

GOLF GARAGE – STAFF REPORT

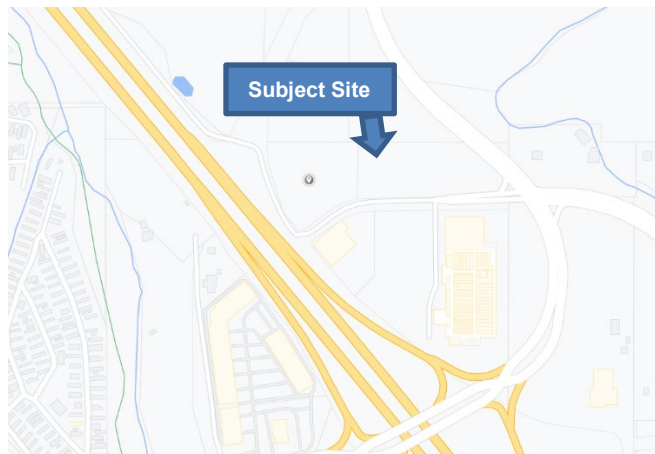
**File: CU23-01 – Type III Conditional use
SP23-03 – Type II Site Design Review**

Location: 3336 Grove Road; 38-1W-10 Tax Lot 205

Land Use District: C-H, Commercial Highway

Date Notice Published: June 2, 2023

Date of Hearing: June 26, 2023



I. OWNER INFORMATION

Medford Acres, LLC.
25355 NE Glass Rd.
Aurora, Oregon 97002

II. APPLICANT

BDK Architecture & Planning
Bruce Kelling, Architect
370 Englemann Ln.
Medford, Oregon 97501

III. PROJECT INFORMATION

The proposal is for a Conditional Use and Site Design Review to construct a commercial building approximately 18,713 sf. in size to house an indoor golf driving range and other accessory uses. The project site is located on the east side of I-5 on the edge of the City of Phoenix Urban Growth Boundary, bordered by an undeveloped tax lot to the east and north, Grove Rd to the south, and Garrison’s the west. The building includes a space for indoor golf lessons, gym space, offices spaces, and locations outdoors for food trucks. A parking lot and large drive-aisle will accompany the development to allow for adequate parking and cross access to future development to the east and the existing development to the west.

A. Surrounding Land Uses:

NORTH:	Exclusive Farm Use (EFU)
EAST:	Commercial-Highway (C-H), I-5 Overlay
SOUTH:	Commercial-Highway (C-H), I-5 Overlay
WEST:	Commercial-Highway (C-H), I-5 Overlay
SUBJECT SITE:	Commercial-Highway (C-H), I-5 Overlay



IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA

- PLDC, Chapter 2.4 – Commercial - Highway (C-H)
- PLDC, Chapter 2.9 – Trip Budget Overlay Zone
- PLDC, Chapter 3.2 – Access and Circulation
- PLDC, Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls
- PLDC, Chapter 3.4 – Vehicle and Bicycle Parking
- PLDC, Chapter 3.5 – Street and Public Facilities Standards
- PLDC, Chapter 3.6 – Signs
- PLDC, Chapter 3.8 – Storm and Surface Water Management Standards
- PLDC, Chapter 3.9 – Erosion Prevention and Sediment Control
- PLDC, Chapter 3.12 – Outdoor Lighting
- PLDC, Chapter 4.2 – Development Review and Site Design Review
- PLDC, Chapter 4.4 – Conditional Use Permits

V. AGENCY COMMENTS

- Rogue Valley Sewer Services (RVSS)
- Jackson County Fire District 5 (JCFD)
- Oregon Department of Transportation (ODOT)

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

As proposed with conditions, the Site Design Review and Conditional Use Permit meets the standards outlined in the Phoenix Land Development Code. The proposed final order outlines all applicable standards, criteria and conditions used by staff to provide a recommendation to the Planning Commission.

The purpose of the Commercial Highway district is to provide for the development of easily accessible commercial areas that are intended to accommodate a mixture of retail businesses, services, and professional offices to serve the commercial and retail needs of the community and surrounding areas. In addition, this district will accommodate uses served by vehicles and other higher volume commercial uses.

VIII. RECOMMENDATION

Based on the findings and the site plan provided by the applicant for the Conditional Use and Site Design Review, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

IX. PROPOSED MOTION

“I move to approve CU23-01 and SP23-03, a Conditional Use and Site Design Review for the development of the site with the conditions of approval as outlined in the Planning Commission Final Order.”



Community & Economic Development Department
220 N. Main Street / P.O. Box 330
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X. EXHIBITS

- A. Applicant's Site Plan, Findings, Supplemental Findings, and Traffic Assessment
- B. Agency Comments
- C. Planning Commission Proposed Final Order

Respectfully Submitted,

Zac Moody
Planning Manager