



MEDFORD PLANNING

Date: March 2, 2026

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> Avista Utilities | <input checked="" type="checkbox"/> Medford Irrigation District |
| <input checked="" type="checkbox"/> City Attorney | <input checked="" type="checkbox"/> Charter Communications | <input type="checkbox"/> Rogue River Valley Irrigation |
| <input checked="" type="checkbox"/> Engineering – Jodi Cope | <input checked="" type="checkbox"/> Hunter Communication | <input type="checkbox"/> Talent Irrigation District |
| <input checked="" type="checkbox"/> Engineering – Mike Casper | <input checked="" type="checkbox"/> LS Networks of So. Oregon | <input type="checkbox"/> Medford School Dist. 549C |
| <input checked="" type="checkbox"/> Engineering – Karl MacNair | <input checked="" type="checkbox"/> Lumen (Centurylink) | <input checked="" type="checkbox"/> Phoenix School District 4 |
| <input checked="" type="checkbox"/> Engineering – Jennifer Ingram | <input checked="" type="checkbox"/> Pacific Power & Light | <input checked="" type="checkbox"/> R.V. International Airport |
| <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Rogue Disposal | <input type="checkbox"/> OR Dept. of Aviation |
| <input checked="" type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Rogue Valley Sewer Services | <input type="checkbox"/> Federal Aviation Admin. |
| <input type="checkbox"/> Police Department | <input checked="" type="checkbox"/> Rogue Valley Transit District | <input type="checkbox"/> Fire District #2 |
| <input checked="" type="checkbox"/> Water Commission | <input type="checkbox"/> US Post Office | <input type="checkbox"/> Fire District #3 |
| <input type="checkbox"/> City Manager | <input type="checkbox"/> Jackson Co. Admin. Officer | <input checked="" type="checkbox"/> ODOT |
| <input type="checkbox"/> Floodplain – Liz Hamblin | <input type="checkbox"/> Jackson Co. Health | <input type="checkbox"/> ODOT Rail |
| <input type="checkbox"/> Urban Renewal (MURA) | <input checked="" type="checkbox"/> Jackson Co. Planning | <input type="checkbox"/> OR Dept. Fish & Wildlife |
| <input type="checkbox"/> Alt Trans Advis Comm (ATAC) | <input checked="" type="checkbox"/> Jackson Co. Roads & Parks | <input type="checkbox"/> Army Corps of Engineers |
| <input checked="" type="checkbox"/> DLCD – Josh LeBombard | <input type="checkbox"/> Jackson Co. Surveyor | <input type="checkbox"/> Bear Creek Watershed Council |

File No. LDS-25-401

Project Name: Bear Creek Shopping Center

Agent Contact:

Mark McKechnie
Mark@oregonarchitecture.biz

Application requesting approval of tentative plat for Bear Creek Plaza Subdivision. Project site consists of two developed taxlots (Map 371W19B, TLs -400 (16.28 ac) and -402 (0.66ac)), totaling 16.94 net acres. Proposal is to divide TL 400 into 5 parcels and expand TL 402 to give it frontage along Biddle Rd. Site is fronted by E. McAndrews Rd to the north and Biddle Rd to the west, zoned Community Commercial (CC), and within the Frequent Transit Corridor (FTC), Airport Area of Concern (A-C), and City Center (C-C) zoning overlays. See Applicant submittals for details on proposed lot sizes, locations, and frontages.

Planner:

Kegen Benson
planning@cityofmedford.org

Related files: E-26-077

A Land Development Committee meeting is scheduled for Wednesday, March 25, 2026, at 9:30 a.m. via Zoom webinar.

Topic: Land Development Meeting

Link to join the webinar: <https://us02web.zoom.us/j/83028661620>

Webinar ID: 830 2866 1620

Attached are documents for your review. Please investigate and submit a written report setting forth any necessary conditions as required of your department/agency for approval to the Planning Department within ten working days.

If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, including easements, please submit written findings with supporting data or information that justify the requirements. Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose, and that there is a rough proportionality between the burden of the requirement on the developer and the impacts of the proposed development on public facilities and services. All requirements may be strictly scrutinized by the courts and must have legitimate authority so that they will not result in the taking of private property.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

If you have any questions, please contact the planner listed above. Thank you.



MEDFORD PLANNING

TENTATIVE PLAT, LAND DIVISION

- Partition - Type II (3 or fewer lots)
- Subdivision - Type III (4 or more lots)
- Partition Replat - Type II
- Subdivision Replat - Type II

1. APPLICANT INFORMATION (If a corporation, list all principals)

Name Bear Creek CV LLC - Citivest Inc.

Address 4350 Von Karman Ave, Suite 200

City New Port Beach State CA ZIP Code 92660

Email _____

Telephone Primary _____ Secondary _____

2. AGENT INFORMATION (Owner's consent required)

Name Mark McKechnie - Oregon Architecture Inc.

Address 132 W. Main Street, Suite 101

City Medford State OR ZIP Code 97501

Email mark@oregonarchitecture.biz

Telephone Primary 541-772-4372 Secondary _____

3. PROPERTY OWNER/CONTRACT PURCHASER OF RECORD

Name Bear Creek CV LLC Citivest Inc.

Address 4350 Von Karman Ave, Suite 200

City New Port Beach State CA ZIP Code 92660

Email _____

Telephone Primary _____ Secondary _____

LDS-25-401

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

4. PROJECT DESCRIPTION

Project Name: Bear Creek Plaza

Assessor’s Map & Tax Lot(s): 371W19B - 400, 400-A1, 400-A2, 402, 402-A1

Site Address(es) (if any): 1000, 1010, 1132, & 1140 Biddle Rd

Gross Acreage: 16.28 Net Acreage: 16.28

General Land Use Plan (GLUP) Map Designation(s): Commercial (CM)

Current Zoning: Community Commercial (CC)

Overlay Zone(s) (if applicable): N/A

Southeast Plan Map Designation(s) (if applicable): N/A

Density Range: Minimum _____ Maximum _____

Number of Lots or Parcels Proposed: 5 new parcels Housing Type Proposed: _____

Number of Dwelling Units: Existing 0 Proposed 0

List any land use application file numbers (including Pre-Applications) associated with the subject property:

N/A

5. REQUIRED SUBMITTALS (Single Sided – Documents Letter Size – Plans 11 x 17)

- This Application Form (completed and signed)
- Signed Expedited Land Division Application Form (Pages 6 – 8)
- Findings of Fact addressing approval criteria (Pages 4 – 5)
- Additional Findings as required, such as Hillside Ordinance, Riparian Ordinance, or adopted Neighborhood Circulation Plan
- Tentative Plat (11 x 17) (Pages 9 – 10)
- Conceptual Grading Plan (11 x 17) (Pages 11 – 12)
- Conceptual Stormwater Drainage and Quality/Detention Facility Plan (11 x 17)
- Arterial Street Landscape Plan per Section 10.797 (11 x 17)
- Agricultural Impact Assessment, if applicable (Section 10.801 or 10.802)
- Hillside Development Slope Analysis Form – **signed by staff** (Page 11)

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

- Hillside Ordinance Constraints Analysis Status Form – **signed by staff** (if applicable – Page 12)
 - Slope Analysis (Sections 10.929 – 10.933)
 - If developing on slopes greater than 35%, attach recommendations received from the Planning Department after required Pre-Application Conference
 - If site contains slopes greater than 15%, attach signed Constraints Analysis Status Form which indicates Analysis has been deemed complete
 - Constraints Analysis
- Written Consent of Owner(s) (Page 13)
- Signed Statement Regarding Posting of Public Hearing/Public Notice Signs (Page 15)
- Agricultural Impact Assessment (if applicable – see Section 10.801 or 10.802)
- Legal description of project site

6. SUBMIT THE APPLICATION AND REQUIRED DOCUMENTS

- Submit the application (plans must be native .pdf files, no scans)
 - Via email planning@cityofmedford.org
 - For extra-large files, contact the planning department at planning@cityofmedford.org for a link to oupload documents

All submittals must be single sided

- Fees
 - [Planning Fee Schedule](#)
 - Planning Fees are due at the time of application submittal
 - Payment options:
 - o Checks shall be made payable to City of Medford
 - o Credit/debit cards are accepted in the planning department, or to pay by phone, call 541-774-2380

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

Signature: Mark McKeown Applicant Agent Owner

If any wetlands exist on the site, it is the applicant’s responsibility to obtain a permit from the Oregon Department of State Lands and U.S. Army Corps of Engineers before any site work begins.

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

MEDFORD LAND DEVELOPMENT CODE SECTION 10.170(D) PARTITION APPROVAL CRITERIA

The Planning Director shall not approve any tentative partition plat unless they can determine that the proposed land partition, together with the provisions for its design and improvement:

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*
- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- (3) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the approving authority determines it is in the public interest to modify the street pattern;*
- (4) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*
- (5) Will not cause an unmitigated land use conflict between the land partition and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

MEDFORD LAND DEVELOPMENT CODE SECTION 10.171 PAD LOT DEVELOPMENT

The land division associated with a pad lot development is a Type II administrative decision with notice and the Planning Director is the approving authority. If a pad lot development includes a cottage cluster development it shall be reviewed as a Type III quasi-judicial decision, and shall meet the requirements identified in Section 10.818A. Final plat for pad lot development is a Type I ministerial action which complies with the requirements established at the time of tentative plat approval, and the requirements set forth in Section 10.162 (B-E).

MEDFORD LAND DEVELOPMENT CODE SECTION 10.202(E) SUBDIVISION APPROVAL CRITERIA

The Planning Commission shall not approve any tentative plat unless it first finds that the proposed land division, together with the provisions for its design and improvement:

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Articles IV and V;*

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*
- (4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the Planning Commission determines it is in the public interest to modify the street pattern;*
- (5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*
- (6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

EXPEDITED LAND DIVISION APPLICATION FORM (ORS 197-380-380)

What is an Expedited Land Division?

The expedited land division process provides an alternative to the standard procedures for certain land division requests. An applicant may choose to use the expedited land division process if their land division request meets all of the applicable requirements specified in Oregon Revised Statute (ORS) 197-360 (see reverse side). The steps in this procedure differ from the regular land division procedure, but still include public review and opportunity for appeal. The steps are described in ORS 197.365-375.

Is it faster than the regular land division process?

The expedited land division process is intended to streamline the regular land use process that land divisions normally follow under state law, which allows up to 120 days for final city approval. In Medford, however, the typical processing time for a land division application that meets city standards and is complete when submitted is far less than the 120 days that state law allows. Therefore, in Medford, in many cases there is no difference in processing time between a regular land division and expedited land division.

What are the requirements to qualify for the Expedited Land Division process?

ORS 197-360 lists the requirements to qualify for an expedited land division review. These requirements are summarized below. The full text of ORS 197.360 is included on the reverse side of this form.

The proposed land division (i.e., subdivision, partition or replat):

1. Must be on residentially zoned land and must be solely for the purposes of residential use;
2. Must not create building lots that provide for dwellings or accessory buildings within areas that contain natural resource protections, such as, but not limited to, historic areas and riparian zones.
3. Must satisfy all City street standards and connectivity requirements; and
4. Must either:
 - a. *Create enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or*
 - b. *Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.*

Is the filing fee more for an Expedited Land Division?

Yes. The application filing fee for an expedited land division is higher than the filing fee for a standard land division application to cover the costs of processing the application following a different, specialized set of expedited procedures.

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

Why am I receiving this application form for Expedited Land Division now?

The expedited land division process has existed since 1995; however, the 2015 Oregon Legislature required that all land division applicants be notified of the expedited land division option and how to apply.

Are you applying for an Expedited Land Division?

No

Yes

(If yes, then attach a written description of how the proposal satisfies ORS197.360)

Applicant

Name: _____

Telephone: _____

Signature

Print Name

Date

ORS 197.360

(1) As used in this section:

(a) "Expedited land division" means a division of land under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 by a local government that:

(A) Includes only land that is zoned for residential uses and is within an urban growth boundary.

(B) Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.

(C) Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:

(i) Open spaces, scenic and historic areas and natural resources;

(ii) The Willamette River Greenway;

(iii) Estuarine resources;

(iv) Coastal shorelands; and

(v) Beaches and dunes.

(D) Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.

(E) Will result in development that either:

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

- (i) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or*
 - (ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.*
- (b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 to 92.192 and meet the criteria set forth in paragraph (a) of this subsection.*
- (2) An expedited land division as described in this section is not a land use decision or a limited land use decision under ORS 197.015 or a permit under ORS 215.402 or 227.160.*
- (3) The provisions of ORS 197.360 to 197.380 apply to all elements of a local government comprehensive plan and land use regulations applicable to a land division, including any planned unit development standards and any procedures designed to regulate:
 - (a) The physical characteristics of permitted uses;*
 - (b) The dimensions of the lots or parcels to be created; or*
 - (c) Transportation, sewer, water, drainage and other facilities or services necessary for the proposed development, including but not limited to right-of-way standards, facility dimensions and on-site and off-site improvements.**
- (4) An application for an expedited land division submitted to a local government shall describe the manner in which the proposed division complies with each of the provisions of subsection (1) of this section.*

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

TENTATIVE PLAT SHALL MEET THE FOLLOWING CRITERIA:

- Clearly and legibly drawn on tracing paper of good quality
- Prepared by a civil engineer or land surveyor registered in Oregon
- Dimensions are not less than 18 inches by 24 inches

THE TENTATIVE PLAT SHALL CONTAIN THE FOLLOWING DATA:

- Proposed land division name (if a subdivision). Contact the Jackson County Surveyor for naming information 541-774-6191.
- Date, north arrow, scale, total acreage, and sufficient legal information to define the boundaries of the proposed development.
- A key map located in the upper right hand corner identifying the location of the development relative to section and township lines and to adjacent property and major physical features such as streets, railroads, and waterways.
- Name and address of the owner(s) of record, developer, and engineer or land surveyor registered in the State of Oregon who prepared the tentative plat.
- Names of abutting property owners on all sides. Include map and tax lot numbers.
- Names and widths of adjoining rights-of-way, topographic features and all public improvements on adjacent property located within 200 feet of the project boundary. *Include existing and proposed half-width right-of-way dimensions.*
- Locations, names, widths, approximate intersection angle, centerline radii, center line slopes, and improvement section of all streets, highways and other ways in the proposed project.
 - The following code sections will affect project design. Check with Engineering Division prior to drawing plans: 541-774-2100.
 - Block Length Ordinance (Section 10.426)
 - Legacy Street (Section 10.427[D] and [E]) – confer with City Engineer prior to submitting application
 - Street Dedication (Sections 10.428 – 10.430B)
 - Access Standards (Section 10.550)
- Proposed connection points to power, telephone, natural gas, water, sanitary sewer & storm drainage
- Number of lots, dimensions of lots (to the nearest foot), including frontage, width, and area (to the nearest 50 square feet).
- Location and height of all existing structures to remain on property and distance from proposed property lines.
- Location and character of all easements existing and proposed by the developer for drainage, sewage and public utilities.
- Five foot topographic contours describing the area. Where the grade of any part of the proposed land division exceeds 10%, or where the development abuts existing developed lots, an overall conceptual grading plan shall be required showing features

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

adjacent to the development within a reasonable distance therefrom which could affect said project. Where a conceptual grading plan is required it shall show how runoff of surface water from individual lots will be achieved and the ultimate disposal of all development surface waters. All topographic information shall be based on city data.

- A conceptual stormwater facility plan with associated landscape plan, if applicable, pursuant to Sections 10.486(B) or 10.729(B).
- Location of all creeks, streams and other watercourses, showing top of existing bank and areas subject to inundation as shown on the latest Federal Flood Rate Insurance Maps.
- Existing wells and irrigation canals, active or abandoned, and proposed disposition.
- Public or common area proposed, if any.
- The approximate distance to, and location of, the nearest sanitary sewer main.
- Name of the irrigation district, if any, within which the project is located and whether it is currently being assessed.
- Name of the school district within which the project is located.

CONCEPTUAL GRADING PLAN:

Purpose: A conceptual grading plan is a drawing that conveys the proposed change of ground elevation within a development. Such a drawing is meant to clearly indicate the change in grade within each lot as well as the direction of storm water runoff both within and outside of the project.

When

Required: A conceptual grading plan is required at the time of land division application, where the proposed development abuts existing developed lots, or where the grade of any part of the land division exceeds ten percent.

Content: A conceptual grading plan should be drawn to scale and contain the following information:

1. Existing/proposed contours, or cut and fill locations and depths
3. Proposed lots/lot numbers and the proposed method of access
4. Name and location of existing and proposed rights of way
5. Direction of storm water runoff
6. Preliminary system layout/location of detention facilities
7. Location of proposed retaining walls
8. Features adjacent to the development that could affect the project
9. Show how storm water runoff water will ultimately be disposed

For further questions concerning conceptual grading plans you may contact the Planning Department at 541-774-2380 or the Engineering Department at 541-774-2100.

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

HILLSIDE DEVELOPMENT SLOPE ANALYSIS FORM

A Slope Analysis is required for all applications (except Zone Changes) where development is proposed on slopes greater than fifteen percent (15%).

Map and
Tax Lot(s): 371W19B - 400, 400-A1, 400-A2, 402, 402-A1
Address(es): 1000, 1010, 1132, & 1140 Biddle Rd

.....
To Be Completed by Planning Department Staff Prior to Submitting

Based upon the City of Medford Slope Map:

- A Slope Analysis is not required.
- A Slope Analysis is required, but a Constraints Analysis is not required.
- A Slope Analysis and a Constraints Analysis are required. The Constraints Analysis must be submitted to the Public Works Department and deemed complete before submittal of the Land Division Application to the Planning Department. Please use the Constraints Analysis Status Form, Page 11.
- A Slope Analysis, Constraints Analysis, and Pre-Application are required before submittal of the Land Division Application to the Planning Department. The Constraints Analysis must be submitted to the Public Works Department and deemed complete before submittal of the Pre-Application Form to the Planning Department. Please use the Constraints Analysis Status Form included in the Pre-Application Form.

Signature	Date
Print Name	Title

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

HILLSIDE DEVELOPMENT CONSTRAINTS ANALYSIS STATUS FORM

A Constraints Analysis is required for all Land Division applications where development is proposed on slopes greater than 15%.

The Constraints Analysis must be deemed complete by the Public Works Department prior to submittal of the Land Division Application to the Planning Department. This form, signed by the Public Works Department, must accompany the Land Division application submittal to the Planning Department. After review, Public Works will mail this form to the Agent and forward a copy to Planning.

SECTION A: To be filled out by the applicant prior to submittal to the Public Works Department

Document Title: Bear Creek Plaza Pad Lot Subdivision

Subject Tax Lots: 400, 400-A1, 400-A2, 402, 402-A1

Agent Name: Mark McKechnie - Oregon Architecture Inc.

Address: 132 W. Main Street, Suite 101

City: Medford State: OR Zip Code: 97501

Telephone: (541) 772-4372

Email: mark@oregonarchitecture.biz

SECTION B: To be filled out by the Public Works Department at time of submittal

Date Submitted: _____

Public Works Signature: _____

Print Name: _____

SECTION C: To be filled out by Public Works after review of the Constraints Analysis

Based upon the information submitted with this application:

- The Constraints Analysis dated _____ is deemed complete.
- The Constraints Analysis is deemed incomplete.

Date: _____

Public Works Signature: _____

Print Name: _____

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

WRITTEN CONSENT OF OWNER

I/We, Bear Creek CV LLC - Citivest Inc., the property owner(s) of
Tax Lot(s) 400, 400-A1, 400-A2, 402, 402-A1 on Jackson County
Assessor Map 371W19B, hereby consent to the filing of an
application for Pad lot subdivision on said property, and will
allow Mark McKechnie - Oregon Architecture Inc. to represent me
before the City of Medford approving authority.

Signed: 
Print Name: Dana Haynes
Date: 11/20/2025

Signed: _____
Print Name: _____
Date: _____

Signed: _____
Print Name: _____
Date: _____

Signed: _____
Print Name: _____
Date: _____

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

Public Hearing Signs, Section 10.124(B)

Public hearing signs shall be posted on the project site for any proposed Type II, III, or IV (minor) land use actions according to the following:

- (1) Contents of sign. Public Hearing signs shall include a description of the proposed land use action, the date of the public hearing, and the City of Medford file number for the proposed land use action.
- (2) Location and number of signs. A posted notice sign must be placed on each existing street frontage of the project site. If a frontage is over 600 feet long, a notice sign is required for each 600 feet, or fraction thereof. Notice signs must be posted within 10 feet of a street lot line and must be visible to pedestrians and motorists. Notice signs may not be posted in a public right-of-way, unless the land use action specifically pertains to a public right-of-way. If posting must occur in the right-of-way, care should be taken to comply with Section 10.735, Clear View of Intersecting Streets.
- (3) Sign posting schedule. The required sign(s) shall be posted as specified in Table 10.124-1. Posted signs shall be removed within 10 days following the final decision.
- (4) Consequences of failing to post the property as required. Failure to post the signs as required by this section is a violation of the Medford Municipal Code.

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

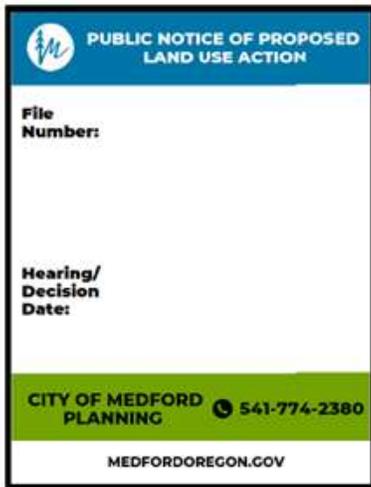
ON-SITE POSTING SIGNS

I, Mark McKechnie - Architect, the property owner (or authorized agent) of Tax Lot(s) 400, 400-A1, 400-A2, 402, 402-A1 on Jackson County Assessor Map 371W19B, have read *Medford Land Development Code* Section 10.124 which specifies the posting requirements for the tax lot(s) noted above, agree to post the property according to those requirements, and understand the consequences for not doing so.

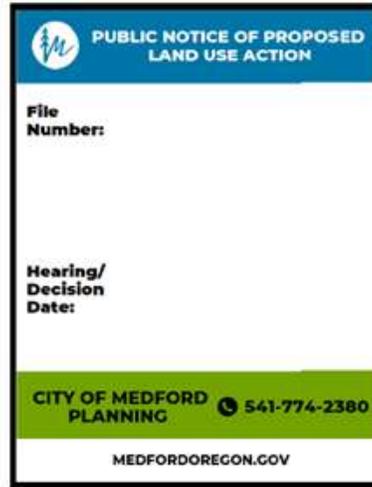
Signed: 

Date: 10/01/25

On-Site Posting Sign – Type II



Public Hearing Notice Sign – Type III



For the applicant's convenience, the Planning Department will provide the signs at the Land Development Committee Meeting. Should this meeting not be scheduled 21 days prior to the hearing, it is the applicant's responsibility to contact the Planning Department to pick up the sign(s).

TENTATIVE PLAT, LAND DIVISION (Partitions – Type II & Subdivisions – Type III)

COMMONLY USED CODE REFERENCES

1. Central Business District	10.358
2. Southeast Plan Overlay District	10.370 – 385
3. Block Length Ordinance	10.426
4. Legacy Streets	10.427(D) & (E)
5. Street Improvement Requirements	10.428 – 430(B)
6. Access Requirements	10.550
7. Townhouse Development Standards	10.712
8. Duplex Development Standards	10.713
9. Multiple Family Site Development Standards	10.714
10. Commercial and Industrial Development Standards	10.421
11. Fencing	10.731 – 733
12. Clear View of Intersecting Streets (visibility triangle)	10.735
13. Landscape and Irrigation	10.780
14. Bufferyards	10.790
15. Street Frontage Landscaping Requirements	10.797
16. Agricultural Buffering	10.801 or 10.802
17. Riparian Ordinance	10.920 – 928
18. Hillside Ordinance	10.929 – 933



(541) 772-4372

132 WEST MAIN STREET, SUITE 101

MEDFORD, OREGON 97501

www.oregonarchitecture.biz

Revised February 27, 2026

TENTATIVE PLAT, LAND DIVISION (Subdivisions – Type III)

MEDFORD LAND DEVELOPMENT CODE SECTION 10.202(E)

PARTITION APPROVAL CRITERIA

The Planning Commission shall not approve any tentative plat unless it first finds that the proposed land division, together with the provisions for its design and improvement:

(1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;

- *Bear Creek Plaza was developed and constructed in 1981, with recent additions of the former Liberty Bank Building, a multi-tenant building with Carl's Jr and the reconstruction of the McDonald's fast food restaurant. The site plan met the development requirements at the time of construction, including circulation and parking requirements. The current zoning is consistent with the GLUP Map. The current owner wishes to separate the buildings onto their own parcels and allow the center to be more responsive to current market trends. Further, there has been a refinement in thinking on parking needs and requirements since 1981. Proposed parcels, wrapping existing buildings and parking are consistent with the current Comprehensive Plan. There is vehicular access around the buildings, which allows vehicles multiple ways to circulate around and through the center. All buildings have a direct connection to a public sidewalk. The center predates the Medford Land Development Code requirements for a comprehensive Neighborhood Circulation Plans, so site modifications have been made over the years as newer buildings have been added to bring the Center into compliance as much as practicable with current standards.*

(2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;

- *While the Center is fully developed, the creation of these parcels will not inhibit the redevelopment of existing parcels and buildings, or an expansion for existing tenants,*

should that be desired. This proposed subdivision has allowed the creation of one new vacant parcel, providing additional development opportunities.

(3) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the approving authority determines it is in the public interest to modify the street pattern;

- *N/A – Does not involve the creation of new streets or alleys.*

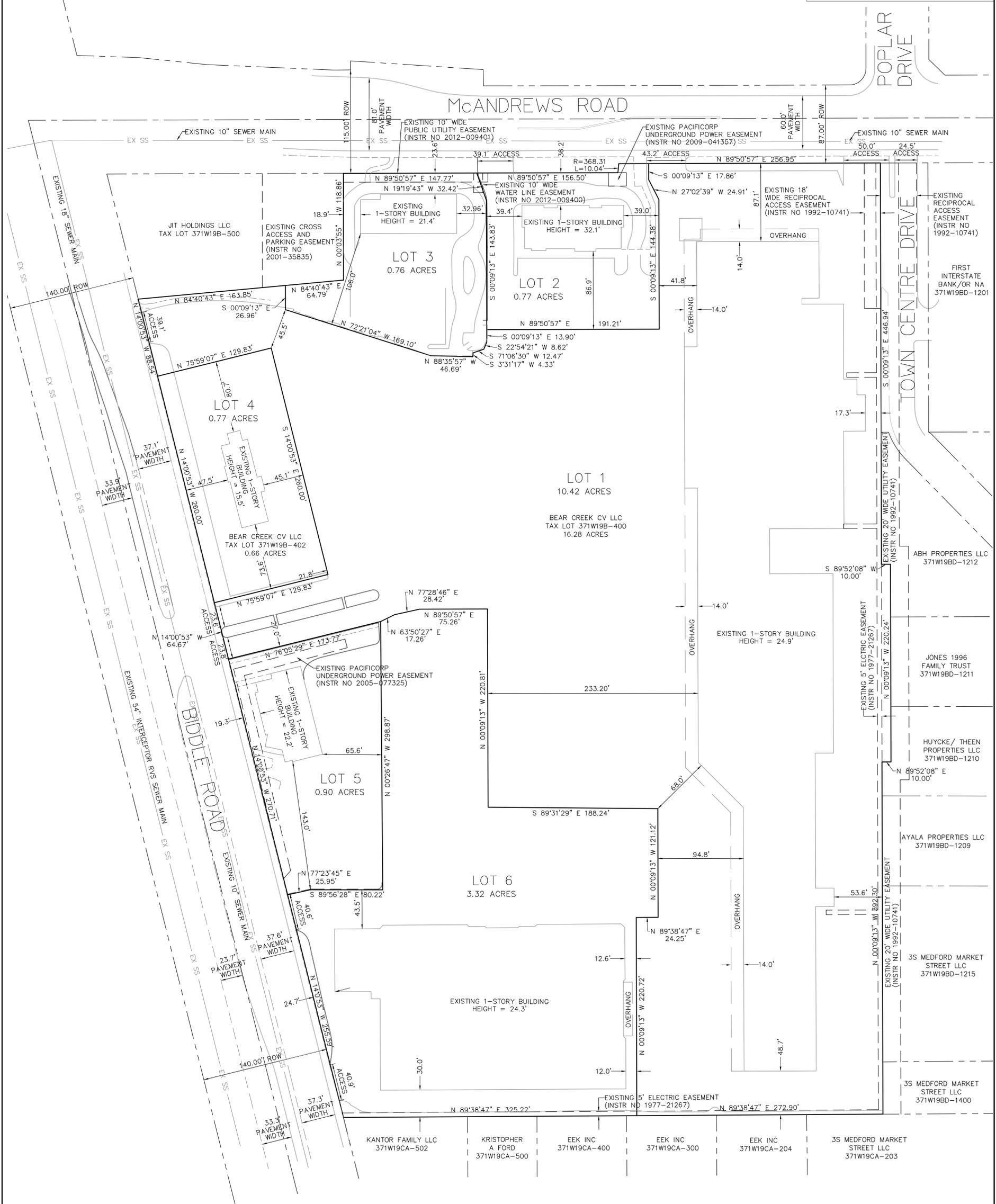
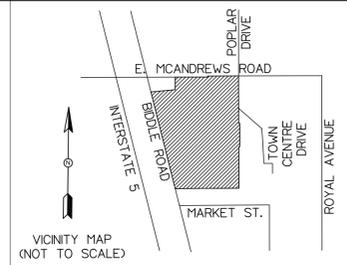
(4) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;

- *N/A – No new proposed streets for private use.*

(5) Will not cause an unmitigated land use conflict between the land partition and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

- *N/A – property does not adjoin agricultural lands within the EFU zoning district.*

TENTATIVE SUBDIVISION PLAT OF
BEAR CREEK SHOPPING CENTER
 NW 1/4 SECTION 19, T.37S., R.2W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON
 1140 & 1010 BIDDLE ROAD, MEDFORD, OR
 SCALE: 1" = 50'
 DATE: 2/27/2026



PROPERTY INFORMATION
 MAP & TAX LOT: MAP 371W19B, TAX LOTS 400, 402
 TOTAL ACREAGE: 16.94 ACRES +/-
 SCHOOL DISTRICT: MEDFORD SCHOOL DISTRICT 549C
 LAND USE: EXISTING: COMMERCIAL (C-C)
 PROPOSED: COMMERCIAL (C-C)

OWNER/ PARTITIONER
 BEAR CREEK CV LLC
 4350 VON KARMAN AVENUE 200
 NEWPORT BEACH, CA 92660

MAP PREPARED BY
 AUSLAND LAND SURVEYING
 CONTACT: ANDY AUSLAND, P.L.S.
 437 NUGGET DRIVE
 ROGUE RIVER, OR 97537
 TEL: (541) 218-9406
 EMAIL: auslandLS73@gmail.com

SURVEY INFORMATION

HORIZONTAL DATUM:
 OREGON COORDINATE REFERENCE SYSTEM (OCRS),
 GRANTS PASS-ASHLAND ZONE, NAD83(2011) EPOCH 2010.00 DATUM

VERTICAL DATUM:
 NGVD 1929 BASED UPON CITY OF MEDFORD BM ID A-67. BRASS CAP
 LOCATED AT THE NORTHEAST CORNER OF JOHNSON STREET AND
 VELIA STREET. ELEVATION = 1,327.259'.

SCALE 1"=50'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

AUSLAND
 LAND SURVEYING

437 NUGGET DRIVE
 ROGUE RIVER, OR 97537
 TELEPHONE: 541.218.9406

OREGON
 JULY 15, 2003
 ANDREW DAVID AUSLAND
 56136
 EXPIRES: 12/31/2027

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Jackson, State of Oregon, and is described as follows:

COMMENCING at a point on the center line of McAndrews Road, which bears South 89°51'13" West 2277.26 feet from the Southeast Corner of Donation Land Claim No. 40, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 00°09'13" East 50.00 feet to the TRUE POINT OF BEGINNING; thence continue South 00°09'13" East 446.84 feet; thence North 89°52'08" East 10.00 feet; thence South 00°09'13" East 220.24 feet; thence South 89°52'08" West 10.00 feet; thence South 00°09'13" East 392.30 feet; thence South 89°38'47" West 598.13 feet to the easterly right of way line of Biddle Road; thence North 14°00'53" West along said right of way line 939.50 feet; thence North 84°40'43" East 228.64 feet; thence North 00°03'55" West 118.81 feet; thence North 89°51'13" East 304.26 feet; thence along the arc of a 368.31 foot radius curve to the left (the chord of which arc bears North 04°50'56" East 10.038 feet) 10.038 feet; thence North 89°51'13" East 290.17 feet to the TRUE POINT OF BEGINNING.

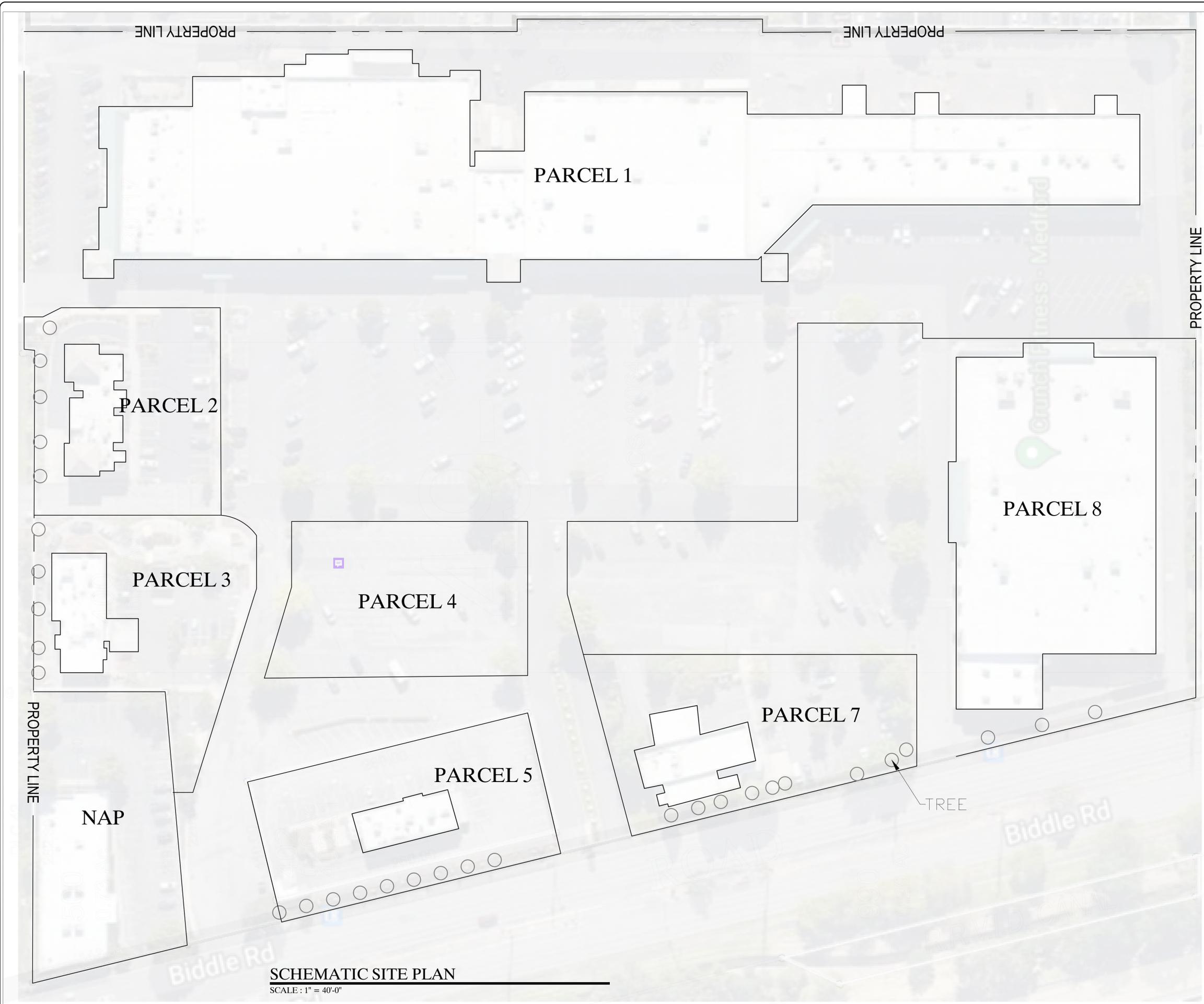
Bearings for this description are based upon the Oregon Coordinate Reference System (OCRS), Grants Pass-Ashland Zone, NAD83(2011) epoch 2010.00 Datum.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 15, 2003
ANDREW DAVID AUSLAND
56136

EXPIRES: 12/31/2027



SCHMATIC SITE PLAN
SCALE : 1" = 40'-0"

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

SITE KEYNOTES

- Parcel 1**
Building Area: 113,730 SF
Frontage Length: 260'-0"
Trees Required: 9
Trees Proposed: 0
- Parcel 2**
Building Area: 5,304 SF
Frontage Length: 180'-0"
Trees Required: 6
Trees Proposed: 5
- Parcel 3**
Building Area: 4,590 SF
Frontage Length: 160'-0"
Trees Required: 6
Trees Proposed: 5
- Parcel 5**
Building Area: 2,820 SF
Frontage Length: 260'-0"
Trees Required: 9
Trees Proposed: 9
- Parcel 7**
Building Area: 5,225 SF
Frontage Length: 265'-0"
Trees Required: 9
Trees Proposed: 9
- Parcel 8**
Building Area: 54,506 SF
Frontage Length: 225'-0"
Trees Required: 8
Trees Proposed: 3



OREGON ARCHITECTURE
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

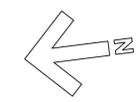
BEAR CREEK PLAZA
PROJECT LOCATION:
Address Line 1
PARCEL:

Approved for the Owner By: _____ Date: _____

REVISIONS	BY

PLOT DATE: 1/22/26
ISSUE DATE: _____
DRAWN BY: IZ
JOB NO.: _____
SHEET

A0.1
SCHMATIC PLAN



SCHMATIC DESIGN

THIS DOCUMENT, THE IDEAS AND THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND PROPERTY OF OREGON ARCHITECTURE INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF OREGON ARCHITECTURE INC. COPYRIGHT 2020.



(541) 772-4372

132 WEST MAIN STREET, SUITE 101

MEDFORD, OREGON 97501

www.oregonarchitecture.biz

January 21, 2026

Kegen Benson, Planner III
City of Medford Planning Department
200 Lausmann Annex
Medford, Oregon 97501

RE: LDS-25-401
Bear Creek Plaza Subdivision

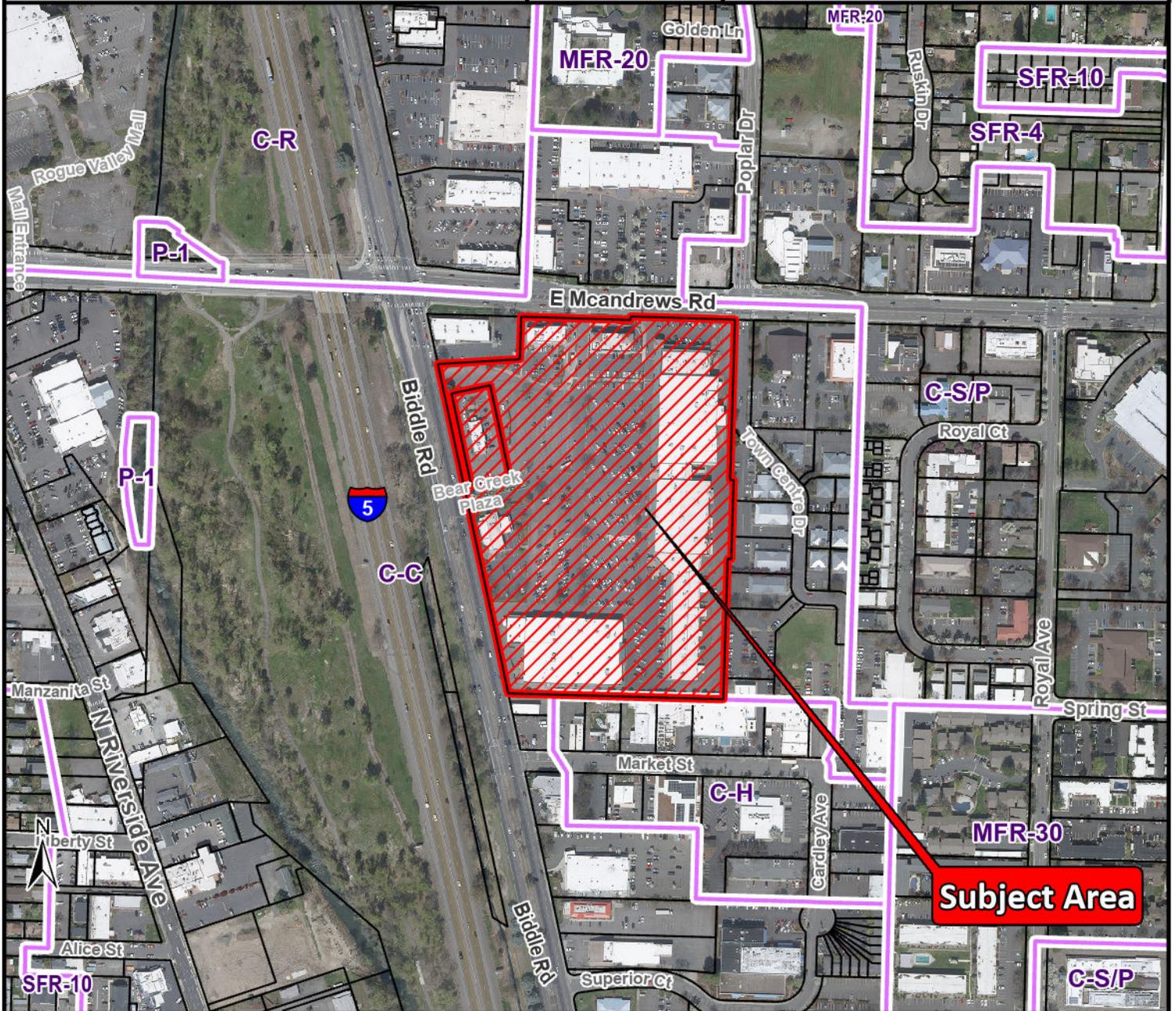
Dear Mr. Benson,

This letter responds to your Notice of Incompleteness dated Dec 24, 2025 regarding the above referenced Application.

The revisions:

1.  
2. Conceptual Grading Plan: With the exception of Parcel 4, all parcels are fully developed. Parcel 4 is currently paved and landscaped and the property owners have no proposal in place to construct anything on this site. No additional grading, or any changes to the existing grading are proposed, so providing a conceptual grading plan would serve no development review purpose, therefore no conceptual grading plan is offered. At the time a building is proposed for the site, a conceptual grading plan will be provided with that development approval application.
3. Conceptual Stormwater Drainage and Quality/Detention Facility Plan: In like manner to the Conceptual Grading Plan mentioned above, all the Parcels on this site are fully developed with the exception of Parcel 4, and that parcel is fully paved and landscaped, with existing stormwater facilities in place and operational as to the requirements then in place as of the date the site was originally approved for development. The property owner has no plans to further redevelop Parcel 4. At the time a building is proposed for this parcel, a conceptual stormwater plan will be provided with that development approval application that meets the stormwater requirements in place at that time.
4. Arterial Street Landscape Plan: All landscaping is existing. We have included a Street Landscape Plan with this revision showing the existing landscape and if it meets current requirements. Should any area not meet current requirements, the plan will indicate the proposed additions to make it compliant.

5. Legal Descriptions: Legal descriptions for each proposed Parcel are attached to this revision letter.
6. Findings of Fact: Findings of Fact have been revised to include more analysis.



Project Name:

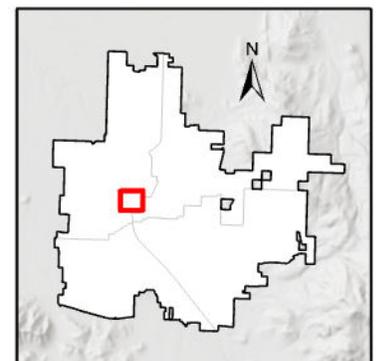
Bear Creek Plaza Subdivision

Map/Taxlot:

371W19B TL 400, 402

Legend

-  Subject Area
-  Tax Lots
-  Zoning Districts



Date: 2/18/2026