

MULTI-FAMILY, ARROYO – STAFF REPORT

File: SP23-05 – Site Design Review
VR23-01 – Variance
FP23-01 – Flood Plan Development Review
LL23-02 – Lot Line Adjustment

Location: 3976 S Pacific Hwy; 38-1W-09DA-3900 and 4000

Date Notice Published: October 12, 2023

Date of Hearing: December 11, 2023

I. OWNER / APPLICANT

Steve Arroyo
96 W Gregory
Medford, OR 97501

II. AGENT

Rogue Planning and Development Services, LLC
1314-B Center Drive PMB #457
Medford, OR 97501

III. PROJECT INFORMATION

A. Proposal

The proposal is for a Site Design Review with Variance to construct a multi-family development with eighteen (18) dwelling units. The subject property is located within the 100-year floodplain, so a Floodplain Development application was also submitted. The proposal also includes a property line adjustment.

B. Location

The subject property is located just west of the confluence of Payne Creek with Bear Creek.

C. Development

Currently undeveloped – in 2012, there was a swimming pool in the north corner of the property.

D. Physical Characteristics

There are steep slopes along the West Property Boundary, but otherwise the subject property is relatively flat. According to FEMA’s National Flood Hazard Layer (NFHL), the subject property is almost entirely encumbered by 100-year floodplains or floodway. The ODOT SRSAM Survey 2004 shows there may be wetlands along the southeast. There were trees on the subject property, but they were destroyed by the Almeda Drive Fire.

E. Access

The property has direct access to S. Pacific Hwy via a 30’ shared access easement

F. Zoning / Overlays

The subject property is zoned High Density Residential (R-3) and is within the following overlays: Interchange Development Charge and Motor Vehicle Trip Reduction Designs and Programs.

G. Surrounding Uses

NORTH:	High Density Residential (R-3)
EAST:	Bear Creek and Greenway
SOUTH:	Commercial-Highway (C-H)
WEST:	Commercial-Highway (C-H)



IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) STANDARDS AND CRITERIA

- PLDC, Chapter 2.2 – Residential Districts (...R-3...)
- 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 3.7 – Environmental Constraints
- 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 – ...Site Design Review
- PLDC, Chapter 4.3 – ...Lot Line Adjustments
- PLDC, Chapter 5.2 – Variances

V. AGENCY COMMENTS

- Rogue Valley Sewer Services (RVSS)
- Jackson County Fire District 5 (JCFD)
- Oregon Department of Fish and Wildlife (ODFW)
- Oregon Department of State Lands (DSL)

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

As proposed with conditions, the Site Design Review, Floodplain Development Review and Lot Line Adjustment generally meet the standards outlined in the Phoenix Land Development Code provided that the requested variances are granted. The proposed final order outlines all applicable standards, criteria and conditions used by staff to provide a recommendation to the Planning Commission.

Residential zones within the City of Phoenix are intended to provide the full range of “needed housing” to the residents of the City and the Region in accordance with Statewide Goal 10 and ORS Chapter 197. Residential Districts are also intended to promote the livability, stability, and improvement of the City’s neighborhoods. The City’s three residential zones vary primarily by the number of dwellings that shall be constructed per acre. Developers of new housing shall adhere to the minimum and maximum density standards for the appropriate zone... the R-3 zone mandates a minimum density of 12 units per acre.

VIII. RECOMMENDATION

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

IX. PROPOSED MOTION

“I move to approve SP23-05, VR23-01, FP23-01 and LL23-02, a Site Design Review with Variance, a Floodplain Development Review and Lot Line Adjustment for the development of the site with the conditions of approval as outlined in the Planning Commission Final Order.”

X. EXHIBITS

- A. Applicant’s Site Plan, Elevations, Landscape Plan and Findings
- B. Agency Comments
- C. Planning Commission Proposed Final Order

Respectfully Submitted,



Jeff Wilcox, Associate Planner