



MEDFORD PLANNING

Date: 3/09/2026

- | | | |
|-------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> Avista Utilities | <input type="checkbox"/> Medford Irrigation District |
| <input checked="" type="checkbox"/> City Attorney – Alicia Wilson | <input checked="" type="checkbox"/> Charter Communications | <input checked="" 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 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 checked="" type="checkbox"/> OR Dept. of Aviation |
| <input checked="" type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Rogue Valley Sewer Services | <input checked="" type="checkbox"/> Federal Aviation Admin. |
| <input type="checkbox"/> Police Department | <input 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 type="checkbox"/> Jackson Co. Planning | <input type="checkbox"/> OR Dept. Fish & Wildlife |
| <input type="checkbox"/> Alt Trans Advis Comm (ATAC) | <input 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. | AC-26-041 | Project Name: | Ford Townhouses – Major Mod |
| Agent Contact: | 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 (Multi-Family Residential-15 to 20 dwelling units per gross acre), and is within the AC (Airport Area of Concern) overlay district. Associated files: ZC-20-112, PA-23-218, AC-23-343 | | |
| Mark McKechnie Mark@oregonarchitecture.biz | | | |
| Planner: | | | |
| Kegen Benson planning@cityofmedford.org | | | |

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

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

SPAR - Type II

Used for multi-family residential of 3 net acres
or less per Medford Land Development Code
Section 10.175A

SPAC - Type III

Used if not a SPAR - Type II

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

Name Owen Fred Jr

Address 3400 Crater Lake Ave

City Medford State OR ZIP Code 97501

Email _____

Telephone Primary _____ Secondary _____

2. AGENT INFORMATION (Owner's consent required)

Name Oregon Architecture Inc

Address 132 W Main #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 Owen Fred Jr

Address 371W08C TL 900 & 901

City Medford State OR ZIP Code 97501

Email _____

Telephone Primary _____ Secondary _____

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

4. PROJECT DESCRIPTION

Project Name: Ford Drive - Major Modification
Type of development/
intended use: Townhouse and Apartment Dwelling Units
Assessor's Map &
Tax Lot(s): 371W08C TL 900 & 901
Site
Address(es): Ford Drive and Tahitian Ave
Gross Acreage: 6.26 Net Acreage: 5.22
General Land Use Plan
(GLUP) Map Designation(s): UH
Zoning: MFR-20
Overlay Zone(s)
(if applicable): _____
Southeast Plan Map Designation(s)
(if applicable): _____
Number of Dwelling Units: Existing 0 Proposed 85
Area of Structures (square feet): Existing 0 Proposed 62400 sqft
Number of Parking Spaces Required 85 Proposed 158
Number of Employees Existing 0 Proposed _____
Percent of site covered by structures _____ %
List any land use application file numbers (including Pre-Application Conferences) associated with the subject property:
PA-23-218, AC-23-343

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.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

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

- This Application Form (completed and signed)
- Site Plan (11 x 17) (Pages 5 - 6)
- Architectural Plans (11 x 17) (Pages 5 - 6)
- Conceptual Stormwater Drainage and Quality/Detention Facility Plan (11 x 17)
- Landscape Plan (11 x 17) (Pages 7 - 8)
- Applicant's Questionnaire (Pages 11 - 12)
- Section II – Code Compliance Worksheet (Pages 13 - 14)
- Hillside Development Slope Analysis Form – **signed by staff** (Page 16)
- Hillside Ordinance Constraints Analysis Status Form – **signed by staff** (if applicable – Page 17)
 - 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 18)
- Signed Statement Regarding Posting of Public Hearing/Public Notice Signs (Page 20)
- 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 package (one paper copy and electronic submittal required)
 - Electronic submittal options:
 - Send via email to planning@cityofmedford.org
 - Submit on a flash drive or other USB storage device (will not be returned)
 - Paper submittal options (one paper copy required):
 - Physical address: 200 S. Ivy Street, Medford, OR 97501
 - Mailing address: 411 W. 8th Street, Medford OR 97501
- Fees
 - \$3,100
 - Fees are due at time of application submittal
 - Checks shall be made payable to *City of Medford*

**All submittals must be
single sided**

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 McKee Applicant Agent Owner

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

DISTINCTION BETWEEN SPAR – TYPE II and SPAC – TYPE III LAND USE REVIEW

This application form is used for two different processes. A Type II application is decided by the Planning Director and does not require a public hearing. A Type III application requires a public hearing and is decided by the Site Plan and Architectural Commission. Both processes include notification to surrounding property owners,

Only multi-family residential projects of three net acres or less are a Type II process. If an Exception or other Type III process is required in conjunction with a Type II residential project, the residential project must be decided by the Site Plan and Architectural Commission as a Type III application (see Section 10.175A(B) below). All other applications for site plan approval are Type III.

The application requirements are the same for Type II and Type III. Note that there are different approval criteria for residential projects – see Page 5.

Site Plan and Architectural Review – Type II Required, Section 10.175A(B)

A SPAR – Type II shall be used to review land uses proposing multi-family development, in place of the SPAC Type-III, when the following conditions apply:

- (1) Is a multi-family development of three (3) net acres or less; and*
- (2) The proposed land use does not require a Type III or Type IV land use review in conjunction with the multi-family development such as, but not limited to, an Exception, Historic Review or Land Division.*

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

EXCERPTS FROM MEDFORD LAND DEVELOPMENT CODE SECTION 10.200 SITE PLAN AND ARCHITECTURAL REVIEW

Section 10.200(E) Site Plan and Architectural Review Approval Criteria

Type III Commercial and Industrial Development

*(1) The Site Plan and Architectural Commission, SPAC – Type III, shall approve a site plan and architectural review application for **commercial or industrial development**, if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:*

- (a) The proposed development is compatible with uses and development that exist on adjacent land, and*
- (b) The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in Section 10.186.*

Type II & III Residential Development

*(2) The approving authority shall approve a site plan and architectural review application for a **residential development** if the proposed development complies with the applicable provisions of all city ordinances, or if the Site Plan and Architectural Commission has approved either of the following:*

- (a) Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.*
- (b) Any Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in MLDC Section 10.715A through 10.717.*
- (c) Any adjustments or Exceptions from the Development Standards for a Cottage Cluster Development, as provided for in MLDC Section 10.818A.*

Section 10.200(F) Conditions of Approval (Applies to Type II and Type III)

In approving a site plan and architectural review application, the approving authority may impose, in addition to those standards expressly specified in this code, conditions determined to be reasonably necessary to ensure compliance with the standards of the code and the criteria in Subsection (E) above, and to otherwise protect the health, safety and general welfare of the surrounding area and community as a whole. These conditions may include, but are not limited to the following:

- (1) Limiting the number, height, location and size of signs;*
- (2) Requiring the installation of appropriate public facilities and services and dedication of land to accommodate public facilities when needed;*

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

- (3) Limiting the visibility of mechanical equipment through screening or other appropriate measures;*
- (4) Requiring the installation or modification of irrigated landscaping, walls, fences or other methods of screening and buffering;*
- (5) Limiting or altering the location, height, bulk, configuration or setback of buildings, structures and improvements.*
- (6) Requiring the improvement of an existing, dedicated alley which will be used for ingress or egress for a development;*
- (7) Controlling the number and location of parking and loading facilities, points of ingress and egress and providing for the internal circulation of motorized vehicles, bicycles, public transit and pedestrians;*
- (8) Requiring the retention of existing natural features;*
- (9) Modifying architectural design elements of commercial and industrial buildings. Such modifications may include, but are not necessarily limited to: exterior construction materials and their colors, roofline, fenestration and restricting openings in the exterior walls of structures;*
- (10) Modifying architectural design elements of multiple-family dwellings when the applicant has affirmatively elected to request an adjustment from the Special Development Standards in MLDC Sections 10.715A through 10.717. Such modifications may include but are not necessarily limited to: exterior construction materials and their colors, roofline, and fenestration; and, restricting openings in the exterior walls of structures;*
- (11) Modifying elements of Cottage Cluster Developments when the applicant has affirmatively elected to request an adjustment from the Development Standards for a Cottage Cluster Development, as provided for in MLDC Section 10.818A;*
- (12) Restricting the height, directional orientation and intensity of exterior lighting.*

Section 10.200(J) Site Plan and Architectural Review Application Form

The application for Site Plan and Architectural Review shall contain the following plans, submitted in the quantity and sizes specified on the Site Plan and Architectural Review application form, including legible reduced copies of all plan documents.

- (1) Landscape Plan meeting the specifications and requirements in Section 10.780.*
- (2) Building Construction Plans: A site plan and architectural plan which are clearly and legibly drawn to scale shall be provided. Building construction plans shall include north arrow, orientation of building elevations indicating full dimensions and providing the following information:*
 - (a) Site Plan:*
 - (i) Lot dimensions.*

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

- (ii) All proposed and existing buildings and structures: location, size, height, proposed use.*
 - (iii) Public and private yards and open space between buildings.*
 - (iv) Walls and fences: location, height and material.*
 - (v) Existing and proposed off-street parking: location, number, type and dimensions of spaces, parking area, internal circulation pattern.*
 - (vi) Access: pedestrian, vehicular, service, points of ingress and egress.*
 - (vii) Loading: location, dimension, number of spaces, type of space (A or B), internal circulation.*
 - (viii) Lighting: location and general nature, hooding devices.*
 - (ix) Street dedication and improvements.*
 - (x) Drainage plan.*
 - (xi) Location of existing public improvements including streets, curbs, sidewalks, street trees, utility poles, light fixtures, traffic signs and signals, and such other data as may be required to permit the Planning Director or Site Plan and Architectural Commission to make the required findings.*
 - (xii) Location and screening of mechanical equipment.*
 - (xiii) Location and screening of outdoor trash bins.*
- (b) Architectural Plans:*
- (i) Roof plan.*
 - (ii) Floor plan.*
 - (iii) Architectural elevations.*
 - (iv) Materials and Colors.*
- (c) A conceptual stormwater facility plan with associated landscape plan, if applicable, pursuant to Sections 10.486(B) or 10.729(B).*

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

PLAN CHECKLISTS – All plans must be fully dimensioned

ARCHITECTURAL PLANS

- Roof plan
- Floor plans
- Architectural elevations
 - Materials and colors
 - Location & general nature, including height, directional control, etc. of exterior lighting (Section 10.764)
 - Location & method of concealment of outdoor trash/recycling receptacles (Section 10.781)
 - Location & method of concealment of exterior mechanical equipment (heating, ventilation, A/C, meters, etc.) (Section 10.782)

SITE PLAN

- Location & dimensions of all existing & proposed property lines, public utility easements, and any other public or private easements
- FEMA Floodplain information showing 100 year floodplain lines & elevation data if any
- Location of existing public improvements & above & underground utilities **within 300 feet of the project boundaries** (i.e. power, telephone, natural gas, water lines and hydrants, sanitary sewer, storm drain, streets, curbs, sidewalks, street trees, utility poles, light fixtures, traffic signals, etc.). *Include existing half-width right-of-way dimensions.*
- Proposed public improvements (check with Engineering Division prior to drawing plans: 541-774-2100)
 - Street Circulation Design and Connectivity (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
- Conceptual Drainage Plan (Sections 10.486[B] or 10.729[B]) and the Rogue Valley Stormwater Design Manual
- Location, size, height & proposed use of all buildings (proposed & existing)
- Treatment of all public and private yards and open space
- Location, height, & materials of all existing & proposed fences & walls (Sections 10.731 – 10.735)

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

- Location, number of spaces, dimensions, internal circulation pattern, and paving material of off-street loading (Section 10.742)
- Existing & proposed off-street vehicular parking including, but not limited to: location, number of spaces, dimensions, internal circulation pattern, and paving materials
 - Vehicle (Sections 10.743 – 10.746)
 - Bicycle (Sections 10.747 – 10.751)
 - Carpool & vanpool (Section 10.809)
- Vehicular & pedestrian access to site & buildings, including disabled person, service/loading, and points of ingress/egress
- Pedestrian walkways (Sections 10.772 – 10.776)
- Location & general nature, including height, directional control, etc. of exterior lighting (Section 10.764)
- Location & method of concealment of outdoor trash/recycling receptacles (Section 10.781)
- Location & method of concealment of exterior mechanical equipment (heating, ventilation, A/C, etc.) (Section 10.782)

LANDSCAPE PLAN

Please note irrigation plans are not reviewed or approved with the SPAR application, and need not be submitted. Irrigation review will be performed as part of building plan construction document review. Irrigation plans submitted with the SPAR application will not be reviewed for code compliance and will be considered conceptual.

The landscape plan designer should be cognizant during plan preparation of required irrigation hydro-zoning. Unless irrigated by drip irrigation with emitters for individual plant water needs, plants located in the same irrigation zone shall have similar watering needs. Compatible plant water use materials are referenced in the *Plant Water Needs for Medford*, a copy which is available at the Planning Department or Planning web page.

This is a summarized Landscape Plan Checklist. Adopted provisions are located in Section 10.780, of the *Medford Land Development Code*. For a comprehensive designer checklist for landscape plan preparation, please refer to the *Landscape and Irrigation Plan Processing and Information (LIPPI) Packet* available at the Planning Department or Planning web page.

- For development with more than 1,500 square feet of landscaping area the Landscape Plan shall be prepared by a State of Oregon Registered Landscape Architect or Oregon All-Phased Landscape Contractor.
- Title block information per Section 10.780(F)(1).
- Scale in accordance with Section 10.780(F)(2).

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

- Plan information consistent with Section 10.780(F)(3).
- Plan Details per Section 10.780(F)(4) including but not limited to: location of all plant materials, landscaping features and groundcover materials.
- Details and specifications of soil preparation for tree planting.
- Construction notes for the soil preparation procedures outlined in Section 10.780(G)(9)(b) and for mature compost content, certified by the US Composting Seal of Testing Assurance Program, spread at a rate of three (3) cubic yards per 1,000 square feet of landscape area.
- Landscape Plan Legend.
- Utilities Plan Sheet, showing aboveground and underground utilities.
- If applicable, areas provided with fencing for soil/tree protection.
- If applicable, other Landscape Design Standards:
 - Street Frontage Landscaping Requirements (Section 10.797)
 - Parking Area Planter Landscaping Requirements (Section 10.746[3])
 - Bufferyard Landscaping Requirements (Section 10.790)
 - SE Overlay District Landscaping Requirements (Sections 10.370 -10.385)
 - Large Retail Structure Landscaping Requirements (Sections 10.724 - 10.725)
 - Stormwater Facilities Landscaping Requirements – per the *Rogue Valley Stormwater Quality Design Manual*.
- Plant Size Requirements:
 - Deciduous trees 1¾-inch caliper minimum
 - Evergreen trees Eight (8) feet in height minimum
 - Shrubs One (1) gallon size minimum
 - Groundcovers Flats or a minimum size of four (4) inch pots
- Living Groundcover Requirements:

All landscaping areas, including right-of-way planter strips adjacent to the site, shall include sufficient shrubs, turf grass, and/or other living groundcover to spread over 85% of each area within eight (8) years. This standard can be reduced down to a minimum of 50%, subject to standards identified in Section 10.780(G)(3).
- Non-Living Groundcover Requirements:

Landscaping areas not covered with turf grass shall be covered with (3) inches of unsettled mulch. A limited application of rock or similar non-living groundcover material may also be utilized. Bark mulch within public right-of-way shall be of shredded texture. Nuggets or chips may not be applied.
- High Water Use Landscape Element Limitations:

Water features shall use recirculation water systems. Total landscaping area of a development site shall not exceed the following percentages of high water use landscape elements as defined by code:

 - Single-family residential open space/landscaping tract = 40%

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

- Multiple-family residential = 40%
 - Commercial/office = 30%
 - Institutional = 30%
 - Industrial = 20%
- Turf Grass Limitations - Section 10.780(G)(6): Minimum average width of eight (8) feet and shall be no less than six (6) feet in width at any point; Slopes exceeding fifteen percent (15%) shall not be landscaped with turf.
 - Slope Limitations in Landscape Areas: Maximum finished slope is 33% (3 to 1). Slopes steeper than 33% shall be terraced.
 - Irrigated Landscaping Adjacent to Impervious Surfaces shall have a finished grade that is one (1) inch lower than the impervious surface where they adjoin.
 - Tree Requirements per Section 10.780(G)(10):
 - Soil Volume - New and existing trees shall have at least two (2) cubic feet of soil volume for each one (1) square foot of mature tree canopy.
 - Structural Soil can be utilized as an alternative material under impervious surfaces to meet the required soil volume calculation.
 - Root Barrier shall be installed for all new trees located within three (3) feet of any public right-of-way impervious surface.
 - Tree Fencing - Existing trees to be preserved shall be fully secured by fencing at the canopy edge for the purpose for protecting the tree.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

APPLICANT'S QUESTIONNAIRE

The Applicant's Questionnaire is a tool to help applicants write findings of fact that will demonstrate that a proposed development complies with the decision criteria above that the Planning Director and Site Plan and Architectural Commission use to approve applications.

Instructions

A completed, signed written response to this questionnaire *shall* be included with all applications for Site Plan and Architectural Review. These questions are designed and organized to elicit factual information that can help support your project during the review process. Please prepare your responses on separate sheets of paper and sign and date the document. Remember to submit a single-sided document.

Section I - Narrative

Write a brief narrative that describes your proposed development.

Section II – Compatibility: Criterion No. 1 for Commercial and Industrial Development (Type III)

The following questions are designed to demonstrate how your proposal is compatible with uses and development that exist on adjacent land. Using factual information, respond to the following questions on a separate sheet of paper: use supplemental information such as site photographs, aerial maps, etc. to augment your case.

- A. List existing uses and development adjacent to your project site. Along with this list, describe the architecture (materials, colors, etc.), age, and condition of the adjacent buildings (you may use photographs to supplement this information).
- B. Describe the building architecture and exterior treatments in your proposal, and how they fit with and complement adjacent buildings and development.
- C. Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass. The *Site Plan and Architectural Commission Design Guidelines* are a helpful reference, and can be found on the City's website, and at the Planning Department.
- D. Describe how the placement and orientation of the proposed building(s) relate(s) to the street facilities, and how this orientation promotes a more pedestrian-friendly site design.
 - a. If the site lies within 600 feet of an existing or planned transit stop, as designated by the Transportation System Plan (TSP), describe compliance with the standards of Section 10.808, *New Commercial and Institutional Development*.
- E. Describe how the proposal meets the block length and perimeter standards in MLDC Section 10.426, Street Circulation Design and Connectivity.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

- F. Describe the pedestrian facilities and amenities on your site (useable outdoor space, benches, etc.), and how they will function for pedestrians.
- G. Describe vehicle and pedestrian access to the site, and how it relates internally on the site, and to adjacent sites.
- H. Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site. Should existing trees be preserved, a Tree Protection Plan shall also be included in this application.
- I. Describe stormwater detention facilities on the site (underground storage, surface pond, etc.). If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.
- J. Describe how your proposed landscaping design will enhance the building and other functions on the site.
- K. Describe how your exterior lighting illuminates the site, and explain how the design of fixtures does not diminish a view of the night sky, or produce glare on adjacent properties, consistent with the standards of Section 10.764.
- L. Describe any proposed signage, and how it will identify the location of the occupant and serve as an attractive complement to the site.
- M. Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development. (See Sections 10.731-10.733).
- N. Explain how any potential noise generated by future occupants will be mitigated on the proposed site, consistent with the standards of Sections 10.752-10.761.
- O. Explain anything else about your project that adds to the compatibility of the project with adjacent development and uses.
- P. List and explain any exceptions or modifications requested and provide reasons for such.
- Q. Section 10.780(C)(2) - List any petition for relief of landscaping standards (i.e., request an increase in turf area at a facility for active recreation; eliminate requirement for root barriers when trees are planted in structural soils). Provide rationale for requested deviation from standard.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

Section III – Code Compliance (Use for Type II and Type III)

| PROJECT SITE | | |
|-----------------------------|----------|----------------|
| | EXISTING | PROPOSED |
| • Zoning District | MFR-20 | MFR-20 |
| • Overlay District(s) | | |
| • Proposed Use | Land | Dwelling Units |
| • Net Acreage | 6.26 | 5.22 |
| • Gross Acreage | 6.26 | 6.26 |
| • Proposed Density (10.708) | 0 | 16 du/ac |
| • Number of Dwelling Units | 0 | 85 |
| • Number of Employees | 0 | |

| STRUCTURES (MLDC 10.710 – 10.721) | | |
|------------------------------------------|----------|------------|
| | EXISTING | PROPOSED |
| • Number of Structures | 0 | 73 |
| • Structure Square Footage | 0 | 62400 sqft |
| • Building Height | 0 | 27ft |

| SITE DESIGN STANDARDS (MLDC 10.710 – 10.721) | | |
|-----------------------------------------------------|----------|-------------------------|
| | PROPOSED | REQUIRED |
| • Front Yard Setback | 15 | 15ft and 20ft by garage |
| • Side Yard Setback | 10 | 10ft and 20ft by garage |
| • Side Yard Setback | 10 | 10ft |
| • Rear Yard Setback | 10 | 10ft and 20ft by garage |
| • Lot Coverage | | |

| PARKING | | |
|-----------------------------------------------|----------|----------|
| | PROPOSED | REQUIRED |
| • Regular Vehicular Spaces (10.743) | 156 | 85 |
| • Disable Person Vehicular Spaces (10.746[8]) | 2 | 1 |
| • Carpool/Vanpool Spaces (10.809) | 0 | 0 |
| • Total Spaces (10.743) | 158 | 85 |
| • Bicycle Spaces (10.748) | 85 | 85 |
| • Loading Berths (10.742) | 0 | 0 |

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

| LANDSCAPING | | |
|--------------------------------------------------------------------|-----------------|-----------------|
| | PROPOSED | REQUIRED |
| • Total Landscape Area (square feet) | TBD | TBD |
| • Total Landscape Area in High Water Use Landscaping (square feet) | n/a | n/a |
| • Total Landscape Area in High Water Use Landscaping (percentage) | n/a | n/a |
| • Total % Landscape Coverage | TBD | TBD |
| • Required Organic Content (cu.yd.) | TBD | TBD |
| • Frontage Landscaping (10.797) | | |
| • Street: | Ford Drive | Ford Drive |
| • Feet: | 826 | Per 100ft |
| • # Trees: | 34 | 4 |
| • # Shrubs: | 230 | 25 |
| • Street: | Unnamed Road | Unnamed Road |
| • Feet: | 535 | Per 100ft |
| • # Trees: | 22 | 4 |
| • # Shrubs: | 135 | 25 |
| • Bufferyard Landscaping (10.790) | | |
| • Type: | n/a | n/a |
| • Distance (ft): | | |
| • # Canopy Trees: | | |
| • # Shrubs: | | |
| • Fence/Wall: | | |
| • Parking Area Planter Bays (10.746) | | |
| • Type: | n/a | n/a |
| • # Bays: | | |
| • Area: | | |
| • # Trees: | | |
| • # Shrubs: | | |

| STRUCTURE | |
|------------------|-----------------|
| | PROPOSED |
| • Materials | |
| • Colors | |

Please remember that the information you provide in response to the questionnaire must be included with your application submittal. Remember to sign and date your written response.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

COMMONLY USED CODE REFERENCES

| | |
|--------------------------------------------------------------|-----------------|
| 1. Permitted Uses – Residential Zones | 10.314 |
| 2. Permitted Uses – Commercial and Industrial Zones | 10.337 |
| 3. Central Business District | 10.358 |
| 4. Southeast Plan Overlay District | 10.370 - 385 |
| 5. Block Length Ordinance | 10.426 |
| 6. Legacy Streets | 10.427(D) & (E) |
| 7. Street Improvement Requirements | 10.428 - 430(B) |
| 8. Townhouse Development Standards | 10.712 |
| 9. Duplex Development Standards | 10.713 |
| 10. Multiple Family Site Development Standards | 10.714 |
| 11. Multiple Family Special Development Standards | 10.715A - 719 |
| 12. Commercial and Industrial Development Standards | 10.421 |
| 13. Large Retail Structures (Big Box Ordinance) | 10.722 - 725 |
| 14. Fencing | 10.731 - 733 |
| 15. Clear View of Intersecting Streets (visibility triangle) | 10.735 |
| 16. Off-Street Parking and Loading | 10.741 - 746 |
| a. Off-Street Parking Standard | 10.743 |
| b. General Design Requirements for Parking | 10.746 |
| c. Parking Area Planter Bays | 10.746(3) |
| d. Parking, Required Yard | 10.746(10) |
| e. Parking Aisles | 10.746(12) |
| f. Connecting Parking Areas | 10.746(15) |
| g. Parking Lot Dimension Standards | 10.746(16) |
| h. Compact Cars (maximum 20 percent) | 10.746(17) |
| 17. Bicycle Parking | 10.747 - 751 |
| 18. Pedestrian Walkways | 10.772 - 776 |
| 19. Landscape and Irrigation | 10.780 |
| 20. Bufferyards | 10.790 |
| 21. Street Frontage Landscaping Requirements | 10.797 |
| 22. Vanpool and Carpool Parking | 10.809 |

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

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): 371W08C TL 900 & 901
Address(es): Ford Drive and Tahitian Ave

.....
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 |

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

HILLSIDE DEVELOPMENT CONSTRAINTS ANALYSIS STATUS FORM

A Constraints Analysis is required for all applications (except Zone Changes) 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 Application to the Planning Department. This form, signed by the Public Works Department, must accompany the 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: _____
Subject Tax Lots: 371W08C TL 900 & 901
Agent Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____
Telephone: _____

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: _____

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

WRITTEN CONSENT OF OWNER

I/We, FB OWEN, the property owner(s)
of Tax Lot(s) 900, 901 on Jackson County
Assessor Map 37 1W 06C, hereby consent to the filing of
an application for SPAC on said property,
and will allow OREGON ARCHITECTURE, INC to represent
me before the City of Medford approving authority.

Signed: 
Print Name: Craig Owen
Date: 7-11-2023

Signed: _____
Print Name: _____
Date: _____

Signed: 
Print Name: Fred Owen
Date: 7-13-2023

Signed: _____
Print Name: _____
Date: _____

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

ON-SITE POSTING SIGNS, SECTION 10.124

On-site posting signs shall be placed on the project site for any Type II or Type III land use actions according to the following:

On-Site Posting - Type II (Section 10.124[C][d])

- (1) Contents of sign. On-site notice of decision date signs shall include a description of the proposed land use action, the date the decision will be rendered 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.

Public Hearing Signs - Type III (Section 10.124[B])

- (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.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

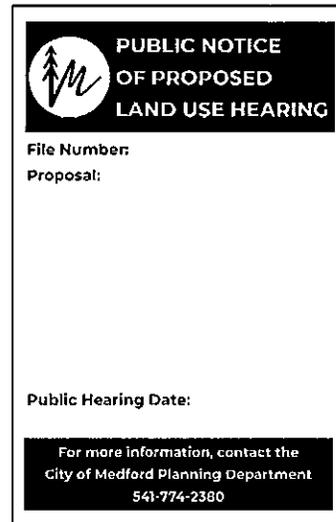
ON-SITE POSTING SIGNS

I, Oregon Architecture Inc, the property owner (or authorized agent) of Tax Lot(s) 900 & 901 on Jackson County Assessor Map 371W08C, 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: 3-2-24

Site Plan and Architectural Review - Type II

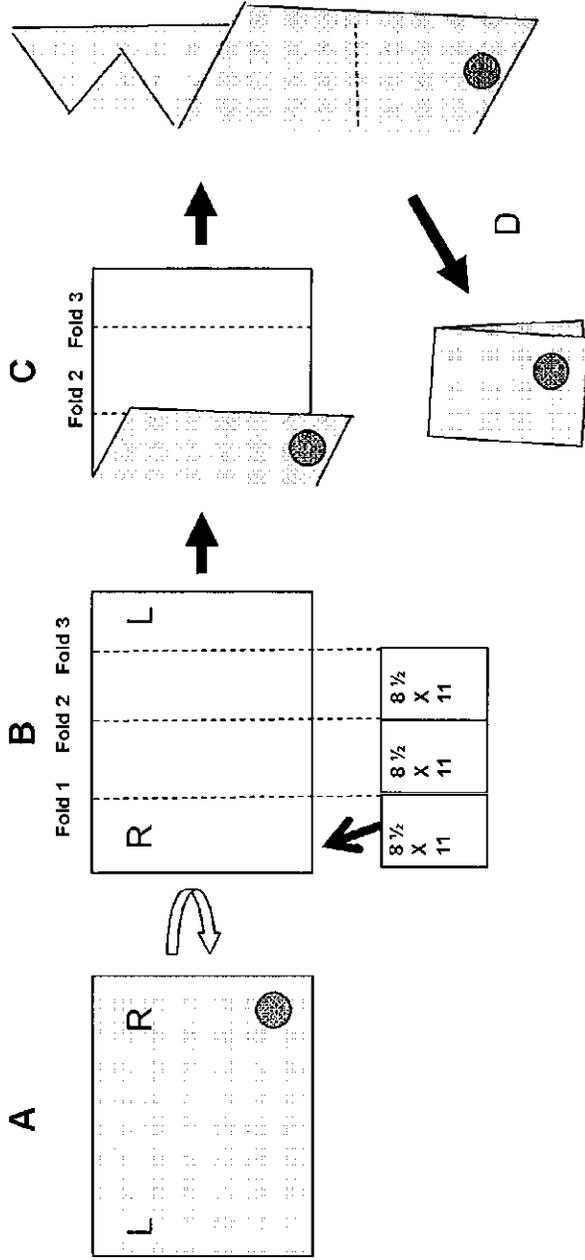
Site Plan and Architectural Commission - Type III



For the applicant's convenience, the Planning Department will provide the sign(s) 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).

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

PLAN FOLDING INSTRUCTIONS (if full size plans are submitted)



- A. Lie map flat facing up.
- B. Flip the map over (the top right corner is now the top left corner). Using the width of an 8 1/2 x 11 piece of paper as a guide, start with the left side of the map and fold the map over as wide as the guide (8 1/2 inches).
- C. Repeat folding, no wider than the first fold (8 1/2 inches), and continue in an accordion style until you no longer have any folds left to make.
- D. Fold the accordion map in half by folding the top edge behind the bottom edge so that the lower right corner of the map ends up on top.



(541) 772-4372

132 WEST MAIN STREET, SUITE 101

MEDFORD, OREGON 97501

www.oregonarchitecture.biz

October 31, 2023

Revised December 8, 2023 to include Townhouse Design Criteria

Revised March 2, 2026 to change location of storm water detention facility, as well as the unit mix

NARRATIVE FOR THE CONSTRUCTION OF A 71 TOWNHOUSE UNITS, 2 4-UNIT AND 1 6-UNIT APARTMENT BUILDINGS ON TWO PARCELS LOCATED ON FORD DRIVE

BRIEF PROJECT NARRATIVE

The Property Owner is proposing to construct 69 townhouse units and 4 4-unit apartment buildings on two parcels totaling approximately 6.25 AC in north Medford. The site is bisected by Ford Drive, with Koonce street abutting the site on the east and a new, unnamed street to be constructed on the west. The work will be completed in 8 phases. The townhouse units will be marketed for individual sale. The site will be subdivided into lots, but that won't happen until unit foundations are poured. The work will be completed in eight phases.

Parcel 900 is 4.03AC in size and is zoned MFR-20. Parcel 901 is 2.23AC in size and is also zoned MFR-20. Additional project details are shown on the accompanying site plan.

Ford Drive is classified as a standard residential street. Koonce Street and the new unnamed street are classified as minor residential streets. Parking will be allowed on all streets, except where Ford Drive crosses the Upton Slough. At that location the pavement will narrow to 28 feet in width, with curb tight sidewalks. Koonce Drive will not be constructed with a sidewalk along its western side. Otherwise, all sidewalks will be behind a curb planter strip, as per City Standard. Frontage improvements will be provided on both sides of Ford Drive abutting the two parcels, and the new unnamed street will have half plus 8 feet constructed as part of the project.

A significant part of Lot 900 (approximately 1AC of the 4AC site) has been designated as a wetland and, except for the Ford Drive crossing, will remain undeveloped. A smaller portion of Lot 901 along its eastern edge is also a designated wetland and will remain undeveloped.

March 2, 2026 Revision: The Developer is proposing a modification to the approved Site Plan for project AC-23 343. In further refinement of the development of the site, it became clear that the best way to address storm water management was to provide a pond on the adjacent off-site parcel, which is also owned by the developer. That meant we also needed to provide room on the site for a storm drain easement running North/South on the east side of the unnamed street. That further required us to adjust the location slightly of Lots/Buildings 70, 71, 37-42, 43-48, 49-54, change Lots/Buildings 72 and 73 from 4-unit apartments to single townhouses and relocate

them to Parcel 3. To keep the unit count the same we added a new Lot/Building 74, a six unit apartment building.

Finally, the Project Phasing has been reworked to better reflect the likely phases of project construction.

No other changes are proposed with this revision.

PROJECT EVALUATION CRITERIA - COMPATIBILITY

A. List existing uses and development adjacent to your project site. Along with this list, describe the architecture (materials, colors, etc.) of the adjacent buildings' age and condition.

This site is located in a rapidly developing part of Northeast Medford. The existing lots have been historically farmland. The neighborhood to the south of Lot 901 has been developed with townhouses and the area to the east has been developed with single family homes by the developer of these parcels. The adjacent parcel to the west is vacant, and beyond that are commercial uses along the Crater Lake Highway frontage, including the recent Mercedes-Benz dealership.

The condition of all the structures around this parcel, with the exception of the new residential area east of the site are in average to better condition.

B. Describe the building architecture and exterior treatments in your proposal and how they fit with and complement adjacent buildings and development.

The proposed look of the new buildings will be reflective of the use and something that is striking, eye catching and blends with the adjacent residential construction surrounding this site.

C. Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass.

The proposed structures for the townhouses will contain between 2 to 6 individual townhouses, with one building of 10 units. The apartment buildings will have 4 units per building. The townhouse units are through structure, so there will be distinct front and rear elevations. The apartment units are two units per floor. They will occupy one half of a floor on the front and rear elevations, and an entire side. Building fronts for both types of units will feature bays on elevations facing public streets, and will have gable or shed roofs to help break up the elevation massing. Each townhouse unit will have a 4 foot horizontal projection for the garage and the master bedroom above. Vertically there will be elevational shifts as the units address elevational changes in the site. Siding materials and gable fronts to provide additional architectural interest to the project.

D. Describe how the placement and orientation of the proposed building relates to the street facilities and how this orientation promotes a more pedestrian-friendly site design.

Buildings along public or private street frontages are oriented to face those streets or frontages. Buildings facing the interior of the lot are oriented to face the common parking area. All units have a primary entrance that faces a public right-of-way where possible. The project is designed to have easy public access from a sidewalk to a unit front door where appropriate.

a. If the site lies within 600 feet of an existing or planned transit stop, describe compliance with the standards of Section 10.808.

This criterion is not applicable, as there is no existing or planned transit stop within 600 feet of the property.

E. Describe the pedestrian facilities and amenities on your site, and how they will function for pedestrians.

There two large areas on the site that will be reserved for community gathering and play spaces. This is in addition to the 1+ AC of wetland reserve located in the northeast quadrant of the project. A pedestrian sidewalk will be provided on one side of the private access drive. This will allow pedestrians from every unit the ability to walk from the front door of their unit to the public walk. In addition, all townhouse units will have 200 square feet of private open space behind their unit. This open space will be enclosed with a fence.

F. Describe vehicle and pedestrian access to the site and how it relates internally on the site and to adjacent sites.

Pedestrian access to the site will be from public sidewalks along Ford Drive or the new, unnamed street. There is no reasonable access to the site or individual units from Koonce Drive. In addition, a significant number of units will have pedestrian access from the private sidewalk along one side of the vehicular access drive that leads to the public sidewalk along the two public streets connected to the property.

Vehicular access will also be from Ford Drive or the new, unnamed street. Through a main private drive that winds through the property, owners will be able to connect to all part of the project, and the private garage for every unit. Most units have two private spaces (garage + 20-foot driveway). There will be a general parking lot with spaces for guest and overflow parking. Additional, street parking will be allowed for visiting vehicles.

G. Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site.

No significant vegetation currently exists on site, as the site had previously been cleared and leveled for development. The plan is to fully landscape the public areas and allow homeowners to landscape their private spaces.

H. Describe storm water detention facilities on the site. If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

Storm water detention and water quality will be handled through underground structures placed under the internal access drive and drain, after treatment, into Upton Slough.

I. Describe how your proposed landscaping design will enhance the building and other functions on the site.

Landscaping will be used as a buffer between this site and the adjacent buildings, and generally provide a comfortable look to the project. Private open space will be fenced.

J. Describe how your exterior lighting illuminates the site, and explain how the design of the fixtures does not diminish a view of the night sky or produce glare on adjacent properties, consistent with the standards of Section 10.764.

In keeping with the residential character of the area, minimal site lighting will be provided in the general parking area only for security purposes. Each unit will have front and rear porch entry lights, as well as lighting to illuminate the driveway. Fixtures provided will have directional lighting to prevent illumination from going above the horizontal plane. All exterior lighting will have directed lenses and LED luminaries to minimize light creep onto public ROWs.

K. Describe any proposed signage and how it will identify the location of the occupant and serve as an attractive complement to the site.

This project will have one freestanding project identification sign, as well as unit address signage. Signage will meet current City code for signage area, and will not be illuminated.

L. Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development.

The project will have 6 foot tall wooden fencing around private open spaces. There will be a wooden fence along the north property line west of Upton Slough. There will be wooden fencing along the south property line, and along the east and west property lines from Ford Drive south.

M. Explain how any potential noise generated by future occupants will be mitigated on the proposed site, consistent with the standards of Section 10.752-10.761.

Once construction is complete the project does not expect to generate any noise louder than what is permitted in the Code.

N. Explain anything else about your project that adds to the compatibility of the project with adjacent development and uses.

This project will provide much needed residential ownership opportunities in a market segment that has a high demand for housing. The location is convenient to many shopping and entertainment locations within easy driving distance.

O. List and explain any exceptions or modifications requested and provide reasons for such.

The development is requesting no exceptions or modifications to the provisions of the Development Code.

P. Section 10.780(C)(2) – List any petition for relief of landscaping standards. Provide rationale for requested deviation from standard.

No relief from the landscape standards is requested.

SPECIAL DEVELOPMENT STANDARDS FOR MULTIPLE-FAMILY DWELLINGS

These criteria apply to Lots 70, 71 and 72, which abut public streets. Lot 73 is 65 feet from a public right-of-way and is exempt from the standards.

10.717 Multiple-Family Dwellings, Special Development Standards

A. Building Orientation and Entrances.

(1) Buildings shall be oriented to public streets and public street intersections.

The project consists of multiple configurations of units, some facing public rights-of-way and the balance facing an internal private accessway. In every case, however, it is possible for a

pedestrian to reach the front entrance of a unit from the public sidewalk through a series of walkways. For those units adjacent to a public way, the buildings are oriented to the street. Depending on the location, the formal pedestrian entrance faces the street, or is from the private access drive. All individual vehicular access is from a private drive and not the public streets. This Standard is met.

(3) For buildings located within 30 feet of a street, the main entrance(s) of ground floor units must face the street frontage. Main entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. Deviations from this standard are allowed as follows:

(c) For buildings proposed to be perpendicular to public streets due to access requirements and/or dimensional constraints not created by the applicant, main entries may face up to 90 degrees away from the street provided both of the following apply:

i. They are visible from the street.

ii. The building side facing the street shall contain windows occupying a minimum of 15% of the overall facade length.

The building fronts, including entrances, of all applicable units face a public right-of way. Those only facing a private drive have building fronts that face the private drive. For units on corners, one side has been designated as “front” and another as “side” or “rear”. For units on corners, to the 15% standard will be met on the “front” elevation, and may not be on the side elevation. This Standard is met.

B. Building Mass and Facade.

(1) Outside of the Central Business Overlay District, residential buildings located within 30 feet of a street shall be limited in length to 150 feet, and any other residential buildings on the site shall be limited in length to 200 feet.

No building in this development facing a public street exceeds the length of 150 feet. This Standard is met.

(3) Street-facing facades shall contain windows covering a minimum of 15% of the façade length on each floor level.

Windows cover 18% of the area of the street-facing façade of a typical townhouse dwelling unit and 16% of the street-facing façade of a typical apartment building on this site. This Standard is met.

C. Building Articulation.

(1) In order to preclude long expanses of uninterrupted wall surfaces, exterior elevations of buildings shall incorporate design features such as off-sets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements. Rear and/or side elevations that are only visible from the interior of the site are not subject to these articulation requirements.

The facades running parallel with the public right-of-way are all generally 40 feet or less. Front entries facing streets will all have porches and gable features. The apartment buildings will have offset bays with gables to vary the look of the buildings, and to provide some visual interest. This Standard is met.

(a) Horizontal surface: at least two of the design features outlined above shall be incorporated along the horizontal face of the building, to be repeated at intervals of no

more than 40 feet.

Offset bays and gables have been incorporated on the public frontage of the buildings to meet this standard. See building elevations for more specifics. This Standard is met.

(b) Vertical surface: at least two of the design features outlined above shall be incorporated along the vertical face of the building, to be repeated at intervals of no more than 30 feet.

There is a vertical change in the siding materials on the face of the apartment buildings. The townhouses have changes in materials and design features approximately every 12 feet. See the building elevation drawings for more specifics. This Standard is met.

(2) When off-sets and projections are used to fulfill articulation requirements, they shall vary from other wall surfaces by a minimum of 2 feet, and such changes in plane shall have a minimum width of 6 feet.

The second floor window projections have a projection dimension of 2 feet and are at least 6 feet in width. This Standard is met.

(3) Individual and common entries shall be articulated by roofs, awnings, or porticos that are a minimum of 6 feet wide and 4 feet deep.

All street facing entry doors have covering roof of 6 feet by 4 feet. All other entry doors have a roof covering as well. This Standard is met.

(4) Windows shall be inset a minimum of 1.5 inches from the adjacent wall plane, or fully surrounded by trim in order to create the necessary minimum inset depth of 1.5 inches.

All windows will have dimensional trim to create the necessary inset depth of 1.5 inches. This Standard is met.

D. Building Materials.

(1) The following primary building materials shall be utilized on a minimum of 65% of the street-facing facade:

- (a) Brick;**
- (b) Stone**
- (c) Stucco;**
- (d) Flat metal composite panels;**
- (e) Wood siding and wood simulation materials;**
- (f) Fiber reinforced cement siding or panels;**
- (g) Ceramic tile; and**
- (h) Transparent glass.**

(2) The following building materials shall not be allowed on more than 35% of each individual facade:

- (a) Corrugated metal;**
- (b) Plain or split-faced concrete block;**
- (c) Plain concrete; and**
- (d) Spandrel glass.**

(3) Vertical changes in wall cladding materials shall take place on inside corners.

Horizontal changes in wall cladding materials shall take place at cornices, belt courses, and other such horizontal elements.

(4) The following building materials are prohibited:

- (a) Vinyl siding; and**
- (b) Plywood siding (e.g. T1-11).**

We are utilizing fiber cement reinforced siding on all building façades. The siding will be installed in several configurations – lap, board and batten, shingle. No vinyl or plywood siding will be used. This Standard is met.

(5) Fencing materials shall be durable, maintainable, and attractive. The following fencing materials are prohibited:

(a) Plastic or vinyl fencing; and

(b) Chain link fencing.

Provided fencing will be wood board-on-board. This Standard is met.

E. Roof Forms.

(1) All sloped roofs shall have a minimum 4:12 pitch.

(2) All sloped roofs shall have eaves projecting a minimum of 12 inches from the building wall.

(3) All roofs with a slope of less than 4:12 pitch shall be articulated by a parapet wall projecting a minimum of 12 inches above the roof line, or be architecturally treated such as with a decorative cornice.

The roof pitch throughout the project has a slope of 5:12. Eave overhangs are a minimum of 16 inches. This Standard is met.

F. Vehicle Circulation and Parking.

(1) In order to strengthen the presence of buildings on the street, no parking spaces shall be located within any required front yard area, and no automobile circulation or parking areas shall be located between buildings and the street. Any proposed deviation from this standard shall be subject to a request for an Exception as outlined in Section 10.186.

No parking spaces or automobile circulation is provided within required front yard area. This Standard is met.

SPECIAL DEVELOPMENT STANDARDS FOR TOWNHOUSE DWELLINGS

10.716B Tri-plex, Quad-plex and Townhouse Design Standards

(1) *Front Door Orientation Standards.* The following front door orientation standards are required for lots and parcels with frontage onto a public or private street. The entrance must either:

(a) Face the street (in the case of a corner lot, the front door must face at least one of the streets); or

(b) Be at an angle of up to 45 degrees from the street; or

(c) Face a common open space that abuts the street and is abutted by a dwelling on at least one side; or

(d) Open onto a porch. The porch must extend outward, be at least 25 square feet in area and have at least one entrance facing the street or have a roof. A covered walkway or breezeway is not considered a porch.

RESPONSE: Lots 1, 10, 22 and 36 abut Ford Drive. Lots 37, 43 and 49 abut the unnamed street. For those units the front doors will face the respective street. This Criterion is met.

(2) Exemptions to Front Door Orientation Standards.

RESPONSE: No Exception applies to this project. Criterion not applicable.

(3) Windows and Doors. A minimum of 15 percent of the area of all street-facing facades must include windows and/or doors (this includes side loaded garages). Gabled areas and garage doors and roofs are not included in the base wall calculation when determining the minimum 15 percent calculation for window and door areas. Facades separated from the street property line by a dwelling are exempt from meeting this standard.

RESPONSE: The Lots identified above that have side elevations located on a public right of way. In addition, Lots 55 and 65, while not located directly on a public street, have side elevations that need to satisfy this criterion. All these units have an alternate side elevation that provides for at least 15 Percent of wall area as either window or door. This Criterion is met.

(4) Garages and Off-Street Parking Areas for Triplexes and Quadplexes. Garages and off-street parking areas shall not be located between a building and a public street (other than when located off an alley) except in compliance with the standards in subsections [\(4\)\(a\)](#) and [\(b\)](#) of this section.

- (a) The garage is separated from the street property line by a dwelling; or
- (b) The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage (See Figure 10.716B-1 – Width of Garages and Parking Areas)

RESPONSE: No driveways or garages face directly onto a public right-of-way. Criterion is met and the requirements of (4)(b) do not apply.

(5) Driveway Approaches for Triplexes and Quadplexes. Driveway approaches must comply with the standards in Section [10.550](#).

RESPONSE: The standards as called for in Section 10.550 are met for both individual driveways (at 10 feet) and the access drives that connect all the units to the public right-of-way (at 24 feet). This Criterion is met.

(6) Unit Definition for Townhouses. Each townhouse unit must include at least one of the following elements on at least one street-facing facade:

- (a) A roof dormer a minimum of four feet in width; or
- (b) A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room; or
- (c) A bay window that extends from the facade a minimum of two feet, or an oriel; or

- (d) An offset of the facade of a minimum of two feet in depth, either from the neighboring townhouse or within the facade of a single townhouse; or
- (e) An entryway that is recessed a minimum of three feet; or
- (f) A covered entryway with a minimum depth of four feet; or
- (g) A porch at least 25 square feet in area and that has at least one entrance facing the street or has a roof.

RESPONSE: Unit elevations have incorporated elements (d), (e), (f) and (g). Criterion is met.

(7) *Driveway Access and Parking for Townhouses.* Townhouses with frontage on a public street shall meet the following standards:

(a) Garages on the front facade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Townhouses with Parking in Front Yard Figure):

(i) Each townhouse lot has a street frontage of at least 20 feet on a local street.

(ii) A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

(iii) Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

(iv) The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

(b) The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection [\(7\)\(a\)](#) of this section:

(i) Off-street parking areas shall be accessed on the back facade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

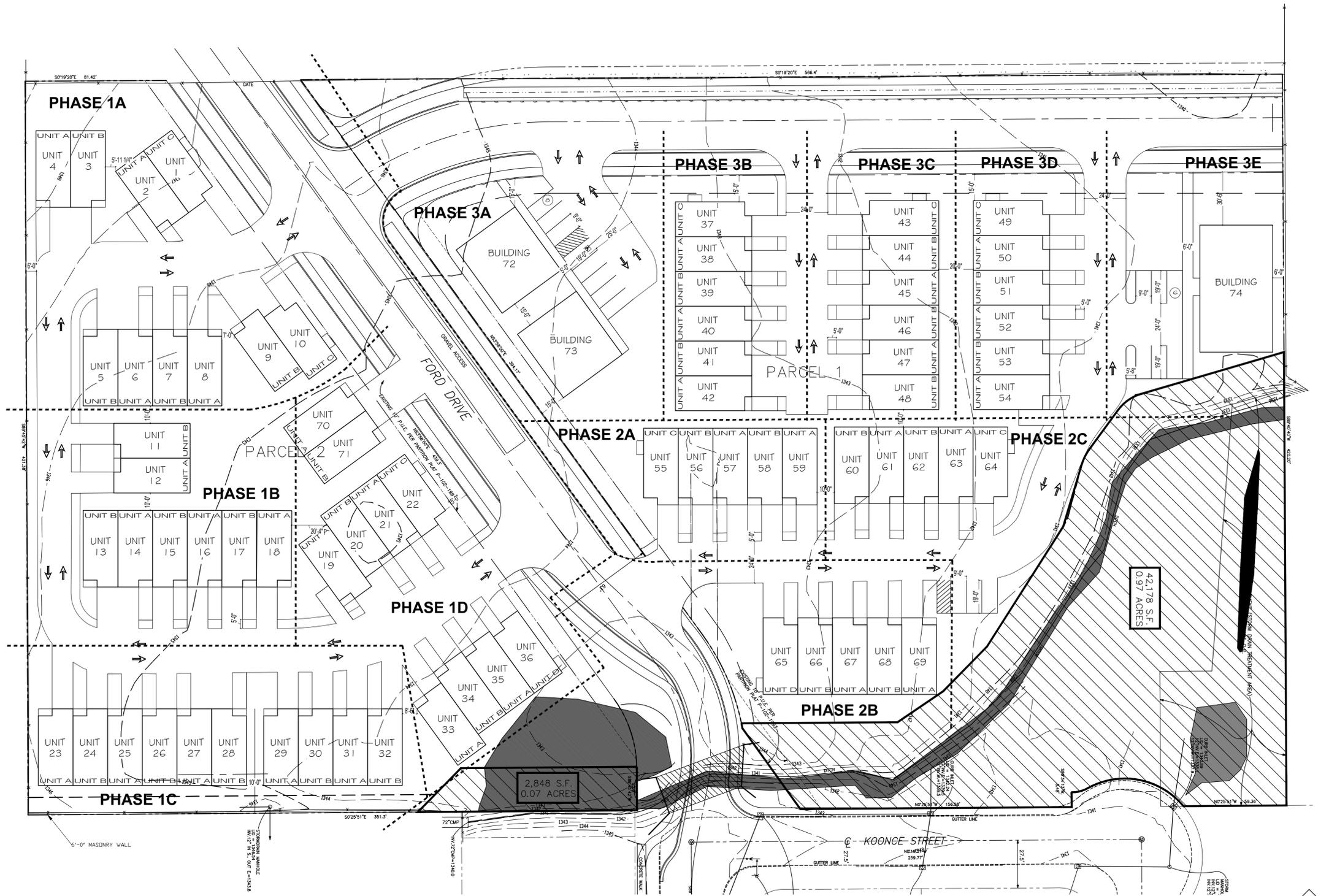
(ii) A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. (See Townhouses on Corner Lot with Shared Access Figure.)

(iii) Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the areas directly between the front facade and front lot line of any of the townhouses. (See Townhouses with Consolidated Access Figure.)

(iv) A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

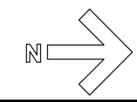
(c) Townhouse projects in which all units take exclusive access from a rear public or private alley are exempt from compliance with subsection [\(7\)\(b\)](#) of this section.

RESPONSE: None of the units is access directly from a public right-of-way. The project will be developed with access e



1 PROPOSED SITE PLAN
SCALE: 1" = 60'-0"

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



MULTI-FAMILY DEVELOPMENT OF FB OWEN PROPERTIES
Project Location: Ford Dr., Medford, OR 97504
Parcel: --

Approved for the Owner By: _____ Date: _____

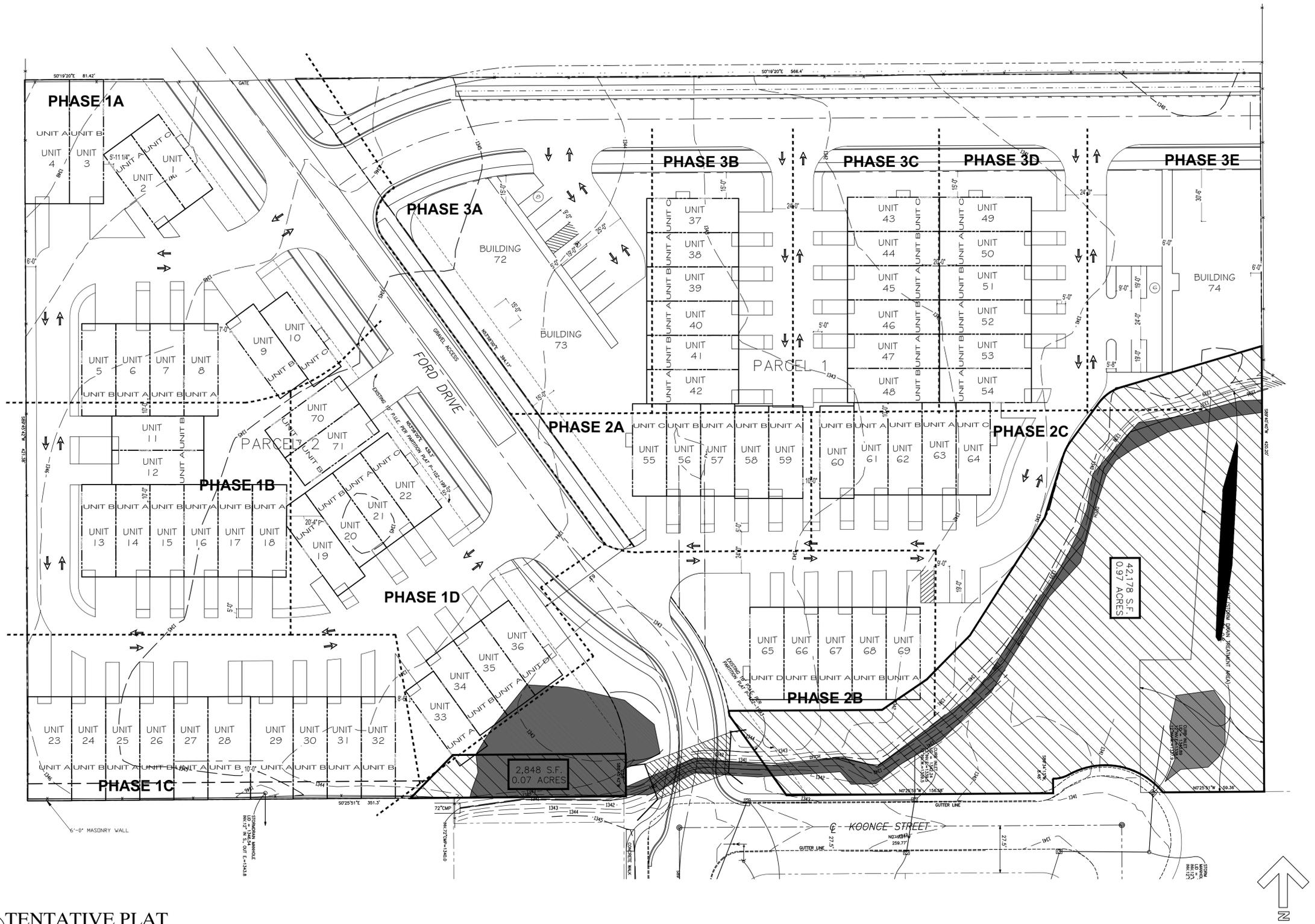
| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |

PLOT DATE: 01/27/25
ISSUE DATE: _____
DRAWN BY: IZ
JOB NO: --
SHEET

A0.1
PROPOSED
SITE PLAN

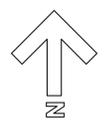
SCHEMATIC DESIGN

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 2023.



1 **TENTATIVE PLAT**
SCALE: 1" = 60'-0"

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



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

MULTI-FAMILY DEVELOPMENT OF FB OWEN PROPERTIES
Ford Dr., Medford, OR 97504
PARCEL: --

Approved for the Owner By: _____ Date: _____

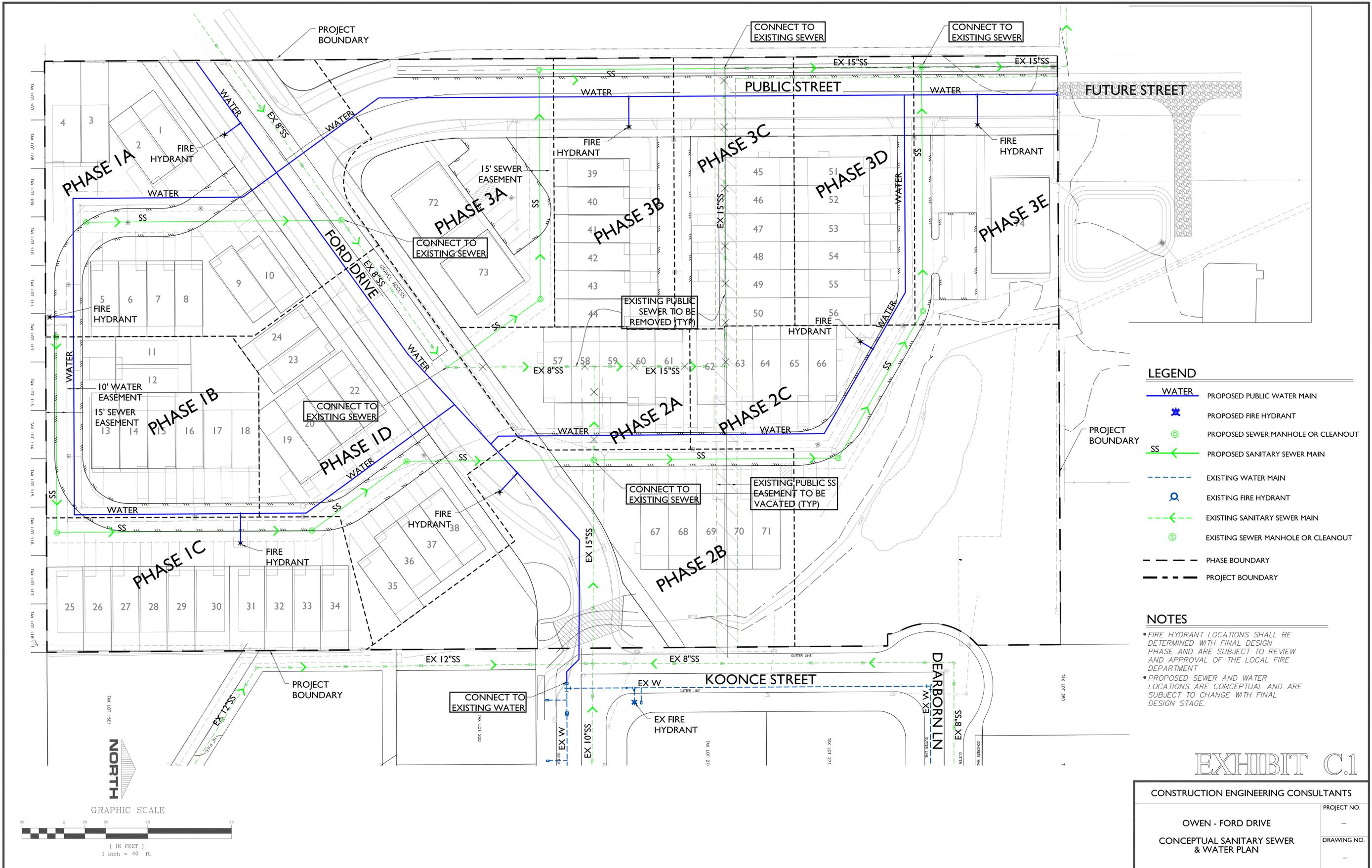
| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |

PLOT DATE: 01/27/25
ISSUE DATE: _____
DRAWN BY: IZ
JOB NO.: --
SHEET

A0.2
TENTATIVE
PLAT

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 2023.



- LEGEND**
- WATER PROPOSED PUBLIC WATER MAIN
 - * PROPOSED FIRE HYDRANT
 - PROPOSED SEWER MANHOLE OR CLEANOUT
 - SS PROPOSED SANITARY SEWER MAIN
 - - - EXISTING WATER MAIN
 - * EXISTING FIRE HYDRANT
 - - - EXISTING SANITARY SEWER MAIN
 - EXISTING SEWER MANHOLE OR CLEANOUT
 - PHASE BOUNDARY
 - PROJECT BOUNDARY

- NOTES**
- FIRE HYDRANT LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN PHASE AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE LOCAL FIRE DEPARTMENT
 - PROPOSED SEWER AND WATER LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN STAGE.

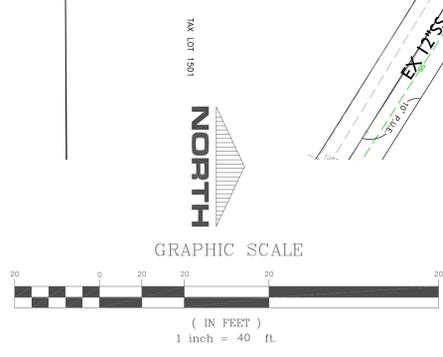
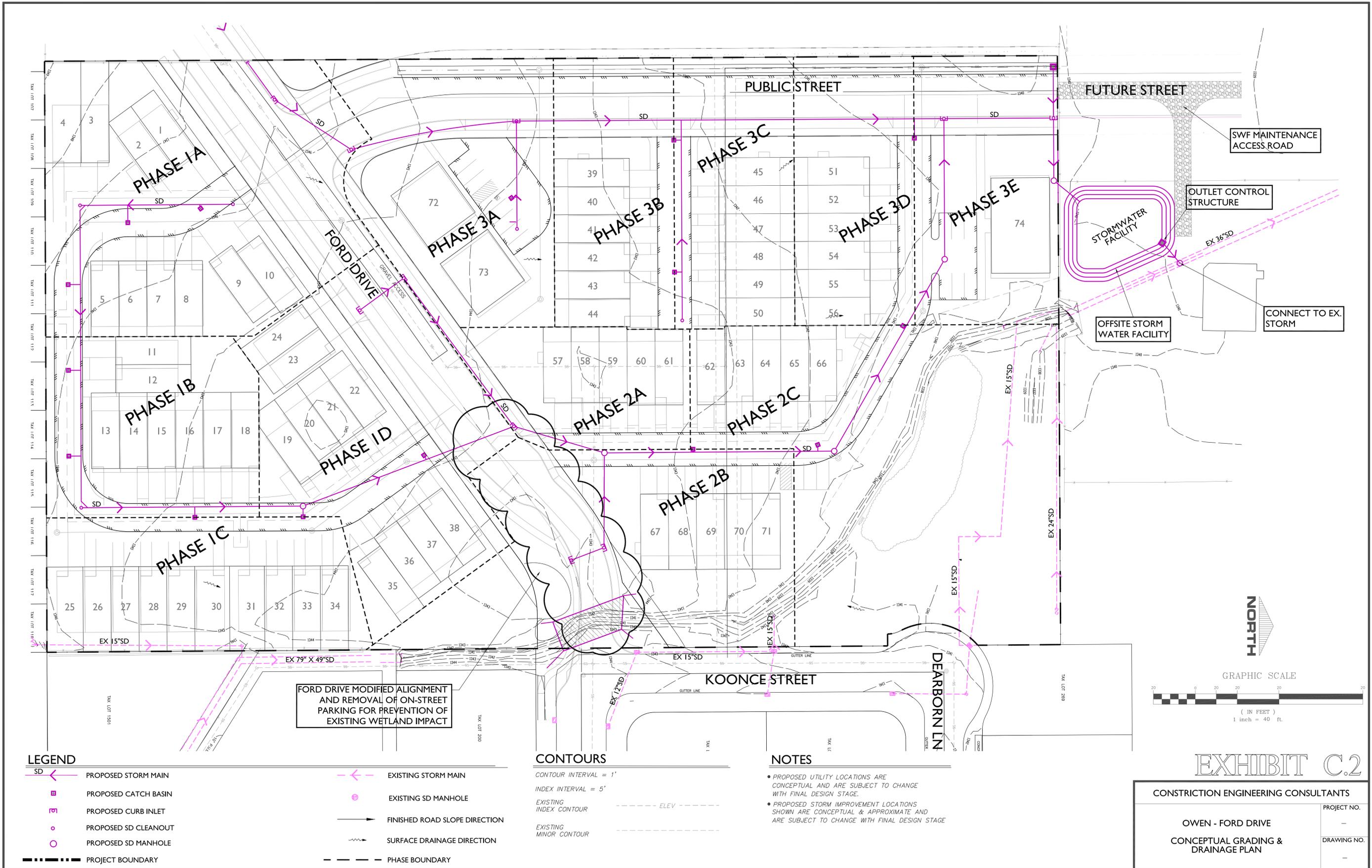


EXHIBIT C.1

| | |
|----------------------------------------|---------------|
| CONSTRUCTION ENGINEERING CONSULTANTS | |
| OWEN - FORD DRIVE | PROJECT NO. — |
| CONCEPTUAL SANITARY SEWER & WATER PLAN | DRAWING NO. — |



LEGEND

- | | | | |
|-----|----------------------|-------|-------------------------------|
| SD | PROPOSED STORM MAIN | ← | EXISTING STORM MAIN |
| ■ | PROPOSED CATCH BASIN | ⊕ | EXISTING SD MANHOLE |
| ⌞ | PROPOSED CURB INLET | → | FINISHED ROAD SLOPE DIRECTION |
| ○ | PROPOSED SD CLEANOUT | ~ | SURFACE DRAINAGE DIRECTION |
| ○ | PROPOSED SD MANHOLE | - - - | PHASE BOUNDARY |
| --- | PROJECT BOUNDARY | | |

CONTOURS

CONTOUR INTERVAL = 1'
 INDEX INTERVAL = 5'
 EXISTING INDEX CONTOUR
 EXISTING MINOR CONTOUR

NOTES

- PROPOSED UTILITY LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN STAGE.
- PROPOSED STORM IMPROVEMENT LOCATIONS SHOWN ARE CONCEPTUAL & APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN STAGE

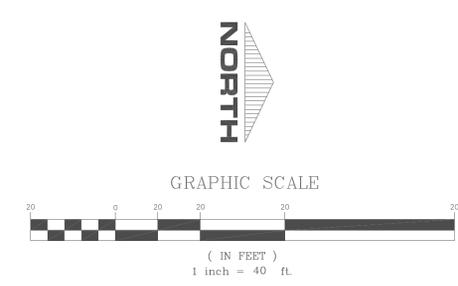


EXHIBIT C.2

| | |
|------------------------------------------------------------|--------------------------------|
| CONSTRUCTION ENGINEERING CONSULTANTS | |
| OWEN - FORD DRIVE CONCEPTUAL GRADING & DRAINAGE PLAN | PROJECT NO. - DRAWING NO. - |