

Nelson Investment Enterprises, LLC
210 Valle Vista Drive
Grants Pass, OR 97527

Project Narrative & Findings of Fact (Freeman-Bigham Road Zone Change)

The purpose of the requested Zone Map Amendment is to change the zoning designation as needed to prepare for a consolidated commercial development on properties located on Freeman and Bigham Road, and to comply with the commercial comprehensive plan designations recently approved by the City. Provided below are responses to the application approval criteria in Central Point Municipal Code Chapter 17.10, Zoning Map and Zoning Code Text Amendments.

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated by either:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or for zoning map amendments;
- C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment.

The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state. (Ord. 1989 §1(part), 2014).

Finding CPMC 17.10.200: The zoning map change has been initiated by the property owner of the property identified on the Jackson County Assessor's Map as 37S 2W 02CD Tax Lots: 600, 700, and 1000 ("Project Site") as evidenced by the application documents submitted to the City on May 29, 2018. It should be noted that the Applicant also owns property identified on the Jackson County Assessor's Map as 37S 2W 02CD Tax Lots: 800, 900, 1300, and 1400. These properties are not included in this Application.

Conclusion CPMC 17.10.200: The application for a zone map change has been initiated consistent with the requirements of this section.

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

- A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section 17.05.500.
- B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section 17.05.400. The approval authority shall be the city council after review and

recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

Finding CPMC 17.10.300: On March 8, 2018, the City approved Ordinance No. 2043 updating and adopting the Central Point Comprehensive Plan Land Use Element. As part the Land Use Element Update, the City re-designated the Project Site properties from High Density Residential to Employment Commercial. At this time, the zoning for these properties is R-3, Residential Multifamily, which is consistent with the prior land use designation. The purpose of the proposed zone map change is to comply with the new Comprehensive Plan land use designation (i.e. Employment Commercial), and to prepare the properties for future commercial development. No new policies or zoning regulations are proposed as part of this application.

Conclusion CPMC 17.10.300: As evidenced by the nature of the application, the proposed zone map change is a Minor Amendment consistent with this section.

17.10.400 Approval Criteria

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

- A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

Finding CPMC 17.10.400(A): The proposal is a Minor Zone Map Amendment (see Finding CPMC 17.10.300).

Conclusion CPMC 17.10.400(A): Not applicable.

- B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

Finding CPMC 17.10.400(B): The proposed zone map amendment would change the current R-3 zoning designations to C-4, which is consistent with the Employment Commercial land use designation the recently updated Land Use Element, Land Use Map.

Conclusion CPMC 17.10.400(B): The proposed zone change complies corrects a current disconnect between the land use and zoning map designations and is consistent with the Comprehensive Plan.

- C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Finding CPMC 17.10.400(C): The project site is currently served with water, sewer and storm drainage facilities, which serves existing development on portions of the site and existing surrounding development. Any future infrastructure upgrades will be a function of development, per the City's requirements for public services and streets.

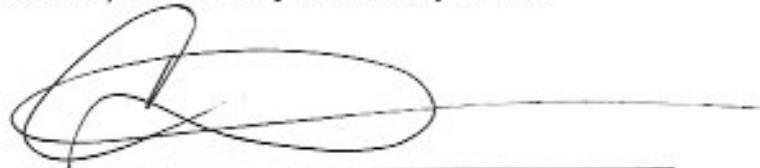
Conclusion CPMC 17.10.400(C): The project complies with this standard.

D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006. Formerly 17.10.300(B)).

Finding CPMC 17.10.400(D): A Traffic Study was prepared by Southern Oregon Traffic Engineering, LLC on March 14, 2018 for the Comprehensive Plan and Zone Map Amendments on the Project Site. The purpose of the Traffic Study is to demonstrate how the proposed change complies with the Transportation Planning Rule and City regulations. Per the Traffic Study analysis, streets and intersections that serve the property will accommodate projected p.m. peak hour traffic volumes from permitted uses under proposed Employment Commercial zoning without requiring a change in the functional classification of any existing or planned facility, or degrade the performance of an existing or planned facility such that it would not meet the performance standard identified in the City's Transportation System Plan (TSP) or Comprehensive Plan.

Conclusion CPMC 17.10.400(D): Based on the Traffic Study analysis and findings, the proposed zone map amendment complies with the Transportation Planning Rule and the City's Comprehensive Plan.

In conclusion, we believe the application submittal package demonstrates compliance with the approval criteria for zone map amendments in the Central Point Municipal Code. If you have any further questions, please feel free to contact me.



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May 29, 2018