



STAFF REPORT

July 7, 2015

AGENDA ITEM: File No. 14016

Consideration of a Tentative Partition Plan to create three (3) parcels in the LMR—Low Mix Residential and MMR—Medium Mix Residential zoning districts within the Eastside Transit Oriented Development (TOD) District on property identified as 37 2W 02 Tax Lot 2700.

Applicant: People’s Bank of Commerce; **Agent:** Tony Weller, CES|NW.

STAFF SOURCE:

Stephanie Holtey, Community Planner II

BACKGROUND:

The applicant is proposing to partition an existing 18.77 acre parcel into three (3) parcels (Attachment “A”). Zoning designations within the proposed land partition include Low Mix Residential (LMR) and Medium Mix Residential (MMR).

Section 17.66.030(A)(3) requires a master plan approval prior to or concurrently with a land division application on project sites exceeding 2 acres. The applicant is proposing the White Hawk Master Plan (“Master Plan”) concurrently with this application to guide and instruct development of the site. According to the Preliminary Master Plan, the site would consist of residential development (Parcels 1 and 2) and a public park (Parcel 3). Each proposed parcel will take primary access from proposed local streets internal to the site.

ISSUES:

The proposed tentative plat is contingent on approval of the master plan. On a prior agenda item it was recommended that the master plan supporting the proposed tentative partition plan be continued it is appropriate to continue the tentative partition plan to allow corrections per comments on the master plan.

ATTACHMENTS:

Attachment “A” – Tentative Plat Map

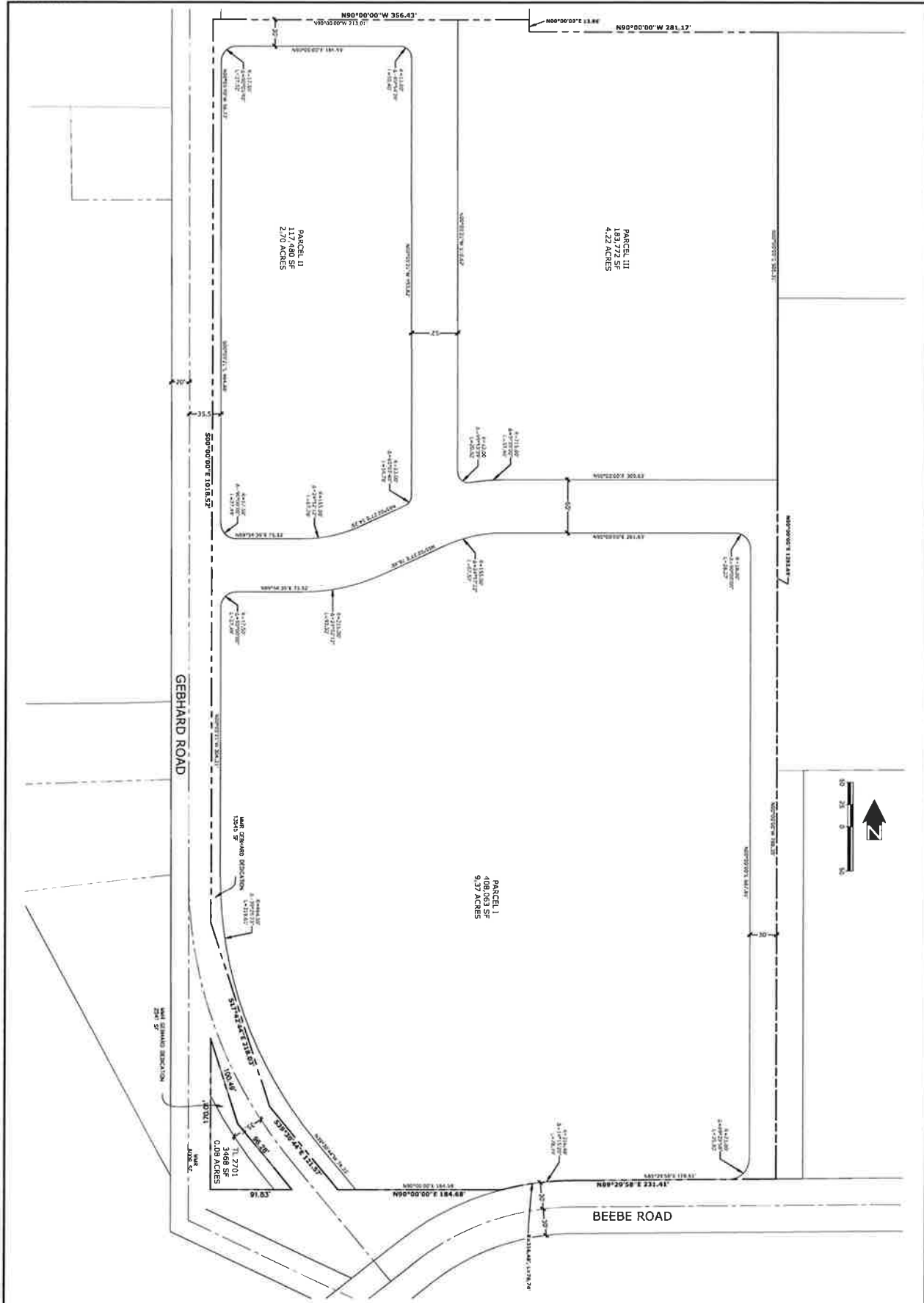
ACTION:

Consider the White Hawk Tentative Partition Plat application and continue the public hearing to a date specific to allow the applicant time to amend the tentative plat consistent with an approved preliminary master plan per the Staff Report dated 7/7/2015; or deny the application.

RECOMMENDATION:

Continue the public hearing for the White Hawk Tentative Partition Plat application to a date specific agreed to by the applicant as necessary to update the tentative plat consistent with the Final White Hawk Master Plan.

PLOTTED: 4/2/2014 9:15 AM



7	2	PRELIMINARY PARTITION PLAT	PROJECT NO. 0102	DATE 04/02/14	BY 0101	REVISIONS
			ISSUED BY 0101	DATE BY 0101	DATE	
			CES NW 13190 SW 68th Parkway, Suite 150 Tigard, Oregon 97223 503.968.6655 www.cesnw.com			
			WHITE HAWK 37 2W 02, TAXLOTS 2700 & 2979 PEOPLE'S BANK OF COMMERCE 1311 E BARNETT ROAD MEDFORD, OR 97504 PH: (541) 774-7656			