



CONDITIONAL USE PERMIT APPLICATION
City of Central Point Planning Department

DATE STAMP
FOR OFFICE USE ONLY

APPLICANT INFORMATION:

Name: Cypress Acquisitions LLC (Contract Purchaser)
Address: 8144 Walnut Lane, Ste 1200
City: Dallas State: TX Zip Code: 75231
Telephone: Business: Residence:
E-mail Address:

AGENT INFORMATION:

Name: CSA Planning Ltd/Jay Harland
Address: 4497 Brownridge Ste 101
City: Medford State: OR Zip Code: 97504
Telephone: Business: (541) 779-0569 Residence: N/A
E-mail Address: jay@csaplanning.com

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

Name: South Salem LLC
Address: PO Box 970
City: Medford State: OR Zip Code: 97501
Telephone: Business: Residence:

PROJECT DESCRIPTION:

Township: 37 Range: 2W Section: 01C Tax Lot(s): 703
Township: Range: Section: Tax Lot(s):
Zoning District: C-4
Total Acreage: 2.73

Pre-application File No.: PRE 23001

NOTE: For Type III Applications, a pre-application meeting is required.

REQUIRED SUBMITTALS:

- Application Form
Application Fee (See Current Fee Schedule)
Legal Description
Written Authority from Property Owner if Agent in application process
A scale drawing of the site and improvements proposed (3 copies)
Reduced copy of drawing of site and proposed improvements (8 1/2 x 11)
Mailing labels for all properties within 250 foot perimeter of project
Findings of Fact demonstrating compliance with Chapter 17.76.040

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

I certify that I am the: Property Owner or Authorized Agent of Owner of Project Site

Signature: [Handwritten Signature] Date: June 15, 2023

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

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

LIMITED SPECIAL POWER OF ATTORNEY

AUTHORIZATION TO ACT on behalf of the undersigned applicant/contract purchaser of real property described as Tax Lots 703, 704 and 705 of Jackson County Assessor map 37-2W-01C.

LET IT BE KNOWN that CSA Planning, Ltd. (CSA) is the duly authorized representative of Cypress Acquisitions LLC, the contract purchaser of the above described real property, and, by this instrument, owner does hereby authorize CSA to perform all acts procedurally required to obtain land use and development applications and permits as may be required by and through the City of Central Point as legal prerequisites to actual development of the described real property.

THIS LIMITED AND SPECIAL POWER OF ATTORNEY shall be used for only the limited and special purposes above described and shall not be used to buy, sell or convey any part or any interest whatsoever in this or any other land owned by the above property owner.

THIS LIMITED AND SPECIAL POWER OF ATTORNEY has been expressly authorized by the undersigned owner and applicant and shall expire on December 31, 2024, but may be extended by the mutual consent of the parties.

Done and dated this 14 day of June, 2023.

CYPRESS ACQUISITIONS, LLC



Authorized Representative



Property Owner Consent Form

140 South 3rd Street
Central Point, OR 97502
541.664.3321

[https://www.ci.centralpoint.or.us/](#)

I/we, South Salem LLC, the property owner(s) of
[Insert property owner name(s)]
4243, 4251 & 4259 Table Rock Rd, identified on the Jackson County Assessor's Map as
[Insert site address]
372W01C, TL's 703, 704 & 705, hereby consent to the filing of an application for
[Insert Map and Tax Lot number(s)]
Site Plan Review on said property, and will allow CSA Planning, Ltd
[Insert Project Name] [Insert Agent Name]

to represent me before the City of Central Point approving authority.

PROPERTY OWNER SIGNATURE(S) *(Attach additional pages if needed)*

South Salem LLC
Print Name

[Signature] 3-23-23
Signature Date

Print Name

Signature Date

Print Name

Signature Date



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Technical Memorandum

To: City of Central Point
Community Development Department

Date: June 15, 2023

Subject: Conditional Use Permit Application for a
Drive-Through Window (Pad Building 'A')

Applicant Cypress Acquisitions, LLC is proposing to construct a drive-through window as part of a new commercial development located on an approximately 2.73 acre site on the southwest corner of the Table Rock Road and Biddle Road intersection. The proposed development consists of a new supermarket of approximately 17,300 square feet, and two commercial pad buildings of approximately 2,300 square feet (Pad Building 'A') and approximately 2,400 square feet (Pad Building 'B').

A Site Plan and Architectural Review application for the commercial development was submitted concurrently with this Conditional Use Permit application, and the demonstration of conformance with the development standards applicable to the commercial pad buildings are addressed within said Site Plan and Architectural Review application. Those standards are also hereby referenced and incorporated into this CUP application as evidence of project conformance.

With respect to the Conditional Use Permit for a drive-through window for proposed Pad Building 'A', the following conclusions of law and ultimate conclusions are reached under each of the relevant substantive criteria which are recited verbatim and addressed below. The conclusions of law are supported by the Applicant's Exhibit 2 (Findings of Fact and Conclusions of Law document) of the concurrently submitted application for Site Plan and Architectural Review, including the evidentiary exhibits at Section II of said Exhibit 2, which includes the project plans and the Applicant's review of the applicable development standards (Exhibit 3 thereto) and the findings of fact pertaining to the proposed project as set forth in Section IV of the same Applicant's Exhibit 2.

CITY OF CENTRAL POINT ZONING ORDINANCE

**CHAPTER 17.76
CONDITIONAL USE PERMITS**

17.76.040 Findings and Conditions

The planning commission in granting a conditional use permit shall find as follows:

- A. That the site for the proposed use is adequate in size and shape to accommodate the use and to meet all other development and lot requirements of the subject zoning district and all other provisions of this code;

Conclusions of Law: As demonstrated in the Applicant's Findings of Fact and Conclusions of Law for the concurrently filed Site Plan and Architectural Review application, including all exhibits thereto which include the project plans at Exhibit 9 and Demonstration of Compliance with Applicable Development Standards at Exhibit 3, the Planning Commission concludes this Criterion A is met.

- B. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

Conclusions of Law: As demonstrated in the Applicant's project plans at Exhibit 9 of the concurrently filed Site Plan and Architectural Review application, the project site has access to two public streets which are both classified as Principal Arterials designed and constructed to serve the highest traffic volumes within the city. Accordingly, the Planning Commission concludes these streets are adequate in size and condition to accommodate the



traffic expected to be generated by the proposed drive-through window. This Criterion B is met.

- C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings and structures; walls and fences; landscaping; outdoor lighting; and signs;

Conclusions of Law: As demonstrated in the Applicant's project plans at Exhibit 9 of the concurrently filed Site Plan and Architectural Review application, the proposed drive-through window is located within a project site located at the southwest corner of two Principal Arterial streets (Table Rock Road and Biddle Road) and the drive-through window has been designed to cohesively function with a new supermarket and a second drive-through window use within the proposed development. The subject property is located within an area that was previously subdivided into several lots for which a private street network was approved and constructed to serve all future development such as the drive-through window use proposed here. The abutting properties are developed with an oil change & car wash business and a Firestone Complete Auto Care shop, and the required building setbacks and perimeter landscape buffers between these properties have been met. Accordingly, the Planning Commission finds this Criterion C has been met.

- D. That the establishment, maintenance or operation of the use applied for will comply with local, state and federal health and safety regulations and therefore will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods and will not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community based on the review of those factors listed in subsection C of this section;

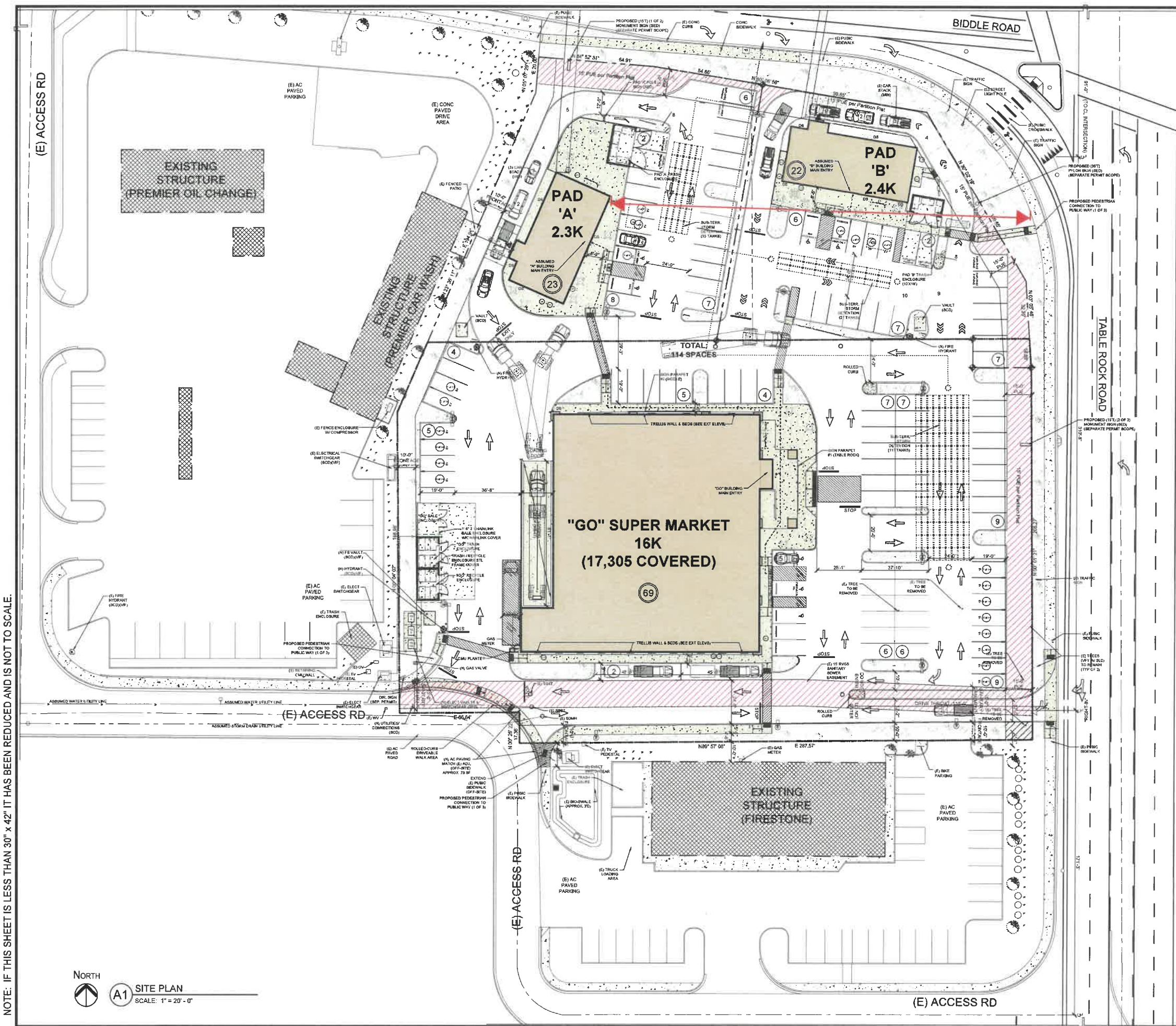
Conclusions of Law: Applicant acknowledges that the proposed drive-through window will necessarily comply with all local, state, and federal health and safety regulations.

LEGAL DESCRIPTION AS PROVIDED BY PRELIMINARY TITLE REPORT

Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

LOTS 1, 2 AND 3 OF TABLE ROCK CROSSING SUBDIVISION IN JACKSON COUNTY, OREGON,
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 47, PAGE 5 OF PLAT RECORDS.



NOTE: IF THIS SHEET IS LESS THAN 30" x 42" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

NORTH
 (A1) SITE PLAN
 SCALE: 1" = 20' - 0"

SHEET KEYNOTE LEGEND

KEYNOTES ON SITE PLAN

SB JAMES
 CONSTRUCTION MANAGEMENT
 8435 Agate Road White City, OR 97503
 COB #167945 (541) 826-5668
 ARCHITECT:
 SAMUEL UCCELLO, AIA, NCARB
 S + B James Construction Management
 Tel: (541) 826-5668
 Fax: (541) 826-5636
 E-mail: samuelucello@splusb.com

CONSULTANT:
 STAMP:
PRELIMINARY
 Issued: 06-09-2023

PRINT DATE: 6/9/2023 3:33 PM
 OWNER:
 CYPRESS EQUITIES
 8144 WALNUT HILL LANE, SUITE 1200
 DALLAS, TX 75231
 CONTACT: COLEMAN GLASS, VP
 PH: (214) 450-8508

PROJECT ADDRESS:
 SUPERMARKET
 4501 BIDDLE ROAD
 CENTRAL POINT, OREGON 97502

REVISIONS

NUMBER	DATE	DESCRIPTION
1	05/02/2023	PRE-APP SUBMITTAL
2	06/09/2023	SPAR SUBMITTAL
3	06/09/2023	
4	06/09/2023	
5	06/09/2023	
6	06/09/2023	
7	06/09/2023	
8	06/09/2023	
9	06/09/2023	

SHEET NOTES

- FOR TYPICAL AND ACCESSIBLE PARKING STALL STRIPING REQUIREMENTS, REFER TO CIVIL DRAWINGS.
- FOR SITE FENCING, PLANTERS AND GATES, REFER TO LANDSCAPE DRAWINGS.
- SEE CIVIL, LANDSCAPE & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING MATERIALS, FINISHES, STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED. MATERIALS AND FINISHES SHALL MATCH EXISTING ADJACENT MATERIALS AND FINISHES TO EXTENT POSSIBLE AND REASONABLE.
- FOR ADDITIONAL INFORMATION ON TERRACES, PATIOS, AND WALKWAYS, REFER TO THE INDIVIDUAL BUILDING DRAWINGS.

SEU PROJECT NO.: M23-5870
 DRAWN BY: JCS
 CHECKED BY: SRU
 PROJECT DATE: 03/12/2023
 © COPYRIGHT 2023
 S+B JAMES CONSTRUCTION MANAGEMENT
 PROJECT:
COMMERCIAL DEVELOPMENT
 CENTRAL POINT, OR
 (SPAR SUBMITTAL)

SYMBOL LEGEND

- LANDSCAPE AREA (SLD)
- ACCESSIBLE PATH OF TRAVEL BARRIER FREE ACCESS WITH MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM 5% SLOPE IN THE DIRECTION OF TRAVEL (SOD)
- (E) PROPERTY LINE

SHEET TITLE:
PRELIMINARY SITE PLAN (ALL BUILDINGS)
 (SPAR SUBMITTAL)
 SHEET NO.:
A-101

372W01C700
BLVD PROPERTIES LLC
9402 DESCHUTES RD
PALO CEDRO, CA 96073

372W01C701
SAVAGE JEAN TRUSTEE ET AL
4279 TABLE ROCK RD
CENTRAL POINT, OR 97502

372W01C701
SAVAGE JEAN
4279 TABLE ROCK RD
CENTRAL POINT, OR 97502

372W01C703
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C704
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C705
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C706
JTN FIRESTONE LLC
TOM SAYER JR ESQ
9984 SCRIPPS RANCH BLVD 284
SAN DIEGO, CA 92131

372W01C707
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C708
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C709
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C710
SOUTH SALEM LLC
PO BOX 970
MEDFORD, OR 97501

372W01C800
USF REDDAWAY INC
ATTN: TAX DEPT
10990 ROE AVE
OVERLAND PARK, KS 66211

372W01C808
TFTM LLC ET AL
BURNS BASIN TRUST
PO BOX 970
MEDFORD, OR 97501

372W01D500
MONROE KENNETH R/LORINDA K
C/O WENDY SHUMWAY
779 W VALLEY VIEW RD
ASHLAND, OR 97520

372W01D600
JBR - TABLEROCK LLC
100 E MAIN STE A
MEDFORD, OR 97501

372W01D700
BLEW BRUCE A
4082 TABLE ROCK RD
CENTRAL POINT, OR 97502

372W01D800
JACKSON COUNTY
10 S OAKDALE
MEDFORD, OR 97501

372W01D800
NATIONAL WEATHER SERVICE
JACKSON COUNTY AIRPORT
3650 BIDDLE RD
MEDFORD, OR 97504

AGENT
CSA PLANNING LTD
4497 BROWNRIDGE STE 101
MEDFORD, OR 97504

250 ft boundary
buffer map

