

PHOENIX HIGH SCHOOL TENNIS COURT – STAFF REPORT

File: MA24-01 – Type III Modification

Location: 745 N. Rose St.; 38-1W-09D-600

Land Use District: Medium Density Residential (R-2)

Date Notice Mailed: April 23, 2024

Date of Hearing: May 13, 2024

I. APPLICANT/OWNER

School District 4
PO Box 698
Phoenix, OR 97535

II. AGENT

Malia Waters, ZCS Inc
45 Hawthorne St
Medford, OR 97504



III. PROJECT INFORMATION

The proposal is for a modification to the Phoenix High School Site Plan, approved through File # CUP19-02. This proposal involves replacing a portion of the school practice football/soccer field with tennis courts and pathways, and minor changes to landscaping to facilitate treatment of stormwater from the additional impervious surface area created.

The project site is located just west of the N Rose St intersection with W Bolz Rd. The site is bordered by urban residential uses to the north and east. To the south and west are school athletic fields, ~400ft beyond that lie the Phoenix Canal, Parr Lumber Company, Pacific Wall Systems and fallow farmland located in the County. The primary use (school) and intensity of use (occupancy) remains unchanged. The review is limited in scope to the proposed modifications, in accordance with Phoenix Land Development Code.

A. Surrounding Land Uses:

NORTH:	Low Density Residential (R-1)
EAST:	High Density Residential (R-3)
SOUTH:	Low Density Residential (R-1) and Light Industrial (L-I)
WEST:	General Industrial (G-I) and Exclusive Farm (EFU-County)
SUBJECT SITE:	Low Density Residential (R-1)



IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA

- PLDC, Chapter 2.2 – Medium Density Residential (R-2)
- PLDC, Chapter 3.2 – Access and Circulation
- PLDC, Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls
- PLDC, Chapter 3.5 – Street and Public Facilities Standards
- 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 4.6 – Modifications to Approved Plans

V. AGENCY COMMENTS

Rogue Valley Sewer Services (RVSS)

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

As proposed with conditions, the modification application to File # CUP19-02 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 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.

VIII. RECOMMENDATION

Based on the findings and the site plan 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 the request for Phoenix High School, a modification application to File #CUP19-02, with the conditions of approval as outlined in the Planning Commission Final Order.”



Community & Economic Development Department
112 W. 2nd Street / P.O. Box 330
Phoenix, Oregon 97535
(541) 535-2050

X. EXHIBITS

- A. Application Packet:
 - a. Application Form, Type III
 - b. Applicant's Findings
 - c. Applicant's Civil Sheets
 - d. Applicant's Landscape Sheets
 - e. Applicant's Storm Drainage Report
 - f. Applicant's Plan Approval (RVSS)
- B. Planning Commission Proposed Final Order

Respectfully Submitted,

Jeff Wilcox
Associate Planner