

December 6, 2022

Item Summary

Consideration of a Tentative Partition application to consolidate three lots and divide them into two (2) parcels. The 17.57 acre site is located at 3791 Table Rock Road and is identified on the Jackson County Assessor's map as 37S 2W 12B, Tax Lots 800, 900 and 902. The project site is within the M-1, Industrial zone. **Applicant/Agent:** BH DevCo (Steve Backman); **File No:** PAR - 22001.

Staff Source

Stephanie Holtey, Planning Director

Background

The applicant proposes to consolidate three (3) existing lots into one and partition the consolidated lot into two (2) parcels (Attachment "A-3"). The land division includes extension of Federal Way, a Standard Local Street to the intersection with Table Rock and Airport Road (Attachment "A-5"). The proposal includes completing the intersection improvements. It's the applicant's intent to develop Proposed Parcel 1 with an 87,750 square foot warehouse and ground distribution facility (File No. SPAR-22006). Proposed Parcel 2 will be used for stormwater conveyance and will remain vacant at this time. The proposed use and parcel dimensions are consistent with the M-1 zone.

Issues

There are two (2) issues relative to this project:

1. **Intersection Configuration.** The Federal Way extension to Table Rock/Airport Road requires configuration that addresses current and future traffic volumes. The east side of the Airport Road intersection provides a 3 lane configuration that includes a dedicated left turn lane. The tentative plan shows a two lane configuration.

Comment: Per the Public Works Staff Report (Attachment "C"), the intersection will be required and the applicant has agreed to construct a 3 lane intersection configuration that matches improvements to the east. This accounts for increased traffic volumes due to the Costco development, as well as future volume associated with the proposed warehouse and ground distribution facility (SPAR-22006). Staff recommends the Planning Commission impose the Public Works conditions of approval set forth in the Public Works Staff Report dated November 21, 2022.

2. **Adjacent Property Access.** There are three (3) properties south of the project site that are developed with residential structures. At this time, all three properties take access

from a private drive off Table Rock Road adjacent to the Table Rock/Airport Road intersection. Proximity of the private drive to the intersection is not consistent with access spacing standards on Arterial roadways in the County and City.

Comment: The proposed Federal Way/Airport Road extension provides the opportunity relocate access for each of the properties. It will be necessary for the applicant to coordinate with the property owners and Public Works during the Civil Improvement plan review process for street construction to identify and construct new access driveways for each of the affected lots.

3. **Improvement Construction Timing.** The applicant's Findings (Attachment "B") state that they may request building permits prior to final plat approval due to use specific needs on Proposed Parcel 1.

Comment: CPMC 16.12.070 allows for building permit issuance prior to final plat approval when the applicant enters into a development agreement with the City and bonds for the improvements. The objective of this standard is to provide flexibility to developers while providing assurance to the City and future property owners that all required services and utilities will be available to the site as required under state law. Staff recommends that the Planning Commission impose Public Works conditions of approval set forth in the Public Works Staff Report dated November 21, 2022.

Findings of Fact & Conclusions of Law

The Tentative Partition at 3791 Table Rock Road has been evaluated against the applicable Partition Criteria set forth in CPMC16.10 and CPMC 16.36 and found to comply as conditioned and as evidenced in the annotated Applicant's Findings of Fact (Attachment "B"). The notations indicate that a new Traffic Memo was submitted on November 21, 2022 (Attachment "H") and replaces the Applicant's Exhibit 14. Additionally all criteria, conclusions and exhibits referencing the Site Plan and Architectural Review have either been crossed out or deleted to clarify the record and basis of the decision is for the Tentative Partition Plan..

Conditions of Approval

1. The applicant shall comply with the conditions of approval set forth in the following agency documents:
 - a. Public Works Staff Report dated November 21, 2022 (Attachment "C").
 - b. Jackson County Roads Department letter dated November 15, 2022 (Attachment "D")
 - c. Rogue Valley Sewer Services letter dated November 14, 2022 (Attachment "E").
2. Prior to issuance of any building permits, the applicant shall submit the following documents to the Planning Department:

- a. A revised Tentative Plan showing the location of Public Utility Easements as required by Public Works;
 - b. A copy of the recorded final plat or a fully executed development agreement and surety bond per CPMC 16.12.070. Timing of infrastructure improvements set forth in Condition 1 shall be addressed in the development agreement as necessary to receive final plat approval.
3. Prior to Public Works Final Inspection and Certificate of Occupancy, the Applicant shall satisfy all requirements of the development agreement and submit a copy of the recorded plat as required in CPMC 16.12.
 4. The Tentative Plan shall expire after one (1) year in accordance with CPMC 16.10.080(A) unless a timely written request is received and an extension is granted pursuant to CPMC 16.100.

Attachments

Attachment "A-1" – Tentative Partition Plat Cover Sheet

Attachment "A-2" – Existing Property Layout

Attachment "A-3" – Tentative Partition Plan

Attachment "A-4" – Proposed Property Layout

Attachment "A-5" – Proposed Street Cross-section (Federal Way/Airport Road Extension)

Attachment "B" – Annotated Applicant's Findings

Attachment "C" – Public Works Department Staff Report, dated 11/21/2022

Attachment "D" – Jackson County Roads Letter dated 11/15/2022

Attachment "E" – Rogue Valley Sewer Services Letter dated 11/14/2022

Attachment "F" – City of Medford Email dated 11/28/2022

Attachment "G" - Resolution No. 898 (Draft to be provided at the 12/6/2022 meeting)

Attachment "H" – Trip Generation Analysis dated 11/22/2022.

Action

Consider the proposed Tentative Partition Plan application and 1) approve; 2) approve with revisions; or 3) deny the application.

Recommendation

Approve the Tentative Partition Plan application for the Project Murphy at 3791 Table Rock Road per the Revised Staff Report dated ~~November 29~~December 6, 2022 including all attachments thereto herein incorporated by reference.

Recommended Motion

I move to approve Resolution No 898 approving a lot consolidation and two (2) parcel Tentative Partition located at 3791 Table Rock Road (37S2W12B Tax Lots 800, 900 and 902) based on the Revised Staff Report dated December 6, 2022.