



Planning Department

(541) 535-2050 Fax (541) 535-5769
112 W 2nd Street/PO Box 330, Phoenix, OR 97535

Development Review/Site Design Review Application File No. SP23-02 Fee \$ 1000

NOTICE TO APPLICANT: Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.

APPLICANT Mark & Krsta Peterson
Mailing address 1620 Pacific Ln. Phoenix OR 97535
Phone 541-951-1495 Fax - Email Krstalp71@gmail.com
Applicant's interest in property Owner
Signature Krsta Peterson Date 2/2/23

PROPERTY OWNER Same as above
Mailing address
Phone Fax Email
Signature Krsta Peterson Date 2/2/23

Property Owner's Consent: I do hereby certify that I am the legal owner of record of the property described above and as such, I am requesting that the City of Phoenix process this application in accord with state and local ordinances.
Signature Krsta Peterson Date 2/2/23
If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION
Address 1175 C Street Tax Map #(S) 381W16AA2300 Tax Lot #(s) 20300
Address Tax Map #(S) Tax Lot #(s)
Adjacent property under same ownership (list tax lot ID)
Frontage street or address C Street Nearest cross street Maple St.
Site size (acres or square feet) 30 Acres Dimensions 130x100

BUSINESSES Are any businesses operating on the property? If yes, please describe. None
All businesses operating within the City of Phoenix must obtain a Business License.

SPECIFIC REQUEST New Use/Construction [X] Alteration [] Change of Use []
Describe Build a duplex in middle area of property

Handwritten note: need 2/2/23

OFFICE USE ONLY. This institution is an equal opportunity provider and employer.
120 day time limit Accepted as complete Final decision by
DLCD 45-day notice required Y/N Date mailed Date of first hearing
Planning Commission hearing date Notice mailed
Notice to media Publication date Emailed
Notice of Decision Date mailed Appeal deadline
Associated applications

The following criteria must be satisfied in order to approve a request. See the specific language in Section 4.4.4.1 on page 3 of this form. Please tailor all responses to these criteria. All applications must also demonstrate compliance with applicable standards in Chapter 3 (Design Standards) of the LDC.

Is the proposed use listed as a Conditional Use in the underlying zone? Yes No

Describe in detail how the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

Existing units and R3 zoning of the lot allows additional units that will blend in and meet all zoning requirements.

Describe in detail how the site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

The proposed building is in close proximity to 3 public schools, 2 public parks, 1 city library and public transportation. Also within walking distance to downtown.

Describe in detail how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

The lot is zoned R3/Multifamily residential. We will be adding 2 additional units to the property. The area is residential around us.

Describe in detail how the proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.

Services are on property, streets are in place and the units will be an asset to the City by adding additional much needed residential housing.

Use this space to provide any additional information.

Thus will add housing for Phoenix citizens.

The Phoenix Land Development Code (LDC) accepts that certain uses, while not permitted outright, can be compatible uses in certain zones. The applicant bears the burden of proof to show that the proposed use is compatible or can be made compatible with the surrounding neighborhood and/or zone through appropriate mitigation.

Electronic submittals to accompany this application form are encouraged. All text submittals should be provided in a Microsoft Word document; plans and other images should be formatted as a PDF.

The application will not be scheduled for a hearing until deemed complete.

Use additional sheets if necessary.

117 South C Street
Phoenix, OR 97535

Property is one tax lot (381W16AA2300) zoned medium Density Residential (R2).
Currently there are 5 units on the property. Access to units A,B is off of C Street.
Access to units C,D,E is from the alley off of First Street and Maple Street.

Proposal is for a stand alone 2 Story duplex that will add two 440 square foot units to the property. (Units F & G.)

Criteria and Standards:

Chapter 2.2

Lot Orientation is to be 2 units off of C Street (existing) 3 units off of the Alley between First and Maple Street (existing). Proposing a 2-story duplex in the area between the existing units. Please see site plan for setbacks/location of new duplex.

Maximum lot coverage is currently at 31.4%. We are adding an additional 440 square feet of coverage. With the additional sq footage added we are still well under the maximum lot coverage of 60%.

Building height will be under 35'. This is a 2 story duplex. Approx height will be 18'.

Chapter 3.2

Parking for units is shown on the site plan. Ten 9x18 parking spaces are currently on the property. The site plan shows a proposed 9x18 parking space on the C Street side in front of unit A. Proposed duplex will be accessed by a concrete walkway. (Shown on site plan.)

Chapter 3.3

Street trees, and Fences/walls are already on property

Chapter 3.4

Vehicle parking will remain in place with (1) additional parking spot added to conform to new amount of units

Bicycle parking requirements are met. All bicycles can be stored behind the fence and out of sight of streets or alleyways.

Charter 3.12

Outdoor lighting will be to code with approved LED lights. Existing lights are all approved LED lights.

All other chapters are met/existing.

Thank you.

City of Phoenix, Oregon

541-535-1955

REC#: 00195030 2/02/2023 10:43 AM

OPER: LAC TERM: 008

REF#: Ck#1112 SP23-02

PAID BY: Krista Peterson 117 S C St.

TRAN: 60.0000 LAND USE APPLICATION
 LAND USE APPLICATIO 1,000.00CR

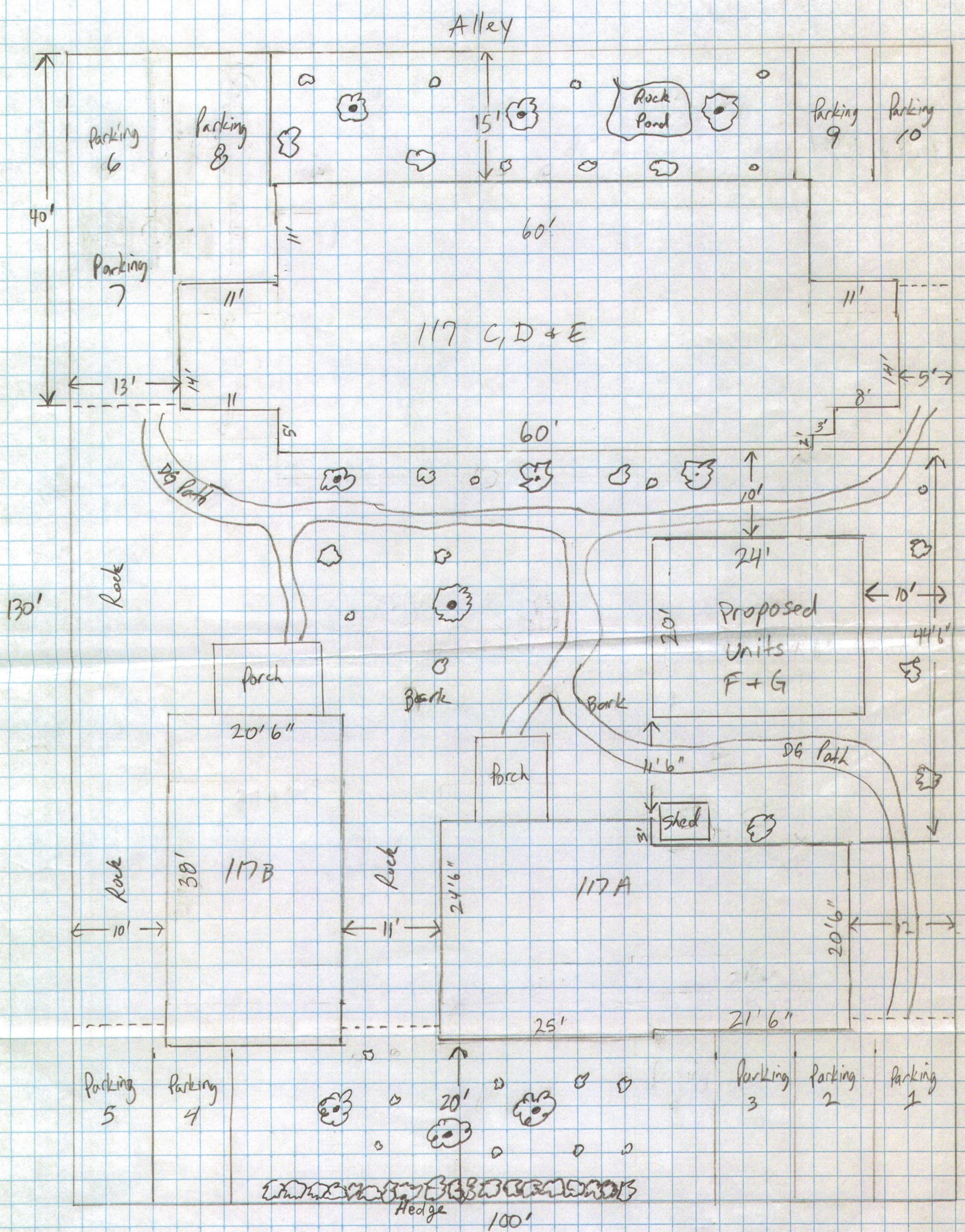
TENDERED: 1,000.00 CHECK

APPLIED: 1,000.00-

CHANGE:
 0.00

Site Plan for 117 S.C. St

Scale $3/32" = 1'$ Fence w/gate



Total Sq' = 13,000 = 100%

Buildings Sq' A - 1055 = 8.1%

B - 779 = 6.0%

C, D, E - 2108 = 16.2%

F - 480 = 3.7%

Parking & Landscape = 8578 = 66.0%

S.C. St

Landscape plan

= Tree
 = shrub
 = Bush