3321 ext. 228 FAX (541) 664-1611

May 9, 2023

## **Request for Comments**

**Project/Address:** Central Point Station Phase 2

Apartment buildings, and mixed use buildings. Specific criteria per building will be determined with each building permit application. Information below is general for prospective development.

**Occupancy (302):** Apartments – R-2, Business/Commercial – B (Possibly A-2, M)

**Type of Construction (602):** V-B (assumed)

**Allowable area (Table 506.2):** TBD

**Allowable stories/height (Table 504.4/504.3):** TBD

**Proposed area:** Varies

**Automatic Sprinkler Systems (903):** Required

**Fire Alarm and Detection Systems (907):** TBD

**Occupant Load (Table 1004.5):** TBD, B – 150 sq. ft./occ., M- 60 sq. ft./occ.

**Applicable codes:**

OSSC – 2022 Oregon Structural Specialty Code      OMSC – 2022 Oregon Mechanical Specialty Code

OPSC – 2021 Oregon Plumbing Specialty Code      OESC – 2021 Oregon Electrical Specialty Code

ICC A117.1-2017 Accessible and Usable Buildings and Facilities

ASHRAE 90.1-2019 - 2021 International Energy Conservation Code

Attachment "H" – Rogue Valley Sewer Services Letter dated May 5, 2023



**May 5, 2023**

City of Central Point Planning Department  
155 South Second Street  
Central Point, Oregon 97502

**Re: SPAR-23001, ZC-23002, CPA-23002, MP-23002 – CP Station Ph 2, 375 2W 03CA, Tax Lot 1500.**

There is an existing 36 inch sewer interceptor and associated 15 foot and 30 foot easements running along the north east and southeast property lines respectively. Permanent structures are not allowed within these easements. Sewer service can be had by tapping the existing 36 inch interceptor per RVSS standards.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. All proposed sewer construction shall be performed per RVSS standards.
2. Prior to construction the developer must submit sewer construction plans to RVSS for review and approval.
3. The developer must submit architectural plumbing plans to RVSS for the calculation of sewer SDC's prior to the issuance of connection permits.
4. The developer must obtain sewer tap and/or connection permits and pay all related fees to RVSS.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R Bakke, PE  
District Engineer

Attachment "I" – Jackson County Fire District 3 Letter dated May 11, 2023

**Laura Stewart**

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**From:** Justin P. Gindlesperger  
**Sent:** Wednesday, May 17, 2023 2:16 PM  
**To:** Laura Stewart  
**Subject:** FW: Central Point Station # 2

Justin Gindlesperger, AICP, CFM  
Community Planner II  
Community Development

---

**From:** Mark Northrop <MarkN@jcfcd3.com>  
**Sent:** Wednesday, May 17, 2023 2:13 PM  
**To:** Justin P. Gindlesperger <Justin.Gindlesperger@centralpointoregon.gov>  
**Subject:** Re: Central Point Station # 2

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Justin:

If there is access out of the development onto Twin Creeks Crossing, then a turnaround should not be needed.

**DFM Mark Northrop, IAAI, CFM**

Jackson County Fire District 3  
8585 Agate Rd, White City, OR 97503  
[MarkN@jcfcd3.com](mailto:MarkN@jcfcd3.com)  
Office: 541.851.2776  
Cell 541.660.7689  
[www.jcfcd3.com](http://www.jcfcd3.com)



Attachment "I" – Jackson County Fire District 3 Letter dated May 11, 2023



Together We're Better

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**From:** Justin P. Gindlesperger <[Justin.Gindlesperger@centralpointoregon.gov](mailto:Justin.Gindlesperger@centralpointoregon.gov)>  
**Sent:** Wednesday, May 17, 2023 11:57 AM  
**To:** Mark Northrop <[MarkN@jcf3.com](mailto:MarkN@jcf3.com)>  
**Cc:** Laura Stewart <[Laura.Stewart@centralpointoregon.gov](mailto:Laura.Stewart@centralpointoregon.gov)>  
**Subject:** Central Point Station # 2

Mark-

In looking at your comments, you noted that a turn-around is required at a dead end street. Hoping you could provide some clarification on that comment and whether or not there was a specific location you were looking at.

Just a note that Boulder Ridge is proposed for vacation and the development will use the vacated right-of-way as access into the parking lot. It will also provide connection to Smith Crossing to the south.

Thanks,

Justin Gindlesperger; AICP, CFM  
Community Planner II  
Community Development  
City of Central Point  
140 South Third Street  
Central Point, OR 97502  
Desk: 541-664-3321 (x245)  
Fax: 541-664-6384

[https://link.edgepilot.com/s/ce12ae96/dTscmwARDUK\\_w99zQWtk7Q?u=http://www.centralpointoregon.gov/](https://link.edgepilot.com/s/ce12ae96/dTscmwARDUK_w99zQWtk7Q?u=http://www.centralpointoregon.gov/)

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**Stephanie Holtey**

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**From:** Mark Northrop <MarkN@jcf3.com>  
**Sent:** Thursday, May 11, 2023 2:48 PM  
**To:** Justin P. Gindlesperger  
**Subject:** Re: Request for Comments - CPA-23002, MP-23002, SPAR-23001, ZC-23002

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Justin:

Fire District 3 has the following comments for this development. These are based upon Oregon Fire Code and are based upon the provided site plan. All comment can change if additional plans or information is provided.

1. On-site internal hydrants will be required. The location of these hydrants will need to be agreed upon between the AHJ and the developer.
2. The location of the FDC shall be approved by the AHJ.
3. Sprinklers shall be required to the R2 units.
4. Aerial apparatus access will be required based upon the height of the building.
5. Dead end roads shall require a fire district turn around or an emergency access gate.
6. FD3 requests you use a fire wise landscaping plan.

If you have any questions or need clarification, please contact me.

**DFM Mark Northrop, IAAI, CFI**

Jackson County Fire District 3  
8585 Agate Rd, White City, OR 97503  
[MarkN@jcf3.com](mailto:MarkN@jcf3.com)  
Office: 541.851.2776  
Cell 541.660.7689  
[www.jcf3.com](http://www.jcf3.com)



Attachment "I" – Jackson County Fire District 3 Letter dated May 11, 2023



Together We're Better

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**From:** Justin P. Gindlesperger <Justin.Gindlesperger@centralpointoregon.gov>  
**Sent:** Friday, May 5, 2023 3:03 PM  
**To:** 'Carl Tappert' <ctappert@rvss.us>; Mike Ono <Mike.Ono@centralpointoregon.gov>; 'Chad Murders' <chad.murders@ecso911.com>; 'David Baker' <dbaker@roguedisposal.com>; 'David McFadden' <David.McFadden@avistacorp.com>; Derek Zwagerman <Derek.Zwagerman@centralpointoregon.gov>; Ed Devries <Ed.Devries@pacifiCorp.com>; 'Jeff Wedman' <jeff.wedman@centurylink.com>; 'Mark Kimmelshue' <mark.kimmelshue@centurylink.com>; Mark Northrop <MarkN@jcf3.com>; Matt Samitore <Matt.Samitore@centralpointoregon.gov>; 'Nicholas Bakke' <nbakke@rvss.us>; 'Rogue River Valley Irrigation District' <rrvid@rrvid.org>; 'Spencer Davenport' <spencer.davenport@district6.org>; Stephanie Holtey <Stephanie.Holtey@centralpointoregon.gov>; James Philp <PhilpJW@jacksoncounty.org>; Chadd Griffin <chadd.griffin@centralpointoregon.gov>  
**Cc:** Laura Stewart <Laura.Stewart@centralpointoregon.gov>  
**Subject:** Request for Comments - CPA-23002, MP-23002, SPAR-23001, ZC-23002

Good afternoon,

The City received four (4) applications requesting approval to amend the Comprehensive Plan Map, amend the Zoning Map, amend the Twin Creeks Master Plan and develop a mixed use development with 45 multifamily units with 2,514 square feet of ground floor commercial. The project location is along Twin Creeks Crossing in the Employment Commercial (EC) zoning district in the Transit Oriented Development (TOD) District and identified on the Jackson County Assessor's map a 375 2W 03CA, Tax Lot 1500.

The complete applications are available at:  
<https://link.edgepilot.com/s/fe158fd7/weCrTLi8Qkei1xWHTRu2kA?u=https://www.centralpointoregon.gov/cd/project/central-point-station-phase-2>

Please review and submit comments or written reports setting forth any necessary conditions as required by your department/agency to the Planning Department no later than Friday, May 19, 2023. If no comments are received with the review period, it will be assumed that there are no comments.

Thank you for your time and consideration of this request. If you have questions, please let me know.

Regards,

Justin Gindlesperger; AICP, CFM

Attachment "J" – Planning Department Supplemental Findings

**PLANNING COMMISSION RESOLUTION NO. 908**

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING A SITE PLAN AND ARCHITECTURAL REVIEW FOR SMITH CROSSING, LLC ON LANDS WITHIN THE HIGH MIX RESIDENTIAL ZONING DISTRICT**

File No: SPAR-23001  
Applicant: Smith Crossing, LLC

**WHEREAS**, the applicant has submitted a site plan and architectural review application that includes constructing site access, new structures that include 45 multifamily units and 2,514 square feet of commercial floor area, and circulation and parking lot improvements on a 1.62 acre site within the High Mix Residential zoning district and within the Transit Oriented Development (TOD) District, identified on the Jackson County Assessor's map as 37S 2W 03CA, Tax Lot 1500, Central Point, Oregon; and

**WHEREAS**, the Planning Commission's consideration of the application is based on the standards and criteria applicable to Site Plan and Architectural Review in accordance with Section 17.66 and Design and Development Standards in accordance with Section 17.67; and

**WHEREAS**, on June 6, 2023, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Site Plan and Architectural Review approval, at which time it reviewed the Staff Report and heard testimony and comments on the application; and

**NOW, THEREFORE, BE IT RESOLVED** that the City of Central Point Planning Commission by Resolution No. 908 does hereby approve the Site Plan and Architectural Review application for Smith Crossing, LLC, based on the findings and conditions of approval as set forth in Exhibit "A," the Planning Department Staff Report dated June 6, 2023, including attachments thereto incorporated by reference.

**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