

LAND DEVELOPMENT REVIEW AGENDA



MEDFORD
OREGON

Wednesday, March 25, 2026 – 9:30 a.m.

via Zoom Webinar

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

Webinar ID: 830 2866 1620

A Land Development Review meeting is scheduled for Wednesday, **March 25, 2026**, at 9:30 a.m. via Zoom webinar. The following projects will be discussed:

PROJECT #	DESCRIPTION
AC-26-041 Ford Drive Townhouses	Consideration of a Major Modification to the approved site plan for Ford Drive Townhouses, a multi-family phased development approved for 85 residential units. Major modification includes changes to stormwater management location and design, adjustments to the location of 22 lots/buildings, changing Lots/Bldgs 72 and 73 from 4-unit apartments to townhomes, and adding a six-unit apartment (Lot/Bldg 74), which is a new building type. The subject site is two contiguous parcels (371w08C900 & 901), which total 5.22 ac (6.26 gross), located west of Crater Lake Ave along the continuation of Ford Drive. Parcels are zoned MFR-20, and is within the AC. Applicant: Owen Fred Jr; Agent: Oregon Architecture Inc; Planner: Kegen Benson Associated: ZC-20-112, PA-23-218, AC-23-343
AC-26-035 / E-26-093 Medford Heights	Consideration of plans for the construction of a multi-family development consisting of 12 dwelling units together with an Exception request to eliminate the Planter Strip, reduce Street Frontage Landscaping, and reduce sidewalk length. The subject site consists of one parcel totaling approximately 0.34 acres located between Medford Heights Lane and Florence Avenue (130 Florence Avenue). The development is within the MFR-30 zoning district (371W30AD3900). Applicant: Medford Heights 2, LLC Agent: Maize & Associates, Inc. Planner: Steffen Roennfeldt. Associated: PA-25-187 & ZC-24-334
Pre-applications are an opportunity for applicants to gather information about potential development projects and ask questions of staff. Staff provides comments, such as availability of infrastructure, code standards, and procedural requirements, but no decisions are made on pre-applications. Many pre-applications have follow-up land use applications, such as site plan reviews or subdivisions, that require a public hearing and provide the opportunity for public comments. Some development types do not require land use approval and there is no opportunity for public comment. Please contact the project planner for information at 541-774-2380.	
	Pre-application conference to discuss a proposal to create pad lots for two buildings located on a single tax lot (372W23A TL 5000). Lot is 0.61 acres (0.66 gross), located in west Medford, fronted by Stowe Ave to the east, and contains two buildings: Bldg 1 is a 3,351 ft ² warehouse and Bldg 2 is an 8,000

PA-26-034 Thielemann Family, LLC	ft ² warehouse with an associated solar array. Property is GLUP designated Heavy Industrial (H-I), zoned Light Industrial (I-L), and lies within the A-C Overlay and the Northwest Medford Light Industrial Park PUD. Applicant/Agent: Thielemann Family LLC; Rudolph H. Thielemann Jr.; Planner: Kegen Benson
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