

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

**ASHLAND PLANNING COMMISSION  
REGULAR MEETING  
JULY 11, 2017  
AGENDA**

- I. **CALL TO ORDER:** 7:00 PM, Civic Center Council Chambers, 1175 E. Main Street
  
- II. **ANNOUNCEMENTS**
  
- III. **AD-HOC COMMITTEE UPDATES**
  
- IV. **CONSENT AGENDA**
  - A. **Approval of Minutes**
    1. June 13, 2017 Regular Meeting.
    2. June 27, 2017 Study Session.
  
- V. **PUBLIC FORUM**
  
- VI. **UNFINISHED BUSINESS**
  - A. **Adoption of Findings for PA-2017-00615, 361 South Mountain Ave.**
  
- VII. **TYPE II PUBLIC HEARINGS**
  - A. **PLANNING ACTION: PA-2017-01059**
    - SUBJECT PROPERTY: 1068 East Main Street**
    - OWNER: Marcel Verzeano Trust (Paulena E.C. Verzeano, trustee)**
    - APPLICANT: KDA Homes, LLC**
    - DESCRIPTION: A request for Outline Plan and Site Design Review approvals for a 29-unit, 28-lot Performance Standards Option subdivision for the property located at 1068 East Main Street and the vacant parcel directly to the east. The proposal includes the partial demolition and relocation of the existing house on site and a Tree Removal Permit to remove 14 of the site's 25 trees.**
    - COMPREHENSIVE PLAN DESIGNATION: High Density, Multi-Family Residential; ZONING: R-3/Pedestrian Places Overlay; ASSESSOR'S MAP: 39 1E 09AD; TAX LOT #: 6800 and 6801.**
  
- VIII. **ADJOURNMENT**

**CITY OF  
ASHLAND**



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

**CITY OF  
ASHLAND**  
ASHLAND PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
JUNE 13, 2017

**CALL TO ORDER**

Chair Melanie Mindlin called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

**Commissioners Present:**

Troy J. Brown, Jr.  
Michael Dawkins  
Melanie Mindlin  
Haywood Norton  
Roger Pearce  
Lynn Thompson

**Staff Present:**

Bill Molnar, Community Development Director  
Derek Severson, Senior Planner  
April Lucas, Administrative Supervisor

**Absent Members:**

Debbie Miller

**Council Liaison:**

Dennis Slattery, absent

**ANNOUNCEMENTS**

Community Development Director Bill Molnar announced PA-2016-02103 - Approval of an accessory residential unit at 133 Alida, has been appealed to the Land Use Board of Appeals and the City is waiting on the final ruling.

**CONSENT AGENDA**

- A. Approval of Minutes.
1. April 25, 2017 Study Session.
  2. May 9, 2017 Regular Meeting.

Commissioners Brown/Pearce m/s to approve the Consent Agenda. Voice Vote: all AYES. Motion passed unanimously. *[Commissioner Mindlin abstained from voting on the May 9 minutes.]*

**PUBLIC FORUM**

No one came forward to speak.

**UNFINISHED BUSINESS**

- A. Adoption of Findings for PA-2017-00200, 165 Water Street.  
No ex parte contact was reported.

Commissioners Brown/Dawkins m/s to approve the Findings for PA-2017-00200, 165 Water Street. Voice Vote: all AYES. Motion passed unanimously. *[Commissioner Mindlin abstained]*

**TYPE II PUBLIC HEARINGS**

- A. PLANNING ACTION: PA-2017-00615  
SUBJECT PROPERTY: 361 South Mountain Avenue  
OWNER/APPLICANT: Martin & Trina Ashworth/Rogue Planning & Development  
DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for a seven-lot/six-unit subdivision under the Performance Standards Options Chapter (AMC 18.3.9) for the property located at 361 South Mountain Avenue. The application proposes a Solar Access Performance Standard which would allow the southern units to shade the northern units no more than four feet above the finished floor elevation, and requests an Exception to Street Standards to allow a new driveway location approximately 55

feet from the driveway to the south where a 75-foot separation between driveways is required (the existing driveway is only five feet from the driveway to the south, and the proposal brings the driveway significantly closer to meeting the standard). **COMPREHENSIVE PLAN DESIGNATION: Low-Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09DD; TAX LOT #: 600.**

Commissioner Mindlin read aloud the public hearing procedures for land use hearings.

### Ex Parte Contact

Commissioners Norton, Mindlin, Brown, Pearce, and Dawkins declared site visits. No ex parte contact was reported.

### Staff Report

Senior Planner Derek Severson explained the application is for outline plan, final plan, and site design review for a seven-lot, six-unit subdivision for the property located at 361 S. Mountain Ave. He stated the proposal is to relocate the existing house to Lot #1 and build five new residential units. Mr. Severson presented the site plan, landscape plan, elevations, and perspectives for the buildings, and explained the building designs relate well to the design features and character of the existing house. He noted the Mill Pond standard for solar access has been utilized and will not affect the units' living space. He also provided details on the relocated driveway and commented on the 75 ft. driveway separation standard. Mr. Severson explained in this case it is not a full 75 ft. but they are getting the most they can and are significantly improving the situation. He noted the applicants are proposing to add street trees and stated staff has recommended an arborist's report prior to any site work to ensure the existing trees are adequately protected. Mr. Severson stated this is a straight forward application and staff is recommending approval with the conditions listed in the staff report.

### Questions of Staff

Mr. Severson clarified the solar ordinance language and stated the area that will be shaded is identified in the SOU Master Plan as a parking lot and it is slated to remain so. He added this is permitted outright in the land use code.

Mr. Severson clarified the fire access requirements and stated staff has included a condition approval that states the flag drive will be 20ft. in width, with a vertical clearance of 13 ft. 6 in, and be able to support a 44,000 lb. vehicle. He noted the applicants have a bit of wiggle room on their plan and have indicated they could meet this standard without much difficulty. He added the parking space at the terminus of the driveway is not considered part of the driveway and would not be impacted.

Mr. Severson clarified Condition #5m addresses the open space requirement and requires a detail of its treatment. He stated there are some heavily landscaped areas shown on the plan and it is not clear whether these areas would support recreational use as called for in the open space requirement. However, he added, it is clear the applicants can meet the 8% standard and noted the lower corner alone well exceeds the requirement.

### Applicant's Presentation

**Amy Gunter, Rogue Planning & Development**/Ms. Gunter stated the property owners will live on the site and it will function similar to a co-housing development. She touched on the issues raised by staff and clarified under the site review chapter of the land use code, decks, balconies and patio areas all count towards the 8% open space requirement and they exceed this requirement without even counting the landscaped areas. Ms. Gunter noted they are seeking an Earth Advantage Platinum rating which limits the use of turf. Regarding the fire access requirements, she stated there is room on their plan to shift the houses slightly to the south which will provide the needed width to meet the requirement. Ms. Gunter added if the end units on Lots 4 and 5 have fire sprinklers installed, a 20 ft. driveway in front of those lots would not be necessary and requested the flexibility to maintain this option. She also commented briefly on the storm drainage plan and stated their engineer will be working with the city's Public Works Department to resolve any issues.

**Rick Lindemann, Building Designer**/Stated the owners will be a great asset to the community and a lot of the design and layout of the site was focused on them living on the property. Mr. Lindemann noted there are interesting projections that break up the mass of the buildings and stated the design borrows from that of the existing home. He added the colors selected are muted and blend in well with nature.

### Questions of the Applicant

The applicants were asked clarify why the sidewalk was placed so close to units 2 and 3. Mr. Lindemann agreed that a landscaped buffer would have been preferred but it was a matter of constraints to get the units, vehicular access, and fire truck access in place. Comment was made that this makes for an uncomfortable living situation and it was suggested that the applicants to take another look at creating a small planting buffer.

The applicant was asked about the existing on-street parking and the placement of trash cans. Ms. Gunter clarified the driveway will have 10 ft. of yellow on each side for clearance and the individual cans will fit in this area on collection day. She explained they met with Recology and were informed the company would not collect trash on the site unless a full turnaround was provided.

Comment was made that there is landscaping shown between lots 2 and 3, however this is listed as a garage. Ms. Gunter acknowledged the error and stated they would correct this on the revised landscape plan.

### Questions of Staff

It was noted that the commission has requested some changes and staff was asked whether this is an issue since they are approving final plan. Mr. Severson stated the conditions of approval can address the issues raised without the need for this to come back for additional review or for staff to exercise any discretion.

Comment was made that the trash collection could pose a problem and staff was asked for potential solutions. Mr. Severson explained there are various other instances in town where it is not ideal, however there is no criteria in the code to address this.

### Deliberations & Decision

**Commissioners Thompson/Dawkins m/s to approve PA-2017-00615 with the conditions listed by staff.**

**DISCUSSION:** Commissioner Pearce requested Condition I be amended to allow the option for fire sprinklers and Commissioner Brown stated the word "flag" should be removed as well. Mr. Severson recommended the language be updated to state "the drive shall be paved to a 20 ft. width with vertical clearance to withstand 44,000 lbs. and comply with 18.4.3.080 prior to the signature of the final survey plat." Commissioners Thompson and Dawkins approved this amendment. **Roll Call Vote: Commissioners Dawkins, Brown, Norton, Pearce, Thompson, and Mindlin, YES.**

**Motion passed 6-0.**

### OTHER BUSINESS

#### A. Election of Officers.

Commissioners Dawkins/Norton m/s to nominate Roger Pearce to serve as chair of the Planning Commission. **Voice Vote: all AYES. Motion passed unanimously.**

Commissioners Dawkins/Brown m/s to nominate Melanie Mindlin to serve as vice chair of the Planning Commission. **Voice Vote: all AYES. Motion passed unanimously.**

#### B. Attendance Report.

Information only.

### ADJOURNMENT

Meeting adjourned at 8:15 p.m.

*Submitted by,  
April Lucas, Administrative Supervisor*

**CITY OF  
ASHLAND**  
ASHLAND PLANNING COMMISSION  
STUDY SESSION  
MINUTES  
JUNE 27, 2017

**CALL TO ORDER**

Chair Roger Pearce called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

**Commissioners Present:**

Troy J. Brown, Jr.  
Michael Dawkins  
Debbie Miller  
Melanie Mindlin  
Haywood Norton  
Roger Pearce

**Staff Present:**

Maria Harris, Planning Manager  
Brandon Goldman, Senior Planner  
April Lucas, Administrative Supervisor

**Absent Members:**

Lynn Thompson

**PUBLIC FORUM**

Huelz Gutcheon/2253 Highway 99/Commented on the statewide planning goals and the city's comprehensive plan, which states "all cost-effective conservation measures should be captured at the time of initial construction". Mr. Gutcheon recommended this language be changed from "should" to "shall" since conservation methods are much cheaper now.

**DISCUSSION ITEMS**

**A. State and Regional Planning Issues, Josh LeBombard, Regional Representative, Department of Land Conservation and Development (DLCD).**

Planning Manager Maria Harris introduced Josh LeBombard and noted staff works with Mr. LeBombard quite a bit. He is the city's regional DLCD representative and he covers Jackson, Josephine, and Douglas counties.

Mr. LeBombard updated the commission on Regional Problem Solving (RPS) and the Housing Strategy, which was a conditional of approval requested by the City of Ashland. RPS is the areas regional plan to accommodate population growth over the next 50 yrs. Ashland is a participant of the plan along with Medford, Central Point, Eagle Point, Phoenix, Talent, and Jackson County. Mr. LeBombard provided an overview of the Housing Strategy, which is being conducted by EcoNorthwest. The work plan has several components, including:

- 1) **Technical Analysis:** The purpose of this task is to develop current information about the housing market in each of the RPS cities. The focus of the analysis will be on the density and affordability of new residential development and will cover types of housing constructed, residential development density by housing type, and basic housing characteristics (size, number of bedrooms). This analysis will summarize the key issues identified in the housing needs analysis for each city and will focus on issues such as housing affordability and land supply.
- 2) **Identification of Housing Development Barriers:** EcoNorthwest will identify barriers to the development of housing for each city in the RPS through a combination of interviews and discussions with key stakeholders. The discussions will focus on issues related to regional and local barriers to housing development and potential policy solutions to those barriers. The product of this task will be a technical memorandum summarizing the housing barriers for the region, as well as barriers by city.

- 3) Code Audits: An audit of the city zoning codes will be conducted and will identify current development standards and potential changes to lower housing development barriers. This audit will include an examination of standards, such as types of housing permitted, lot sizes, and whether accessory dwelling units are allowed.
- 4) Develop RPS Housing Strategy: The final step will be the development of an RPS Housing Strategy that will recommend policies and best practices for the region as a whole and include specific recommendations for each participating jurisdiction.

#### **Commissioner Questions and Comments:**

- Mr. LeBombard was asked about the timeline and whether the Planning Commission will have any interface with EcoNorthwest. It was explained that the study needs to be completed by March 2018 and there is not much dialogue built in. Ms. Harris stated once the final product is received each community will run it through their public comment process as they work to determine which strategies they wish to pursue.
- Suggestion was made for Ashland's 60-year affordable housing requirement to be looked at and whether this is more of a barrier than an opportunity.
- Mr. LeBombard clarified inclusionary housing for the commission and explained cities can adopt a requirement that sets a percentage of new development to be affordable.
- Comment was made that Ashland's topography is a potential barrier and is driving housing costs up.
- Comment was made that Ashland's housing issues are not a new problem and any place that is highly desirable will be unaffordable.
- Staff was asked if there is any information on the demographic of who is using accessory residential units (ARUs). Senior Planner Brandon Goldman explained a study was conducted and it was determined that in Ashland there are very few ARU occupants with children and nearly half paid cash for the construction.
- Comment was made that developers are not building apartment complexes anymore and this is contributing to the housing shortage. Mr. LeBombard stated there is a small group of developers that are building apartments in Medford and since rent costs are so high these developments are able to pencil out for them. He noted part of the problem is the massing and scale, and stated larger complexes don't fit well in some areas.

Mr. LeBombard was thanked for taking time to meet with the Planning Commission and for his work on this project.

#### **B. Coordination of Planning and Service Issues, Gary Blake, Recology.**

Recology Manager Gary Blake stated he has been in this business for over 15 years and one of the common things he has observed in the different communities is that the size of trash enclosures and where receptacles are placed are not given a lot of thought up front. He provided examples from other jurisdictions and requested Recology be involved earlier in the development process and have the opportunity to provide comments and feedback.

#### **Commissioner Questions and Comments:**

- Mr. Blake was asked if they have someone on staff who could look over plans and provide comment. He responded that he and the operations supervisor could handle this task.
- Ms. Harris noted the problem of getting applicants to identify bike parking and trash areas and stated this is a constant issue for staff to get this shown on the plans. She commented that the pre-application stage might be a bit early to involve Recology but they could be involved a little later in the process once a more solid set of plans has been developed. She suggested they be included on larger projects (multifamily/commercial) but not smaller residential or ARUs and Mr. Blake agreed.
- Suggestion was made to consider developing code language to address waste management issues.
- Mr. Blake clarified that Ashland has always been serviced by rear-load trucks, however they will be evaluating their approach. When asked if trucks have to be able to turn around and exit in a forward manner, Mr. Blake clarified it is unsafe to back out onto a street and stated this is a risky situation they try to avoid.
- Suggestion was made for the city to consider a policy change that would allow trash enclosures at the front of developments.

Commissioner Pearce thanked Mr. Blake for his time and commented that consulting with Recology on development plans would be a positive thing.

**ADJOURNMENT**

Meeting adjourned at 8:20 p.m.

*Submitted by,  
April Lucas, Administrative Supervisor*

# **FINDINGS**

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**PA-2017-00615**  
**361 South Mountain Ave.**

**BEFORE THE PLANNING COMMISSION**  
**July 11, 2017**

IN THE MATTER OF PLANNING ACTION #2017-00615, A REQUEST FOR )  
OUTLINE PLAN, FINAL PLAN AND SITE DESIGN REVIEW APPROVALS FOR )  
A SEVEN-LOT, SIX-UNIT SUBDIVISION UNDER THE PERFORMANCE STAND- )  
ARDS OPTIONS CHAPTER (AMC 18.3.9) FOR THE PROPERTY LOCATED AT )  
361 SOUTH MOUNTAIN AVENUE. THE APPLICATION PROPOSES A SOLAR )  
ACCESS PERFORMANCE STANDARD WHICH WOULD ALLOW THE SOUTH- )  
ERN UNITS TO SHADE THE NORTHERN UNITS NO MORE THAN FOUR FEET )  
ABOVE THEIR FINISHED FLOOR ELEVATIONS, AND REQUESTS AN EXCEP- ) **FINDINGS,**  
TION TO STREET STANDARDS TO ALLOW A NEW DRIVEWAY LOCATION ) **CONCLUSIONS,**  
APPROXIMATELY 55 FEET FROM THE DRIVEWAY TO THE SOUTH WHERE A ) **AND ORDERS**  
75-FOOT SEPARATION BETWEEN DRIVEWAYS IS TYPICALLY REQUIRED. )  
THE EXISTING DRIVEWAY IS ONLY 15 FEET FROM THE DRIVEWAY TO THE )  
SOUTH, AND THE PROPOSAL BRINGS THE DRIVEWAY SIGNIFICANTLY )  
CLOSER TO MEETING THE STANDARD. )  
)  
)  
**OWNER/APPLICANT:** Martin & Trina Ashworth/Rogue Planning & Development )  
)

**RECITALS:**

- 1) Tax lot #600 of Map 39 1E 09DD is located at 361 South Mountain Avenue and is zoned R-2, Low-Density Multi-Family Residential.
  
- 2) The applicants are requesting Outline Plan, Final Plan and Site Design Review approvals for a seven-lot, six-unit subdivision under the Performance Standards Options Chapter (AMC 18.3.9) for the property located at 361 South Mountain Avenue. The application proposes a Solar Access Performance Standard which would allow the southern units to shade the northern units not more than four feet above their finished floor elevations, and requests an Exception to Street Standards to allow a new driveway location approximately 55 feet from the driveway to the south where a 75-foot separation between driveways is typically required. *(The existing driveway is only fifteen feet from the driveway to the south, and the proposal brings the driveway significantly closer to meeting the standard.)* The proposal is outlined in plans on file at the Department of Community Development.
  
- 3) **The criteria for Outline Plan approval are described in AMC 18.3.9.040.A.3 as follows:**
  - a. *The development meets all applicable ordinance requirements of the City.*
  - b. *Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.*
  - c. *The existing and natural features of the land; such as wetlands, floodplain corridors,*

ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.

- d. *The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.*
- e. *There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.*
- f. *The proposed density meets the base and bonus density standards established under this chapter.*
- g. *The development complies with the Street Standards.*

4) The criteria for Final Plan approval are described in **AMC 18.3.9.040.B.5** as follows:

- a. *The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.*
- b. *The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.*
- c. *The open spaces vary no more than ten percent of that provided on the outline plan.*
- d. *The building size does not exceed the building size shown on the outline plan by more than ten percent.*
- e. *The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.*
- f. *That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.*
- g. *The development complies with the Street Standards.*
- h. *Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.*

5) The criteria for Site Design Review approval are described in **AMC 18.5.2.050** as follows:

- A. ***Underlying Zone:*** *The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*
- B. ***Overlay Zones:*** *The proposal complies with applicable overlay zone requirements (part 18.3).*

- C. **Site Development and Design Standards:** *The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*
- D. **City Facilities:** *The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.*
- E. **Exception to the Site Development and Design Standards.** *The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.*

- 1. *There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.;*  
*or*
- 2. *There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.*

6) The criteria for an Exception to Street Standards are described in **AMC 18.4.6.020.B.1** as follows:

- a. *There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.*
- b. *The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.*
  - i. *For transit facilities and related improvements, access, wait time, and ride experience.*
  - ii. *For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.*
  - iii. *For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.*
- c. *The exception is the minimum necessary to alleviate the difficulty.*
- d. *The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.*

7) The Planning Commission, following proper public notice, held a public hearing on June 13, 2017 at which time testimony was received and exhibits were presented. Subsequent to the closing of the hearing, the Planning Commission approved the application subject to conditions pertaining to the appropriate development of the site.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

## SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits lettered with an "M"

## SECTION 2. CONCLUSORY FINDINGS

2.1 The Planning Commission finds that it has received all information necessary to make a decision based on the staff report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that the proposal for Outline Plan, Final Plan, Site Design Review, Exception to Street Standards approvals meets all applicable criteria for Outline Plan approval described in AMC 18.3.9.040.A.3; for Final Plan approval described in AMC 18.3.9.040.B.5; for Site Design Review approval described in AMC 18.5.2.050; and for an Exception to Street Standards as described in AMC 18.4.6.020.B.1.

2.3 The Planning Commission finds that the first approval criterion for Outline Plan approval is that, *"The development meets all applicable ordinance requirements of the City."* The application materials assert that the proposal meets all applicable ordinance requirements and that this criterion has been satisfied.

The second approval criterion for Outline Plan approval is that, *"Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity."* The application indicates that adequate key city facilities can and will be provided with the proposal, as detailed below, and that in conversations with the representatives of the various utilities it has been indicated that the proposed development will not cause any facilities to operate beyond capacity.

- **Water:** The application notes that five new water services will be placed south of the driveway, and that there is a water service already in place for the existing home.
- **Sewer:** The application illustrates a sanitary sewer line connecting to existing facilities in South Mountain Avenue and providing connections to the proposed units from within the driveway.

- **Electricity:** The application notes that a new transformer will be installed near the driveway to facilitate the undergrounding of electrical services to the property and to loop back to the existing transformer on University property to the southeast, across Mountain Avenue. The proposed transformer placement adjacent to the driveway poses a vision clearance obstruction and a condition has been included below to require that it be relocated outside of the vision clearance area.
- **Urban storm drainage:** The application indicates that storm water requirements for detention and water quality will be addressed, with a final stormwater system design in the works. The application further explains that this will either involve a system of permeable paving and detention under the driveway or the use of bio-swales in the yards of Lots #1 and #2. City Engineering Staff have noted that there is a storm drain line on the Ashland School District property to the west which may be public or private, and have suggested that it may be best for the applicants to try to tie into this line given slopes in the vicinity.
- **Paved Access & Adequate Transportation:** South Mountain Avenue along the property's frontage is fully improved, with sidewalks, parkrow planting strips, curbs, gutter and paving already in place. The existing driveway is roughly 15 feet from the nearest driveway to the south, and the applicants have proposed to relocate it to the north, near the center of the subject property, to substantially improve the driveway separation to the south while maintaining required separation from the driveway to the north.
- **Trash and Recycling:** The application notes that individual refuse cans will be provided for each unit, and the curb striped for ten feet on either side of the driveway entrance, consistent with city standards, to provide adequate space for can placement at the curb for collection without disrupting on-street parking.

Conditions have been included below to require that final electric service, utility and civil plans be provided for the review and approval of the Planning, Building, Public Works, Engineering and Electric Departments prior to the signature of the final survey plat.

The third criterion for approval of an Outline Plan is that, *"The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas."* The application asserts that this criterion is satisfied because the property lacks any significant natural features.

The fourth criterion for approval of an Outline Plan is that, *"The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan."* The applicants assert that the proposal will not prevent adjacent properties from being developed in a manner consistent with the Comprehensive Plan. Despite its Low-Density, Multi-Family Residential zoning the property's Comprehensive Plan designation is Southern Oregon University (SOU) due to its proximity to the University campus. The current SOU Master Plan identifies the property as remaining outside of the planned campus boundaries over the planning horizon, and the Commission finds that the proposed in-fill development is appropriate adjacent to the campus.

The fifth approval criterion is that, *"There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project."* The application

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indicates that there will be provisions in the CC&R's to address the maintenance of the proposed open space and common areas, and that the development will occur in a single phase. A condition of approval has been added to require that a draft copy of the CC&R's be provided for the review and approval of the Staff Advisor prior to recording of the final survey plat to ensure that there are adequate provisions for the maintenance of open space and common areas, including landscaping and street trees.

The sixth criterion is that, "*The proposed density meets the base and bonus density standards established under this chapter.*" The subject property is 19,268 square feet in area, and at a base density of 13½ dwelling units per acre has a base density of 5.97 units. The Performance Standards Options chapter provides for up to a 15 percent density bonus for Conservation Housing when 100 percent of the units are constructed to Earth Advantage standards, and the applicants have proposed to construct 100 percent of the new units to Earth Advantage "Platinum" standards in exchange for the necessary approximately ½-percent density bonus to construct six residential units.

The final Outline Plan approval criterion is that, "*The development complies with the Street Standards.*" In this instance, South Mountain Avenue is considered an Avenue or Major Collector in the city's Transportation System Plan (TSP), and is fully improved along the subject property's frontage with paving, curb, gutter, parkrow planting strip, and sidewalk already in place. The parkrow planting strip currently lacks street trees, and a condition of approval has been added to require that street trees with irrigation be planted in the full length of the parkrow prior to the signature of the final survey plat.

The application proposes to relocate the existing driveway, which is currently near the south corner of the property and roughly 15 feet from the driveway to the south. Controlled access standards for an "Avenue" call for a minimum 75-foot separation. The application proposes a new driveway location near the center of the property, roughly 55 feet from the driveway to the south. The proposal brings the driveway significantly closer to meeting the 75-foot separation called for in the controlled access standards, and provides the required separation from the driveway to the north, but requires an Exception to Street Standards because the 75-foot separation is not met.

2.4 The Planning Commission finds that the first criterion for an Exception to Street Standards is that, "*There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.*" The subject property's base density will accommodate significant redevelopment, however the lot's width and placement of driveways on adjacent properties are such that there are difficulties meeting the controlled access standards for both driveways on the adjacent properties. The driveway on the property to the north is located approximately 140 feet from the driveway on the property to the south, so there is nowhere to place a driveway on the subject property which would meet the controlled access standard for separation from both adjacent driveways.

The second criterion is that, "*The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable: 1) For transit facilities and related improvements, access, wait time, and ride experience; 2) For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic; and 3) For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.*" Given the lot

width, and the significant improvement from the current driveway separation proposed, the Commission finds that the proposal provides equal transportation facilities and connectivity and merits approval.

The third criterion is that, *“The exception is the minimum necessary to alleviate the difficulty.”* The applicants explain that they’ve tried to center the driveway on their property and meet the controlled access standard with the driveway to the north given that it is a busy parking lot adjacent to a state highway intersection serving University traffic while providing the minimum driveway necessary to serve their property and the maximum possible separation from the residential driveway to the south, which is a substantial improvement over the current conditions.

The fourth criterion is that, *“The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.”* The applicants suggest that the significantly increased separation between drives proposed is beneficial and in keeping with the purpose and intent of the Street Standards.

2.5 The Planning Commission finds that, as noted in AMC 18.3.9.050.B, Final Plan approval is to be granted upon a finding of substantial conformance with the Outline Plan approval. This substantial conformance provision is intended solely to facilitate the potential for minor modifications from one planning step to another as part of what is very often a two-step subdivision process. Substantial conformance shall exist when comparison of the Outline Plan with the Final Plan meets the following criteria:

- a. *The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.*
- b. *The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.*
- c. *The open spaces vary no more than ten percent of that provided on the outline plan.*
- d. *The building size does not exceed the building size shown on the outline plan by more than ten percent.*
- e. *The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.*
- f. *That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.*
- g. *The development complies with the Street Standards.*
- h. *Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.*

In this instance, because Outline Plan and Final Plan are requested concurrently, there is no variation between the Outline Plan and the Final Plan and the Commission finds that a simple finding of substantial conformance can be made for all Final Plan criteria.

2.6 The Planning Commission finds that the development of attached housing requires Site Design Review approval and is subject to the “Building Placement, Orientation and Design” standards for residential development found in AMC 18.4.2.030.

The first criterion for Site Design Review is that, “*The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*” The application materials provided assert that the proposed development complies with all applicable provisions for the underlying zone detailed in AMC 18.2 including building and yard setbacks, lot area, dimension, density, floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

The second approval criterion is that, “*The proposal complies with applicable overlay zone requirements (part 18.3).*” In this instance, the property is located within the Low-Density, Multi-Family Residential R-2 zoning district but outside of any overlay zones. The property’s Comprehensive Plan designation is Southern Oregon University (SOU) due to its proximity to the University campus, but the property is not within the SOU Overlay zone. The current SOU Master Plan identifies the property as remaining outside of the planned campus boundaries over the planning horizon, and the Commission finds that the proposed in-fill development is appropriate adjacent to the campus. Site Design Review includes review for compliance with the Residential Development standards for Building Placement, Orientation and Design found in AMC 18.4.2 and discussed below.

AMC 18.3.9.070.B requires that the minimum separation between buildings must be half of the height of the tallest building, where building height is measured at the two closest exterior walls, and the maximum required separation is 12 feet. The application notes that there is less than a 12-foot separation between the garage to be added to the existing house when it is moved to Lot #1 and the garage on Lot #6, and this separation is noted in the findings as 8 feet and on the plans as six feet, one inch. The application speaks to this in terms of an Exception, and suggests that an Exception is merited in that it would provide a two-car garage for a three-bedroom unit while avoiding a surface parking space adjacent to the pedestrian pathway into the open space area. The Commission finds that the 12-foot separation is a maximum requirement, and in reviewing the elevation drawings, it appears that the garage on Lot #6 is approximately only 12½ feet tall at its easternmost wall and the wall of the garage on Lot #1 is likely to be of a similar height which would require at most only a six-foot three-inch separation. The Commission finds that while the application illustrates an envelope with a 15-foot front yard for the home to be moved onto Lot #1, and an approximate eight-foot side yard along the south property line, the underlying setbacks for the zone would allow the home’s unenclosed porch to be shifted to within eight feet of the front property line and the home itself could be shifted to within six feet of the south property line. The Commission finds that the difference between the required and illustrated separation is *de minimus*, that the site plan has some flexibility which would allow it to be addressed with the final placement of the home on Lot #1, and that the separation can meet the standard without the need for an Exception.

The third criterion for the Site Design Review approval is that, “*The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E (which addresses Exceptions) below.*” The application materials explain that parking is to be placed in garages or surface

spaces, accessed from the shared drive, visible and a short walk from the units' entrances. Parking will not be placed between the units and the street. Lighting and landscaping have been planned to provide visibility of the site and its open spaces, without creating vulnerable areas or illuminating adjacent residential properties. The residences along Mountain Avenue are to be placed to provide front yards with buildings clearly oriented to the street and pedestrian connections provided to the sidewalk.

Building materials and paint colors are to be compatible with the surrounding area, and very bright primary or neon-type paint colors, which attract attention to the building or use, are noted as being unacceptable. The application explains that the building designs are intended to reflect the character and design of the existing 1915 home on the property, and that neutral earth tone colors and natural materials are proposed to reflect the natural setting.

AMC 18.4.3.080.D requires that driveway serving more than seven parking spaces shall be at least 20 feet in width. As illustrated, the driveway provides a 20-foot clear width with only 15 feet paved; this was raised as a concern by staff during the hearing and the applicants indicated that paving to the full width could and would be accommodated in the final design. A condition has accordingly been included below to require that the driveway be paved to its full 20-foot width.

Two off-street parking spaces are required for each of the proposed units, and each must provide two covered bicycle parking spaces. The application explains that these will be addressed through the proposed combination of garages, a car port and surface spaces, and a condition is attached to require that bicycle parking details including rack specifications be included with the building permit submittals to demonstrate compliance with the standards in AMC 18.4.3.070.

One street tree chosen from the street tree list is to be placed in the parkrow planting strip for each 30 feet of frontage for that portion of the development fronting on South Mountain Avenue in keeping with section 18.4.4.030.E., and a condition to this effect is attached hereto.

Residential developments that are subject to the provisions of this chapter are also to provide an area equal to at least eight percent of the lot area, or 1,541 square feet in this case, dedicated to open space for recreational use by the tenants of the development. This area may not be covered with shrubs, bark mulch, or other ground covers that do not provide suitable surface for human use. Lawn and decks, patios, and similar areas that provide for recreational use are eligible for consideration as open space. The application indicates that more than eight percent is dedicated to recreational area and open space with approximately 1,476 square feet identified as addressing this standard in the form of balcony and patio areas and an additional 1,945 of open space noted on the common area of Lot #7. Staff noted that a substantial portion of the open space area on Lot #7, and potential open space areas on the other lots, was illustrated in the landscape plan as being planted in shrubs or in raised garden beds. A condition has accordingly been attached to require that specific recreation spaces be detailed, with surface treatments consistent with the standards, on a final landscape and irrigation plan.

Landscaping, recycling and refuse disposal areas are required to be provided pursuant to chapter 18.4.4, and the applicants note that individual trash and recycling containers will be provided for each unit. A condition requiring that recycling/refuse screening be detailed in the final landscape plan submittals has

been included below.

The fourth approval criterion for Site Design Review addresses city facilities and requires that, *“The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.”* Public facilities requirements are fully addressed earlier in the Outline Plan section of this report, beginning on page 3 above.

2.7 The Planning Commission finds that Performance Standards Subdivision are subject to the solar access requirements of AMC 18.4.8 which require that land divisions creating new lots either demonstrate that the lots are designed to permit the location of a 21-foot high structure with a solar setback which does not exceed 50 percent of the lot's north-south lot dimension or to identify a solar envelope to define the height requirements that will protect the applicable solar access standard.

The northern lots here (#2-#4) meet the standard because by definition, their northern lot lines are considered to be the line on the north side of the parking lot to their north (*i.e. approximately 116 feet to the north*). The application proposes to allow a solar access performance standard which would allow the houses on the southern lots (#1, #5 and #6) to shade the northern units across the driveway no more than four feet above the finished floor elevation. The application includes solar access exhibits detailing the proposed shadowing, which primarily affects the home on Lot #4, and notes that the garage door will receive the most substantial shading and that no shadow will fall within the living area. The shadow cast by a six-foot fence on a home built at a standard six-foot side yard setback would be approximately four feet in height, so the proposed performance standard generally equates to Standard A. A condition has been included below to require that the building permits for Lots #1, #5 and #6 include calculations demonstrating compliance with the proposed performance standard.

2.8 The Planning Commission finds that all planning actions are required to include a Tree Preservation/Protection Plan in accordance with AMC 18.4.5.030. In this instance, the application materials explain that trees were removed from the property previously, before an application was made, and that these removals were exempt because the property is residentially-zoned and contained only a single family residence and associated accessory structures at the time trees were removed. Because the property does not contain trees, no Tree Protection Plan has been provided, and the application was not reviewed by the Tree Commission.

Staff noted during the hearing that there are trees on the adjacent properties within 15 feet of the property line which are required to be considered and protected on a Tree Preservation and Protection Plan in AMC 18.4.5.030.B.1. A condition of approval has accordingly been included below to require that prior to consideration of a civil plan or plat or any site work on the property, a Tree Protection Plan prepared by a certified arborist to address trees on adjacent properties within 15 feet of the property line be submitted for the review and approval of the Staff Advisor.

### SECTION 3. DECISION

3.1 Based on the record of the Public Hearing on this matter, the Planning Commission concludes that the proposal for Outline Plan, Final Plan, Site Design Review and Exception to Street Standards approvals to allow a seven-lot, six-unit subdivision under the Performance Standards Options Chapter for the property located at 361 South Mountain Avenue is supported by evidence contained within the whole record.

The proposal retains an existing 1915 home on the subject property, and has designed five new homes which seek to reflect the character and design of the original home while relocating the driveway to the best possible location on site and limiting access points to one on this busy section of South Mountain Avenue.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, we approve Planning Action #2017-00615. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2017-00615 is denied. The following are the conditions and they are attached to the approval:

1. That all proposals of the applicant shall be conditions of approval unless otherwise modified herein.
2. That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify the current Site Design Review approval shall be submitted and approved prior to issuance of a building permit.
3. That any new addresses shall be assigned by City of Ashland Engineering Department.
4. That permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way.
5. That prior to the signature of the final survey plat:
  - a. That a final survey plat shall be submitted within 18 months of the final decision date of the preliminary partition plat for review and approval by the City of Ashland.
  - b. All easements for public and private utilities, fire apparatus access, and reciprocal utility, maintenance, and access shall be indicated on the final survey plat as required by the Ashland Engineering Division.
  - c. That a final utility plan for the parcels shall be submitted for review and approval by the Planning, Engineering, and Building Divisions prior to signature of the final survey plat. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes, fire hydrants, sanitary sewer lines, storm drain lines and electric services.
  - d. That the location and final engineering for all storm drainage improvements associated with the project, shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions prior to signature of the final survey plat.

- e. That the applicant shall submit an electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Transformers and cabinets shall be located in areas least visible from streets and outside of vision clearance areas, while considering the access needs of the Electric Department.
- f. That the electric services shall be installed underground to serve all six parcels prior to signature of the final survey plat. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be reviewed and approved by the Ashland Electric Department and Ashland Engineering Division prior to installation.
- g. That the sanitary sewer laterals and water services including connection with meters at the street shall be installed at the applicants' expense for all six parcels prior to the signature of final survey plat.
- h. That the new driveway approach shall be permitted through the Engineering Division. The driveway curb cut shall be installed, the old/unused curb cut closed, and all work inspected and approved prior to the signature of the final survey plat.
- i. That the drive shall be paved to 20-foot width as required in AMC 18.4.3.080.D.3, with a vertical clearance of 13 feet, six inches, and be able to withstand 44,000 pounds prior to the signature of the final survey plat. The flag drive shall be constructed so as to prevent surface drainage from flowing over the private property lines, sidewalks and/or public ways in accordance with AMC 18.5.3.060.G.
- j. That common area and open space improvements (i.e. landscaping and irrigation, etc.) shall be installed or bonded for in accordance with the procedures in the Subdivision chapter prior to signature of Final Survey Plat.
- k. That CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor prior to signature of the final survey plat. The CC&R's shall describe responsibility for the maintenance of all common use-improvements including landscaping, driveways, planting strips and street trees.
- l. That all fencing shall be consistent with the provisions of the "Fences and Walls" requirements in AMC 18.4.4.060. The draft CC&Rs shall include stipulations on height limitations for front, side and rear yard, and shall note that fences adjacent to common open space areas shall not exceed four feet. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.
- m. A final landscaping and irrigation plan to include irrigation details satisfying the requirements of the Water Conserving Landscaping Guidelines and Policies found in AMC 18.4.4 which includes: 1) A clear delineation of the proposed placement and treatment of the required recreation/open space; 2) identification of the placement and screening of the required recycling/refuse area; and 3) Final proposed lot coverage calculations including all building footprints, driveways, parking, and circulation areas shall be provided for the review and approval of the Staff Advisor. Lot coverage shall be limited to no more than 65 percent as allowed in the R-2 zoning district.

- n. That prior to the review of civil or utility plans or the final survey plat, or any site work on the property, a Tree Protection Plan prepared by a certified arborist to address trees on adjacent properties within 15 feet of the property line shall be submitted for the review and approval of the Staff Advisor.
  - o. That street trees, one per 30 feet of street frontage, shall be installed on the South Mountain Avenue frontage prior to the signature of the final survey plat. All street trees shall be chosen from the adopted Street Tree List and shall be planted in accordance with the specifications contained therein. The street trees shall be irrigated.
6. That the building permit submittals shall include:
- a. Identification of all easements, including but not limited to any public or private utility easements.
  - b. Solar setback calculations demonstrating that all new construction on Lots #1, #5 and #6 complies with the proposed solar access performance standard limiting the shadow cast to no more than four feet above the finish floor level for the ground floor on Lots #2-#4. Permit submittals shall include elevation drawings or cross sections clearly identifying the highest shadow producing point(s) and their height(s) from natural grade to support the required calculations.
  - c. Demonstration that exterior lighting shall be directed onto the property and shall not directly illuminate adjacent properties. Exterior lighting details including fixture specifications, placement details and shrouding details (*if necessary*) shall be provided on building permit submittals.
  - d. That exterior building materials and paint colors shall be compatible with the surrounding area and consistent with those described in the application materials. Sample exterior building colors shall be provided with the building permit submittals for review and approval of the Staff Advisor. Very bright or neon paint colors shall not be used in accordance with the Site Design and Development Standards.
  - e. That the building permit submittals shall identify the required sheltered bicycle parking spaces for each home. The building permit submittals shall verify that the bicycle parking design, spacing and coverage requirements in AMC 18.4.3.070 are met, and all bicycle parking shall be installed in accordance with the approved plan prior to the issuance of the certificate of occupancy.
  - f. That storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system (i.e., curb gutter at public street, public storm pipe or public drainage way) or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.
7. That prior to the issuance of a building permit:
- a. That the tree protection fencing and other tree preservation measures shall be installed according to the approved plan, inspected and approved by the Staff Advisor prior to any site work, storage of materials or issuance of the building permit. The tree protection shall

be chain link fencing six feet tall and installed in accordance with 18.4.5.030.C. and no construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.

- b. The requirements of the Ashland Fire Department shall be met, including that all addressing shall be approved prior to being installed.
- c. That all necessary building permits fees and charges, including permits for new electric and water services, and system development charges for water, sewer, storm water, parks, and transportation shall be paid prior to the issuance of a building permit.
- d. The requirements of the Ashland Fire Department, including approved addressing and fire apparatus access, shall be complied with prior to issuance of the building permit or the use of combustible materials. Fire Department requirements shall be included on the engineered construction documents. If a fire protection vault is required, the vault shall not be located in the sidewalk corridor.

8. That prior to the issuance of a certificate of occupancy:

- a. That the required bicycle parking shall be installed according to the approved plan, inspected and approved by the Staff Advisor.
- b. That all landscaping and irrigation shall be installed in accordance with the approved plans, inspected and approved by the Staff Advisor.
- c. That the screening for the trash and recycling containers shall be installed in accordance with the Site Design and Development Standards prior to the issuance of a certificate of occupancy. An opportunity to recycle site of equal or greater size than the solid waste receptacle shall be included in the trash enclosure in accordance with 18.4.4.040.
- d. That all exterior lighting shall be directed on the property and shall not directly illuminate adjacent properties.

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Planning Commission Approval

July 11, 2017

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Date

**TYPE II  
PUBLIC HEARING**

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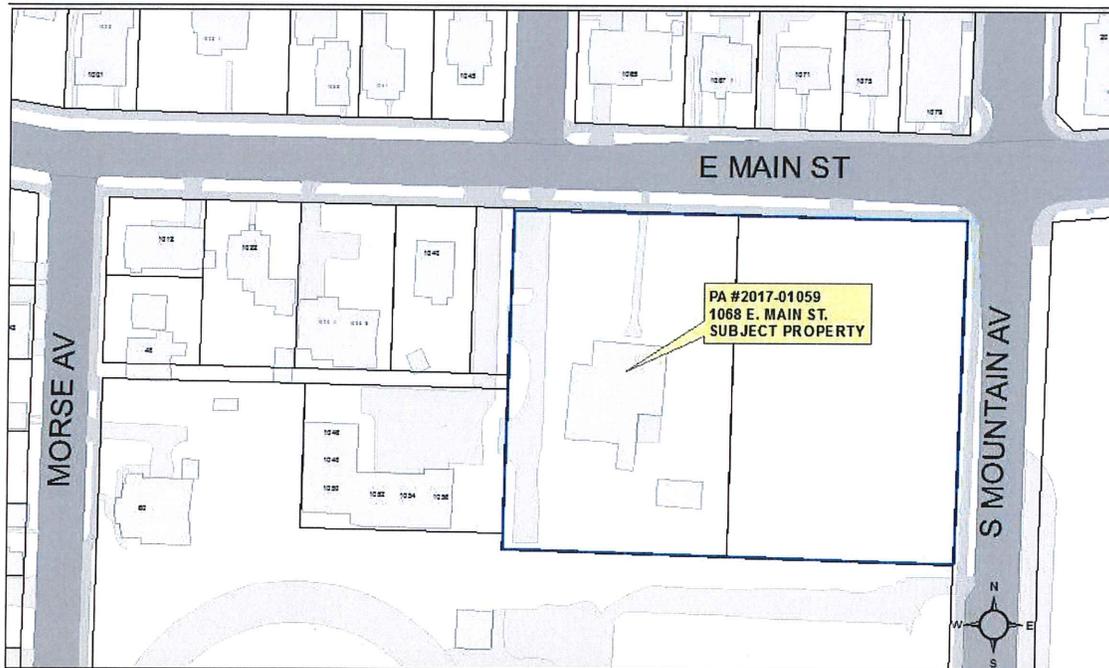
**PA-2017-01059  
1068 East Main Street**



**PLANNING ACTION:** PA-2017-01059  
**SUBJECT PROPERTY:** 1068 East Main Street  
**OWNER:** Marcel Verzeano Trust (Paulena E.C. Verzeano, *trustee*)  
**APPLICANT:** KDA Homes, LLC  
**DESCRIPTION:** A request for Outline Plan and Site Design Review approvals for a 29-unit, 28-lot Performance Standards Option subdivision for the property located at 1068 East Main Street and the vacant parcel directly to the east. The proposal includes the partial demolition and relocation of the existing house on site and a Tree Removal Permit to remove 14 of the site's 25 trees. **COMPREHENSIVE PLAN DESIGNATION:** High Density, Multi-Family Residential; **ZONING:** R-3/Pedestrian Places Overlay; **ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOT #:** 6800 and 6801.

**NOTE:** The Ashland Tree Commission will also review this Planning Action on **Thursday, July 6, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

**ASHLAND PLANNING COMMISSION MEETING:** *Tuesday, July 11, 2017 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102-.35.104 ADA Title I).

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

## OUTLINE PLAN APPROVAL

### 18.3.9.040.A.3

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

- a. The development meets all applicable ordinance requirements of the City.
- b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
- c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.
- d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
- e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- f. The proposed density meets the base and bonus density standards established under this chapter.
- g. The development complies with the Street Standards.

## SITE DESIGN AND USE STANDARDS

### 18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. **Underlying Zone:** The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. **Overlay Zones:** The proposal complies with applicable overlay zone requirements (part 18.3).
- C. **Site Development and Design Standards:** The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. **City Facilities:** The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
  1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
  2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

## TREE REMOVAL PERMIT

### 18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
  - b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
  - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
  - d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  - e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

**ASHLAND PLANNING DEPARTMENT  
STAFF REPORT**

July 11, 2017

**PLANNING ACTION:** #2017-01059

**OWNER:** Marcel Verzeano Trust (Paulena E.C. Verzeano, *trustee*)

**APPLICANT:** KDA Homes, LLC

**LOCATION:** 1068 East Main Street

**ZONE DESIGNATION:** R-3, Pedestrian Places overlay

**COMP. PLAN DESIGNATION:** High-Density Multi-Family Residential

**ORDINANCE REFERENCES:**

(See also <http://www.codepublishing.com/OR/Ashland/#!/LandUse/index.html#NT>)

|           |   |
|-----------|---|
| 15.04.210 | Demolition  |
| 18.2.4    | General Regulations for Base Zones                  |
| 18.2.5    | Standards for Residential Zones                     |
| 18.3.9    | Performance Standards Options & PSO Overlay         |
| 18.4.2    | Building Placement, Orientation & Design            |
| 18.4.3    | Parking, Access and Circulation                     |
| 18.4.4    | Landscaping, Lighting & Screening                   |
| 18.4.5    | Tree Preservation and Protection                    |
| 18.4.6    | Public Facilities                                   |
| 18.4.7    | Signs   |
| 18.4.8    | Solar Access  |
| 18.5      | Application Review Procedures and Approval Criteria |
| 18.5.2    | Site Design Review                                  |
| 18.5.3    | Land Divisions & Property Line Adjustments          |
| 18.5.7    | Tree Removal  |
| 18.6.1    | Definitions   |

**APPLICATION DEEMED COMPLETE ON:** July 3, 2017

**REQUEST:** A request for Outline Plan and Site Design Review approvals for a 29-unit, 28-lot Performance Standards Option subdivision for the property located at 1068 East Main Street and the vacant parcel directly to the east. The proposal includes the partial demolition and relocation of the existing house on site and a Tree Removal Permit to remove 14 of the site's 25 trees.

## I. Relevant Facts

### 1) **Background - History of Application**

**Planning Action #1986-00051** was administratively approved on June 11, 1986 granting Site Design Review approval to develop a 20-unit apartment complex on the subject property. This approval was appealed by neighbors who were concerned with “*additional traffic and the fact that there were too many apartment complexes cropping up in that area.*” The Planning Commission approved the application unanimously, and the approval was subsequently granted a two-year administrative extension with **Planning Action #1987-00070** but was never built.

**Planning Action #1992-00008** was administratively approved on December 24, 1991 granting a Conditional Use Permit to allow up to 2,000 square feet of the existing approximately 2,700 square foot home to be used as professional offices, with residential use in the remaining space. At the time it was noted that the home was well-maintained and that the proposed parking and driveway improvements associated with the office use would be completed in “Hollywood strips” to help maintain the residential character of the neighborhood and benefit the existing mature trees.

There are no other planning actions of record for the property.

### 2) **Detailed Description of the Site and Proposal**

#### *Site Description*

The subject property is generally rectangular in shape, consisting of two tax lots with a combined area of approximately 1.78 acres (77,910 square feet), located at the southwest corner of the intersection of East Main Street and Mountain Avenue. The subject property is generally flat with an approximate four percent slope down to the north. The application identifies 25 trees on the property greater than six-inches in diameter at breast height (d.b.h.).

The subject property and properties immediately to the north and east are zoned R-3 (High-Density, Multi-Family Residential) while properties to the west and south are generally zoned R-2 (Low-Density, Multi-Family Residential). The property immediately to the south is owned by the Ashland School District and is part of the Ashland High School campus.

The subject property is located within the “Pedestrian Places” overlay, which envisioned the development of a neighborhood center and arts community around the intersection to complement surrounding civic uses, schools, and the nearby historic district and take into account the existing house on the property. The overlay includes envisioned frontage improvements and intersection treatments which have been adopted into the Transportation System Plan. (TSP project #R42 envisions improvements at this intersection to include: enhanced corners treatments, widened sidewalks, street trees, stormwater detention planters, bus shelters for future RVTD

route 8B, special concrete crosswalks and paving at the intersection, and ornamental streetlights. The overlay also provides some flexibility for properties including allowing additional special permitted uses (professional, financial, business and medical offices, and personal service establishments; Stores, shops, and offices supplying commodities or performing services; and restaurants) not typically permitted in residential zones subject to certain development standards and limitations. The current application does not propose special permitted uses in conjunction with the subdivision, but the frontage improvements and corner treatment have been designed with the Pedestrian Places concepts in mind and the option to utilize the allowances of the overlay would remain for the property in the future.

The property currently contains an approximately 3,265 square foot single family residence which, according to Jackson County tax records, was built in or around 1900. The application materials indicate that the home has been in the current owner's family for more than 100 years, and note that the iconic old house on the property is a 1909 addition to a pre-1900 home which is attached to the rear of the 1909 addition. The application notes that the older portion of this structure is to be demolished, with the 1909 addition portion to be relocated roughly 40 feet nearer to East Main Street in conjunction with the further development of the property. *(Building demolitions and relocations are regulated through the Building Division under AMC 15.04.210. Generally, the relocation of buildings on the same tax lot is exempt from the demolition and relocation regulations.)*

The property has approximately 329 linear feet of frontage on East Main Street, an Avenue or Major Collector in the adopted Transportation System Plan (TSP). The property also has approximately 234 linear feet of frontage along South Mountain Avenue, an Avenue or Major Collector Street.

East Main Street is paved with curbs, gutters, a variable width parkrow planting strip and a five- to six-foot sidewalk in place, but it lacks street trees within the planting strip. The conceptual plan for East Main Street in this vicinity adopted with the Pedestrian Places ordinance illustrated ultimately completing the streetscape with an eight-foot sidewalk and seven-foot parkrow, and indicated that while the existing roadway and curb would remain, approximately three feet of additional right-of-way would be necessary. The applicants have indicated that they will improve the full frontage to the current standards for an Avenue with six-foot sidewalks and seven-foot park row planting strip with street trees and will dedicate an additional three feet of right-of-way in keeping with the Pedestrian Places concept plan's vision.

Mountain Avenue is fully improved along the property's frontage, with paving, curbs, gutter, a variable width parkrow planting strip and an approximately five- to six-foot wide sidewalk in place. The parkrow planting strip here also lacks street trees. The conceptual plan for Mountain Avenue in this vicinity adopted with the Pedestrian Places ordinance illustrated ultimately completing the streetscape with an eight-foot sidewalk and seven-foot parkrow, and indicated that while the existing roadway and curb would remain, approximately seven feet

of additional right-of-way would be necessary. The applicants have indicated that they will improve the full frontage to the current standards for an Avenue with six-foot sidewalks and seven-foot park row planting strip with street trees.

Emerick Street, which runs north from East Main Street near the property's northwest corner, previously extended south through the subject property but this section of Emerick right-of-way was previously vacated by the City.

### ***Current Proposal***

A request for Outline Plan and Site Design Review approvals for a 29-unit, 28-lot subdivision under the Performance Standards Option chapter (AMC 18.3.9). The proposal includes the partial demolition and relocation of the existing house on the site and the removal of 14 of the site's 25 trees.

The proposal includes a variety of unit types and sizes, and notes that of the 28 proposed units, 19 are three-bedroom units, seven are one-bedroom units over garages, and two units are studio apartments. The one and three bedroom units would be sold individually while the two studio units would be rented apartments.

The application also proposes a Solar Access Performance Standard which would allow the southern units to shade the northern units; with shading to be limited to garage walls and no higher than the bottom sill of walls to living space.

## **II. Project Impact**

Both Outline Plan approval and the construction of attached housing are subject to Type II procedures and require a decision by the Planning Commission through a public hearing process.

### **Outline Plan**

The first approval criterion for Outline Plan approval is that, "*The development meets all applicable ordinance requirements of the City.*" The application materials assert that the proposal meets all applicable ordinance requirements, is requesting no Variances or Exceptions, and that this criterion has been satisfied.

The second approval criterion for Outline Plan approval is that, "*Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.*" The application indicates that adequate key city facilities are available within the adjacent rights-of-way, and can and will be provided with the proposal, and that in conversations with the representatives of the various utilities it has been indicated that the proposed development will not cause any facilities to operate beyond capacity. The application notes that drawings prepared by a civil engineer will be provided with the Final Plan submittal.

- **Water:** The property is currently served by a six-inch water main in East Main Street and a six-inch water main in South Mountain Avenue. The application notes that a private water line will loop through the property connecting to mains in both rights-of-way in order to

provide consistent water pressure to the site to address both domestic use and emergency needs.

- **Sewer:** The property is currently served by an eight-inch sanitary sewer main in East Main Street and an eight-inch sanitary sewer main in South Mountain Avenue, and the applicants suggest that in consulting the Public Works Department they have been told that these lines have adequate capacity to serve the project. A proposed new sewer line will loop through the property and connect to the South Mountain Avenue line near the low point of the property.
- **Electricity:** The application notes that both South Mountain Avenue and East Main Street have existing overhead power lines in place with the capacity to serve the project, and that the applicants propose to underground power to serve the new units with the addition of up to four transformers which are to be dispersed around the site in discreet but accessible locations. The applicants indicate that a final electrical distribution plan including transformer sizes and locations and street light placement will be provided for review with the Final Plan submittal.

The Electric Department notes that they have been consulted in preparing the applicants' electric service plan. They further indicate that they have suggested that the applicants consider undergrounding the electric line serving the High School along the west property line. The adjacent apartments already have underground service, and the scoreboard and lights have underground service, and with the undergrounding of service proposed on the subject property this line could be undergrounded for the added cost of conduit and trenching. The Electric Department has also suggested that the City would participate in this undergrounding financially if the applicants have interest in doing so.

The Electric Department also noted that in their experience, people can be upset by the stadium lights and suggested that new residents be required to sign an agreement before moving in acknowledging the lights.

- **Urban storm drainage:** The property is currently served by a 12-inch storm sewer main in East Main Street and a 12-inch storm sewer main in South Mountain Avenue. The applicants propose a storm water detention and water quality control tank near the low point of the property, near the intersection of East Main Street and Mountain Avenue. An outlet control structure will sit adjacent to this tank and will slowly emit stormwater into the existing public systems within the rights-of-way to limit post development flows to no more than would otherwise be encountered in a 25-year storm event.
- **Paved Access & Adequate Transportation:** Both East Main Street and South Mountain Avenue along the property's frontage are improved, with variable width sidewalks and parkrow planting strips, curbs, gutter and paving already in place. The applicants have proposed to widen both the sidewalks and parkrows fully to Avenue standards and to plant new street trees along both frontages. The applicants note that they propose to provide three feet of additional right-of-way along East Main Street as envisioned in the Transportation System Plan and Pedestrian Place Ordinance, noting that they hope this will accommodate future installation of a bus shelter and associated bicycle parking facilities.

*(The application also indicates that the vehicle trips for 28 multi-family residential units do not reach the threshold level to trigger the requirements for a Traffic Impact Analysis (TIA).)*

Conditions have been recommended below to require that final electric service, utility and civil plans be provided for the review and approval of the Staff Advisor and city departments, and that civil infrastructure be installed, inspected and approved prior to the signature of the final survey plat.

In terms of pedestrian connectivity, the adopted Transportation System Plan (TSP) envisions additional connectivity being provided along the south and west boundaries of the site as illustrated below. The TSP explains that *“the neighborhood center also needs a more complete and continuous grid of walking routes connecting people to the Pedestrian Places. Those routes are not necessarily new local streets. They could be multi-use pathways for pedestrians and bikes, or alleys that are part of new in-fill housing plans.”*



**Staff Concern – Pedestrian Access & Circulation**

AMC 18.4.3.090 addresses “Pedestrian Access & Circulation” to provide for safe, direct and convenient pedestrian access and circulation; it includes requirements for a continuous walkway system within the development and for connections to existing or planned sidewalks, trails, parks and open spaces including stubbed-in connections to adjacent streets or private properties. In staff’s view, to meet the “Pedestrian Access & Circulation” requirement to provide safe, direct and convenient access and circulation the application should continue the enriched paving border on the westernmost driveways (running north-south) to provide a defined pedestrian route, with associated easements, to enable residents to circulate directly out to East Main Streets via the driveway adjacent to the relocated older home.

The third criterion for approval of an Outline Plan is that, *“The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.”* The application indicates that the only significant natural features are a number of large trees concentrated around the perimeter of the old house. The submittals identify the trees and how the proposal has attempted to retain the majority, including an arborist’s report detailing their health and recommendations for removal or protection and preservation. The applicants suggest that the maintenance of the site’s trees has been largely ignored for many years, and they appear to be stressed due to the recent drought. The applicants emphasize that they have made an effort to preserve as many of the site’s healthy trees as possible and to incorporate them into the project open space or on the lot with the older house.

The fourth criterion for approval of an Outline Plan is that, *“The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.”* The applicants assert that the proposal, which seeks to develop the site in a manner nearer to its target use, will not prevent adjacent properties from being developed in a manner consistent with the Comprehensive Plan.

The fifth approval criterion is that, *“There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.”* The application indicates that there will be provisions in the CC&R’s to address the maintenance of the proposed open space and common areas, and the CC&R’s will be provided for review and approval with the Final Plan submittal.

The sixth criterion is that, *“The proposed density meets the base and bonus density standards established under this chapter.”* The subject property is 1.788 acres, and at a base density of 20 dwelling units per acre has a base density of 35.6 dwelling units and a minimum density of 28 dwelling units. The applicants propose a total of 29 units, including the old house which is being relocated on a larger 0.27-acre parcel. The applicants propose to retain the property’s remaining density of 6.6 dwelling units should the future owners wish to partition that parcel, divide the house, or intensify its use as allowed within the Pedestrian Places Overlay they’ll have some measure of flexibility to do so.

The final Outline Plan approval criterion is that, *“The development complies with the Street Standards.”* Both East Main Street and South Mountain Avenue along the property’s frontage are improved, with variable width sidewalks and parkrow planting strips, curbs, gutter and paving already in place. The applicants have proposed to widen both the sidewalks and parkrows fully to Avenue standards and to plant new street trees along both frontages. The applicants note that they propose to provide three feet of additional right-of-way along East Main Street as envisioned in the Transportation System Plan and Pedestrian Place Ordinance, noting that they hope this will accommodate future installation of a bus shelter and associated bicycle parking facilities. The application also indicates that the vehicle trips for 28 multi-family residential units do not reach the threshold level to trigger the requirements for a Traffic Impact Analysis (TIA). A condition of approval is recommended below to require that sidewalk widening, installation of a full parkrow planting strip with street trees and irrigation, and right-of-way dedication be included on the

civil plans reviewed with the Final Plan approval, and that they be installed prior to the signature of the final survey plat.

### **Site Design Review**

The development of attached housing requires Site Design Review approval and is subject to the “Building Placement, Orientation and Design” standards for residential development found in AMC 18.4.2.030.

The first criterion for Site Design Review is that, *“The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.”* The application materials provided assert that the proposed development will comply with all applicable provisions for the underlying zone detailed in AMC 18.2 including building and yard setbacks, lot area, dimension, density, floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

The second approval criterion is that, *“The proposal complies with applicable overlay zone requirements (part 18.3).”* In this instance, the property is located within the High-Density, Multi-Family Residential R-3 zoning district and the Pedestrian Places overlay zone, and the application asserts that all applicable standards have been addressed.

The third criterion for the Site Design Review approval is that, *“The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E (which addresses Exceptions) below.”* The application materials explain that to the best of the applicants’ knowledge, the proposal complies with Site Development and Design Standards including provisions for access management, building orientation, and parking configuration.

### **Crime Prevention & Defensible Space**

With regard to the standards for “Crime Prevention and Defensible Space” in AMC 18.4.2.030, the application indicates that parking areas have been dispersed throughout the property so no one area of the development is concentrated with parking in order to avoid excessive vehicular lights and noises, excessive walking distances or concentrated heat gain from solar reflection. The application also suggests that windows have been easily located so vulnerable areas can be easily surveyed by residents.

#### **Staff Concern: Crime Prevention & Defensible Space**

For staff, there is some concern that ground floor areas for much of the interior of the site are dedicated to garage space with limited windows, and ground floor spaces facing interior open space areas have limited windows, blank walls and small porch areas to the open space. The standard is that, “Windows should be located so that vulnerable areas can be easily surveyed by residents,” and in staff’s view, the Commission may wish to include a condition requiring that the Final Plan provide revised treatments with

additional windows providing greater surveillance of the open space and circulation areas. A condition to this effect has been included below.

#### **Staff Concern - Building Orientation**

The Site Development and Design Standards require that, "Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway." In staff's view, the unit at the project entry on Mountain Avenue (Unit 21E, Lot 27) needs to have a primary orientation with an entry to Mountain Avenue to better address this standard. A condition has been recommended below to require that this be addressed in the Final Plan submittal.

#### **Open Space**

"Open Space" is defined in AMC 18.6.1 as follows:

***Open Space.*** A common area designated on the final plans of the development, permanently set aside for the common use of the residents of the development. Open space area is landscaped and/or left with a natural vegetation cover, and does not include thoroughfares, parking areas, or improvements other than recreational facilities.

There are two separate open space and recreation area requirements which apply in the Land Use Ordinance. Within the Residential Development standards which apply to all residential project subject to Site Design Review, AMC 18.4.2.030.H reads as follows:

***Open Space.*** Residential developments that are subject to the provisions of this chapter shall conform to all of the following standards.

1. ***Recreation Area.*** An area equal to at least eight percent of the lot area shall be dedicated to open space for recreational use by the tenants of the development.
2. ***Surfacing.*** Areas covered by shrubs, bark mulch, and other ground covers that do not provide suitable surface for human use may not be counted towards this requirement.
3. ***Decks and Patios.*** Decks, patios, and similar areas are eligible for open space.
4. ***Play Areas.*** Play areas for children are required for projects of greater than 20 units that are designed to include families. Play areas are eligible for open space.

While the Land Use Ordinance's Water Conserving Landscaping/Landscaping Design Standards in AMC 18.4.4.030.I.1 do address turf, lawn and water features like pools, ponds and fountains with a limitation that these areas may make up no more than 20 percent of a

project's landscaping, the turf limitations specifically do not apply to private common open space or required outdoor recreation areas.

In addition, the Performance Standards Options Chapter, AMC 18.3.9.050.A.2 includes an open space requirement:

**Open Space Required.** *All developments with a base density of ten units or greater shall be required to provide a minimum of five percent of the total lot area in Open Space; that area is not subject to bonus point calculations, however, density bonuses shall be awarded to open space areas in excess of the five percent required by this subsection."*

#### **Staff Concern: Open Space**

Within the R-3 zone, at least 25 percent of the site must be landscaped. Multi-family residential property requires that eight percent of the site be provided as recreational space, and the Performance Standards requires that at least five percent of the site be provided in common open space. While the application indicates that approximately 9½ percent of the site is provided in open space, staff would note that the landscape plan illustrates virtually any area which could be considered as recreation space - with the exception of the area with the child's play structure southeast of the relocated house - either bisected by pedestrian thoroughfares or heavily planted with trees, shrubs and ground cover which are not suitable for recreational use. While the individual units do include porch or deck areas, some of these have dimensions of a depth of only five feet and include circulation to an entry door or an area for the door swing of a built-in storage closet.

In staff's view, to demonstrate that the five percent open space and eight percent recreation space requirement are met, a plan clearly illustrating all areas to be counted towards open and recreation space needs to be provided. Landscaped areas counted toward recreation space requirements need to be surfaced for recreational use and not include thoroughfares for pedestrian circulation, and individual patio, porch or deck areas need to have a minimum dimension of six feet in depth and eight feet in width (the minimum porch dimension as defined in AMC 18.6.1) exclusive of circulation routes, door swing areas, etc. to accommodate recreational use. Placement of utility infrastructure such as vaults, transformers or cabinets needs to be considered, and areas set aside for these items should not be counted as required open or recreational space

As presented, staff does not believe the plan clearly demonstrates that the open space and recreational requirements have been met. The Commission could add a condition requiring a revised plan be provided for review and approval with the Final Plan application, or opt to continue to hearing and require that a revised plan be submitted before the August meeting. A condition requiring a revised plan addressing this concern at Final Plan has been included below.

The fourth approval criterion for Site Design Review addresses city facilities and requires

that, “The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.” Public facilities requirements are addressed in detail in the Outline Plan section earlier in this report.

### **Solar Access Performance Standard**

The Pedestrian Places Overlay provides that, “The solar access setback in chapter 18.4.8 Solar Access applies only to those lots abutting a residential zone to the north.” Performance Standards Subdivision are generally subject to the solar access requirements of AMC 18.4.8 which require that land divisions creating new lots either demonstrate that the lots are designed to permit the location of a 21-foot high structure with a solar setback which does not exceed 50 percent of the lot's north-south lot dimension or to identify a solar envelope to define the height requirements that will protect the applicable solar access standard. The applicants here have proposed a Solar Access Performance Standard which when combined with low roof pitches, driveway placement and the avoidance of large, north-facing gables results in shading generally at the foot of buildings or on the walls of garages (unheated spaces). The application materials include solar studies to illustrate the proposed shading, and the findings note that the shadow for the two third-floor apartment units (#27-28) fall on the garage walls of Units #16-19 or are no higher on the south facing walls than the window sills.

### **Tree Removal Permits**

The applicants have provided a survey identifying 25 trees on the property which are greater than six-inches in diameter at breast height. Of these, 14 are proposed to be removed in conjunction with the application including Tree #14, a Fir, and Tree #15, a Western Cedar tree which the applicants note as the most significant. The application notes that the project arborist has indicated that both of these trees are damaged or stressed from the lack of proper care and water and both require significant pruning.

The application further explains that the remaining trees proposed for removal are identified as dead or in marginal to fair condition. The applicants indicate that in conversations with their arborist, all of the site's trees have been neglected and have either been compromised due to a lack of water, a lack of maintenance or the impact of adjacent urban development in the form of the sidewalks constructed along the property's frontages.

The application also points out that in the location where the old house is proposed to be relocated, there are two trees (#9 and #18) which are in good condition and which will not be impacted by the home's proposed relocation, new footing or new utilities. Tree #18 is to have a portion of a new sidewalk and a parking space over its root zone, but the application explains that the parking space is proposed with compact dimensions and a porous surface to minimize impacts to the tree and the arborist is to be consulted during the construction of the home's new footings.

The application asserts that the trees to be removed are the minimum number of trees on the site that should be removed based on their health, condition or location, and are the minimum necessary for consistency with ordinance standards and requirements. The applicants

emphasize that the removals will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, existing windbreaks, tree densities, sizes, canopies or species diversity. The application further explains that the property is mildly sloped and proposed cuts and fills are to be primarily limited to the Phase II (multi-family) portion of the development where few trees exist and those that do are proposed for removal due to their health or proximity to proposed construction disturbance.

The applicants emphasize that including the required street trees along both frontages, 37 new trees of at least two-inch caliper will be planted to mitigate the 14 trees that are proposed to be removed.

In considering the request, staff would note that the materials in the record from the project arborist are limited to the tree assessments prepared by Thomas Madara on the Tree Removal and Protection Plan (Sheet L2). While the application indicates that the arborist has determined that a number of the trees to be removed are stressed from neglect and drought, Sheet L2 indicates that 11 of the trees to be removed are due to their location being in direct conflict with the proposed construction, including trees noted as being in “fair/good” condition (#14 and #15) and “very good” condition (#10). Should the Planning Commission determine that these trees merit further consideration, staff believes that a site of this size should provide the applicants with options to save significant natural features through the adjustment of building placement, parking and driveways locations.

The Tree Commission has not yet reviewed the application as this report was being prepared. As such, a condition has been suggested below that the Tree Commission recommendations be made conditions of any approval, where consistent with applicable standards and with final approval by the Staff Advisor.

### **III. Procedural - Required Burden of Proof**

**The criteria for Outline Plan approval from the Performance Standards Options Chapter are detailed in AMC 18.3.9.040.A.3 as follows:**

- a. *The development meets all applicable ordinance requirements of the City.*
- b. *Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.*
- c. *The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.*
- d. *The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.*
- e. *There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.*
- f. *The proposed density meets the base and bonus density standards established under this chapter.*

- g. *The development complies with the Street Standards.*

**The criteria for Site Review approval from the Site Design Review Chapter are detailed in AMC 18.5.2.050 as follows:**

- A. ***Underlying Zone:*** *The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*
- B. ***Overlay Zones:*** *The proposal complies with applicable overlay zone requirements (part 18.3).*
- C. ***Site Development and Design Standards:*** *The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*
- D. ***City Facilities:*** *The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.*
- E. ***Exception to the Site Development and Design Standards.*** *The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.*
1. *There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or*
  2. *There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.*

**The criteria for Tree Removal are described in AMC 18.5.7.040.B as follows:**

1. ***Hazard Tree.*** *A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*
  - a. *The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.*
  - b. *The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.*

2. Tree That is Not a Hazard. *A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*
  - a. *The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.*
  - b. *Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.*
  - c. *Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.*
  - d. *Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.*
  - e. *The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.*

#### **IV. Conclusions and Recommendations**

Staff are generally supportive of infill development on this site, and appreciate the applicants' efforts to preserve the old home on the site and the larger, significant trees around it. For staff, there are two primary issues with the proposal. First, in terms of the standards for "Crime Prevention and Defensible Space" there needs to be more windows placed to allow residents to view the open space and interior circulation routes to avoid the creation of dead spaces within the development. Second, the required open spaces need to be treated in a way to enable their use by residents, both in the sizing and lay-out of porch and patio space and in the landscape treatment of outdoor recreational space. In staff's view, having both of these standards addressed well is a key to creating a livable in-fill project of this scale, and as currently configured staff do not believe that the application can be found to meet the standards. Should the Commission wish to see revised plans better addressing the applicable standards, the action could be continued to the August meeting, however the Commission could also opt to include conditions requiring revisions for review as part of the Final Plan submittal.

Should the Commission choose to approve the project at this stage, staff recommends that the following conditions be attached to the approval:

1. That all proposals of the applicant shall be conditions of approval unless otherwise modified herein.

2. That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify the current Site Design Review approval shall be submitted and approved prior to issuance of a building permit.
3. That any new addresses shall be assigned by City of Ashland Engineering Department.
4. That permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way, including but not limited to permits for new driveway approaches or any necessary encroachments.
5. That all recommendations of the Tree Commission from their July 6, 2017 regular meeting shall be conditions of approval, where consistent with applicable criteria and standards and with final approval of the Staff Advisor.
6. That the Final Plan submittal shall include:
  - a. Revised treatment for units along the internal circulation route and adjacent to open spaces reflecting additional windows providing for greater surveillance of the open space and circulation areas.
  - b. A revised treatment for the unit at the project entry on Mountain Avenue (Unit 21E, Lot 27) which includes a strong orientation/entry oriented to Mountain Avenue.
  - c. A revised plan to demonstrate that the open and recreation space requirements are met illustrating all areas to be counted towards open and recreation space and their dimension and treatment. Landscaped areas counted toward recreation space need to be surfaced for recreational use and not include thoroughfares for pedestrian circulation, and individual patio, porch or deck areas need to have a minimum dimension of six feet in depth and eight feet in width exclusive of circulation routes, door swing areas, etc. to accommodate recreational use. Areas containing above-ground utility infrastructure such as transformers, vaults and cabinets are not to be included as open/recreational space. Common area and open space improvements (i.e. landscaping and irrigation, etc.) shall be installed or bonded for in accordance with the procedures in the Subdivision chapter prior to signature of Final Survey Plat.
  - d. Final Site lighting details.
  - e. Final Trash enclosure placement and screening details.
  - f. Identification of a Public Pedestrian Access Easement from Mountain to East Man over the site's driveway system.
  - g. Lot coverage calculations demonstrating how lot coverage is to be allocated to comply with the 75 percent lot coverage allowance in the R-3 zoning district, including all building footprints, driveways, parking, and circulation areas.
  - h. All easements for public and private utilities, fire apparatus access, and reciprocal utility, maintenance, access and parking shall be indicated on the Final Plan submittal for review by the Planning, Engineering, Building and Fire Departments.

7. That prior to Final Plan approval:
- a. That a final utility plan for the parcels shall be submitted for review and approval by the Planning, Engineering, and Building Divisions with the Final Plan application. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes, fire hydrants, sanitary sewer lines, storm drain lines and electric services.
  - b. That the location and final engineering for all storm drainage improvements associated with the project, shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions with the Final Plan application.
  - c. That the applicant shall submit an electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment with the Final Plan application. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Transformers and cabinets shall be located in areas least visible from streets and outside of vision clearance areas, while considering the access needs of the Electric Department. Electric services shall be installed underground to serve all 29 units prior to signature of the final survey plat. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be reviewed and approved by the Ashland Electric Department and Ashland Engineering Division prior to installation.
  - d. That the engineered construction drawings for the public sidewalks along Mountain Avenue and East Main Street shall be submitted for review and approval of the Ashland Planning and Engineering Divisions with the Final Plan application, prior to work in the street right-of-way or installation of improvements in the pedestrian corridor. The sidewalks shall be a minimum of six feet in width with seven-foot landscaped parkrows between the sidewalk and the street. All frontage improvements, including but not limited to the sidewalk, street trees, and street lighting, shall be constructed across the entire frontage of the site. The sidewalk shall be constructed to City of Ashland Street Standards. If necessary to accommodate city standard avenue improvements or to align frontage improvements, necessary additional right-of-way shall be dedicated to the city, including the three additional feet of right-of-way along East Main Street proposed by the applicants to accommodate the potential for future sidewalk widening envisioned in the Pedestrian Places concept plan. All public improvements including but not limited to the sidewalk, street trees, and street lighting shall be installed to City of Ashland standards under permit from the Public Works Department and in accordance with the approved plan prior to signature of the final survey plat.
  - e. That CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor with the Final Plan application. The CC&R's shall describe responsibility for the maintenance of all common use-

- improvements including landscaping, driveways, planting strips, shared garage spaces and street trees.
- f. That all fencing shall be consistent with the provisions of the “Fences and Walls” requirements in AMC 18.4.4.060. The draft CC&Rs shall include stipulations on height limitations for front, side and rear yard, and shall note that fences adjacent to common open space areas shall not exceed four feet. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.
  - g. The approved Tree Protection Plan and accompanying standards for compliance shall be noted in the CC&Rs. The CC&Rs must state that deviations from the plan shall be considered a violation of the Planning Application approval and therefore subject to penalties described in the Ashland Municipal Code.
8. That the building permit submittals shall include:
- a. Identification of all easements, including but not limited to any public or private utility easements.
  - b. Solar setback calculations demonstrating that all new construction complies with the proposed solar access performance. Permit submittals shall include calculations, elevation drawings or cross sections clearly identifying the highest shadow producing point(s) and their height(s) from natural grade to support the required calculations.
  - c. Demonstration that exterior lighting shall be directed onto the property and shall not directly illuminate adjacent properties. Exterior lighting details including fixture specifications, placement details and shrouding details (*if necessary*) shall be provided on building permit submittals.
  - d. That exterior building materials and paint colors shall be compatible with the surrounding area and consistent with those described in the application materials. Sample exterior building colors shall be provided with the building permit submittals for review and approval of the Staff Advisor. Very bright or neon paint colors shall not be used in accordance with the Site Design and Development Standards.
  - e. That the building permit submittals shall identify the required sheltered bicycle parking spaces for each home. The building permit submittals shall verify that the bicycle parking design, spacing and coverage requirements in AMC 18.4.3.070 are met, and all bicycle parking shall be installed in accordance with the approved plan prior to the issuance of the certificate of occupancy.
  - f. That storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system (i.e., curb gutter at public street, public storm pipe or public drainage way) or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.

9. That prior to the issuance of a building permit:
  - a. That the tree protection fencing and other tree preservation measures shall be installed according to the approved plan, inspected and approved by the Staff Advisor prior to any site work, storage of materials or issuance of the building permit. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.4.5.030.C. and no construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.
  - b. That all necessary building permits fees and charges, including permits for new electric and water services, and system development charges for water, sewer, storm water, parks, and transportation shall be paid prior to the issuance of a building permit.
  - c. The requirements of the Ashland Fire Department, including approved addressing, fire apparatus access and approach, fire flow, hydrant distance and clearance, and fire sprinklers where applicable, shall be complied with prior to issuance of the building permit or the use of combustible materials. Fire Department requirements shall be included on the engineered construction documents. If a fire protection vault is required, the vault shall not be located in the sidewalk corridor.
  
10. That prior to the issuance of a certificate of occupancy:
  - a. That the required bicycle parking shall be installed according to the approved plan, inspected and approved by the Staff Advisor.
  - b. That all landscaping and irrigation shall be installed in accordance with the approved plans, inspected and approved by the Staff Advisor.
  - c. That the screening for the trash and recycling containers shall be installed in accordance with the Site Design and Development Standards prior to the issuance of a certificate of occupancy. An opportunity to recycle site of equal or greater size than the solid waste receptacle shall be included in the trash enclosure in accordance with 18.4.4.040.
  - d. That all exterior lighting shall be directed on the property and shall not directly illuminate adjacent properties.

**TEN SIXTY EIGHT**

**COPY**

**PROJECT DESCRIPTION AND FINDINGS OF FACT  
FOR A 29 UNIT OUTLINE PLAN SUBDIVISION  
FOR THE PROPERTY LOCATED AT 1068 E. MAIN STREET**



**SUBMITTED TO**

**CITY OF ASHLAND PLANNING DEPARTMENT  
ASHLAND, OREGON**

**SUBMITTED BY**

**KDA HOMES, LLC  
604 FAIR OAKS COURT  
ASHLAND, OR 97520**

**JUNE 2<sup>ND</sup>, 2017**

**I. PROJECT INFORMATION:**

**PROJECT NAME:** "Ten Sixty Eight"

**PLANNING ACTION:** A request for an Outline Plan and Site Review Permit for a 29 unit / 28 lot subdivision on the property located at 1068 E. Main Street and the vacant parcel directly to the east. The proposal also includes partial demolition and the relocation of the existing house on site and a Tree Removal Permit to remove 14 trees.

**PROPERTY ADDRESS:** 1068 E. Main Street

**LEGAL DESCRIPTION:** 391E 09AD Tax Lots 6800 & 6801

**COMPREHENIVE PLAN DESIGNATION:** Multi-Family Residential District

**ZONING DESIGNATION:** R-3, High Density Multi-Family Residential District (20 units per acre)

**ZONING OVERLAYS:** Pedestrian Places

**PARCEL SIZE:** Two parcels consisting of 1.78 Acres (77,910 Square Feet)

**BASE DENSITY:** 35.6 Dwelling Units (20 X 1.78)

**80% MINIMUM DENSITY REQUIRED (PROPOSED):** 28.48 units (29)

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|---|--|
| <p><b>APPLICANTS:</b><br/>KDA Homes, LLC<br/>604 Fair Oaks Court<br/>Ashland, OR 97520</p> <p><b>ARCHITECT</b><br/>Gary Collins, AIA<br/>PO Box 262<br/>Jacksonville, OR 97530</p> <p><b>SURVEYOR:</b><br/>Polaris Land Survey<br/>P.O. Box 459<br/>Ashland, Oregon 97520</p> | <p><b>CIVIL ENGINEER:</b><br/>Construction Engineering Consultants<br/>P.O. Box 1724<br/>Medford, Oregon 97501</p> <p><b>LANDSCAPE ARCHITECT/ARBORIST:</b><br/>Madara Design, Inc.<br/>2994 Wells Fargo Road<br/>Central Point, OR 97502</p> <p><b>ATTORNEY OF RECORD:</b><br/>Huycke O'Connor Jarvis, LLP<br/>823 Alder Creek Drive<br/>Medford, Oregon 97504</p> |
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**II. SITE DESCRIPTION:** The two parcels are located on the corner of South Mountain Avenue and E. Main Street, directly below the Ashland High School's football field. The property is .93 acres and .85 acres (1.78 acres) one of which is vacant and the other retains the existing old house. The property is rectangular shaped measuring 315' along E. Main Street x 237' along S. Mountain Avenue. A number of large stature trees exist, but primarily around the area of the house. It should also be noted the 1909 house was actually an addition to the rear part of the house which will be removed due to its dilapidating

condition. There is limited information about the original home's construction date, but it as well as the addition, was constructed by the grandfather of the current owner who is now in her 80's.

The old home is accessed from E. Main Street via a long driveway off the home's west side that is canopied by various trees. A sidewalk extends to the old home from the E. Main Street sidewalk which gives the home a strong "sense of entry" coupled by its Craftsman architecture and extended setback from the street. The property slopes to the north roughly 4% and beyond the existing house and the sites mature trees, has limited physical constraints. The property does abut to the Ashland High School football field which is separated not only by a short retaining wall along the southern property line, but sits below the field's surface by roughly 10'.

The property is zoned R-3, Multi-Family Residential and within the Pedestrian Places Overlay. The neighboring properties consist of the Ashland High School baseball field to the east across South Mountain Avenue, football field to the south, multi-family to the west and single family homes across E. Main Street to the north.

**III. PROPERTY HISTORY:** The current property owner has owned the subject property since 1950 and prior to that time the property was owned by her family dating back more than 100 years. As noted, the front of the iconic old 1909 house is actually a large addition to the original house built prior to the turn of the century which is attached in the rear of the 1909 addition. Aerial photos from 1939 appear to identify stacks of lumber within the northeast corner of the property, likely related to the lumber mill which operated on the site of the current Community Center property (where Council Chambers currently reside), but the property has largely sat vacant and used as a single family residence up to the 1990's. Since the late 1990's, the home has been either vacant or intermittently used as professional office space.

**IV. PROJECT DESCRIPTION:** The applicants intend to retain the existing 1909 portion of the house, but relocate it "on-site" roughly 40' to the north, centered between two mature trees and on a new foundation which it currently needs. Once the home is set on its new foundation and the rear wall repaired (where the original home abutted), the home will then be sold. The existing driveway off of E. Main Street and the adjacent mature trees aligning the driveway will remain "as is". The applicants contend the end result will be a considerate approach to historic preservation and environmental conservation that retains an old historic house and keeps its iconic streetscape appearance (deep setback from street, sidewalk/porch symmetry and long procession entrance), while at the same time producing a multi-family development plan that not only respects the old home, but also optimizes the zone's required multi-family density.

Once relocated and segregated on its parcel, the old home will sit on .34 of an acre parcel and sit back roughly 40' from the front property line. The old home site would retain the property's remaining density of 6.8 units, but continue to be a single-family residence or convert to other uses as designated in the R-3 and Pedestrian Places Overlay Zones.

The remaining part of the property will be developed with 26 townhomes and 2 apartments consisting of 19 three-bedroom units, 7 one-bedroom units and 2 studio apartment units.

Vehicular ingress and egress will be from S. Mountain Avenue with an internal looping system and pedestrian access penetrates the site in various locations. All of the street fronting units will have patios and/or porches with short connecting sidewalks as required by the City's Site Design & Use Standards for multi-family developments. The majority of the internal units will be oriented to the subdivision's private open spaces and driveways.

**Site Design:** In accordance with the City's adopted Site Design Standards as well as the recently adopted Pedestrian Places Overlay, the proposal attempts to be respectful of the E. Main Street and North Mountain Avenue streetscapes by orientating a portion of the units along the street frontages, with direct pedestrian connectivity from the public sidewalk and vehicular access from the back, directly off an internal driveway. Elevated porches, deep roof overhangs, articulated facades, attractive landscaping and added street trees within newly planted planting bays are intended to enhance the pedestrian vibe along the streets and provide the project residents a positive semi-private outdoor experience.

**Pedestrian Places / Concept Planning:** The applicants would like to let the Planning Commission, Staff and neighbors know that multiple concept plans were explored prior to committing to the proposed plan. The concept plans included the old house being demolished, the old house remaining in-place (on its current foundation), three mixed-use buildings along the streets similar to Pedestrian Place Concept Plan and a cottage house plan with units along the street frontage and a common parking area behind, but for numerous reasons those plans were fraught with issues which included the applicant's historic preservation values, tree preservation concerns, solar access conflicts, density below the base zone's required minimum, variances, solar reflective heat gain and market acceptance. In the end, the applicants contend the proposed plan, is far superior than the alternative concept plans and will provide needed housing to the community.

**Density:** The subject property is zoned R-3, High Density Multi-Family, allowing a maximum of 20 dwelling units per acre and a minimum of 16 dwelling units per acre. The subject properties combined are 1.788 acres and have a base density of 35.6 dwelling units and a minimum of 28.48 dwelling units. The applicants are proposing a total of 29 dwelling units, including the old house which is intended to remain on a larger .27 acre parcel setback from East Main Street in an attempt to respect its iconic setting. The proposed density per acre will be roughly 82% of the base density. However, when calculating the property, less the old house site of .27 acres, the base density on the remaining property is 30.36 units with a minimum density of 24.2. As such, the proposed 28 new units will be roughly 92% of the maximum base density.

Finally, it is the applicants' intention to "retain" the remaining available density (6.6 dwelling units) by applying it to the old house lot so that if it is ever partitioned, the house divided or its use intensified (such as a restaurant, traveler's accommodation, neighborhood market, art center, etc.),

the future property owners will have the ability to justify the more intensified use based on the zone’s target use as applied in AMC 18.5.4.050 5(c)3.

**Unit Types:** The proposal includes a variety of unit types and sizes. Of the 28 proposed units, 19 are three bedrooms, 13 of which have their bedroom spaces on the second floor and 6 with ground floor master bedrooms, 7 one-bedroom units over garages and 2 apartment studio units. The chosen unit types are intended to provide a variety of housing for families, elderly and young single occupants. The proposal is for a subdivision with 26 of the new units being for sale and 2 of the units being apartments. However, as the applicants have experienced with a similar project, the Ridgeview Subdivision roughly 80 yards to the north of the subject property, 30% of those “for sale” units are being rented.

**Parking Calculation:** The project’s Architect has attempted to spread the project’s parking spaces throughout the development so no one area of the development is concentrated with parking in order to avoid excessive vehicular lights and noises, excessive walking distances or concentrated heat gain areas from solar reflection. That said, the parking calculations are in accordance with AMC Chapter 18.4.3, requiring a total of 54 parking spaces based on the number of units and bedrooms. A total of 64 parking spaces are provided, including a centrally located handicap space.

Of the 64 parking spaces provided, 43 parking spaces are enclosed within garages and 21 parking spaces remain uncovered. Of the uncovered parking spaces, seven are assigned to specific units and 14 remain open on a first come basis. Each unit within the subdivision, including the two rental apartments, has at least one attached or assigned garage parking garage. No on-street parking spaces have been provided, but two to three could easily be constructed along N. Mountain Avenue, in place of the parkrow, at the request of the Planning Commission.

The on-site parking space calculations are as follows:

**AMC 18.4.3.040 Automobile Parking Spaces for Multi-Family:**

| Use                         | Units | Spaces Per Unit | Required  | Provided |
|-----------------------------|-------|-----------------|-----------|----------|
| Single Family Home          | 1     | 2               | 2         | 3        |
| 3-bedroom                   | 19    | 2               | 38        | 38       |
| 1-bedroom                   | 7     | 1.5             | 10.5      | 11       |
| Studio Apts. (<500 sq. ft.) | 2     | 1               | 2         | 2        |
| Overflow                    | -     | -               | -         | 10       |
| Total                       | 29    | -               | 53.5 (54) | 64       |

**Parking Configuration:** As noted, the project’s parking spaces are dispersed throughout the proposed development. In some cases, the spaces are across driveways and technically within the boundaries of another unit’s property. For example, the enclosed parking spaces for Unit #17 are under Unit #26. In another example, Unit #14’s enclosed parking spaces are tucked under the living space of Unit #20’s, across the driveway. Each of these parking spaces is separated by partition walls

with each having its own garage door and locks. Parking spaces within the footprint of a building will technically be the property of the underlying title owner, Unit #26 for example, but a perpetual use easement will be granted to the benefitting property owner of Unit #17.

Other than the few unenclosed parking spaces on Lots #2 - #7, the site's remaining unenclosed parking spaces are sprinkled throughout the development, with the majority of the those spaces clustered along the southwestern property lines. The parking spaces on Lots #2 - #7 are intended to be assigned to that unit whereas all of the remaining unenclosed spaces will remain open a first come basis. Finally, all assigned parking spaces will be bound by legal agreement recorded with the subdivision's plat and clarified in the Association's home owner documents.

**Phasing:** The applicants intend to phase the property with the old house lot being the first phase and the remaining townhome development the second phase, in accordance with AMC 18.5.3.030.C. The old house site will be completely independent from the townhome portion of the project and will not share in HOA affairs or dues. Further, it is the applicants' intention to first remove the dilapidated rear of the home, move the old home on its new foundation, underground its overhead electrical line, remodel the rear of the house where the old addition once abutted and record the parcel as Phase 1 of the development. For efficiency and financial reasons, some financial bonding will likely be necessary for the new sidewalk and street trees along the parcel's East Main Street frontage as those improvements should occur at the time the remaining project's sidewalks and landscaping is installed.

**Bike Parking:** All bike parking is intended to be within each unit's assigned garage. Considering this project is for attached townhomes and will be developed and constructed as a Planned Unit Development, each garage will be constructed with the inclusion of hanging bike racks to accommodate a minimum of two bikes spaces per AMC 18.92.060 B.

**Recreational Spaces:** The applicants have attempted to create both common and private recreational spaces in order to provide the tenants a comfortable urban living environment. The recreational spaces are well thought-out, centrally located and provide dual purpose. The front porches along the streets help articulate the architecture, enhance the public right-of-way and add human scale to East Main Street and South Mountain Avenue. All of the units along both East Main Street and South Mountain Avenue have 8' deep porches and the internal units, Units #8 - #20 abut the subdivision's three common open space areas, one a small passive garden bed area, a small tot lot play area and the other a passive landscaped courtyard. Units #21 - #28 do not directly abut recreational space, but do have decks with unobstructed views to the south at the Ashland High School's football field. Overall, 9.5% of the multi-family portion of the property is dedicated as recreational space.

**Tree Preservation / Removal:** The majority of the site's large statured trees, primarily those around the perimeter of the old house will remain. The survey has identified 25 trees greater than 6" dbh and of the 25 trees, 14 are proposed to be removed. Of the 14 to be removed, Tree #14, a Fir, and Tree #15, a Western Cedar tree, are the most significant. According to the Arborist's report, both trees are damaged or

stressed from lack of proper care and water and both need significant pruning.

The remaining trees to be removed are generally noted as dead, marginal or in fair condition. In conversations with the project Arborist, all of the site's trees have been neglected and have either been compromised due to lack of water, lack of maintenance or impact of adjacent urban development (sidewalks along street). *Note:* in the location where the old house is proposed to be relocated to the north of its current site, it was determined by the project Arborist, the two trees, #9 and #18, are in good condition and will not be impacted by the home's proposed location, new footing or new utilities. Tree #18 will have a portion of a new sidewalk and parking space within its root zone, but as planned, the parking space is shortened to accommodate "compact" parking and its surface area within the root zone will be of porous materials. Also, the applicants intend to work with the project arborist as it relates to root pruning during the footing's construction.

A total of 37 trees will be planted as mitigations trees, including 1 for every 30' of street frontage along both East Main Street and South Mountain Avenue.

**Architecture:** The character of 1068 East Main Street will loosely play off the existing old 1909 house to give it an iconic anchor calculated to integrate with the site and relate to local history, but without imitation of the craftsman style. The project will be largely monochromatic with accent relief in deeper hues, adding surprise and interest to accentuate the massing of the buildings. The orientation of garages is laid out to be as varied as possible to avoid the "alley" of garage doors so common to dense at-grade multifamily housing. The general tone will be contemporary, emphasizing horizontal siding, unconventional window treatments, lower roof pitches, and crisp lines with few architectural clichés. At the time of the Planning Commission's public hearing, a color chart and material board will be presented.

**Easements:** There are two utility easements that will be vacated or partially vacated. Both relate to remnant rights-of-way that once existed on the property's west and south property lines. The western easement, where Emerick Street once was to be extended through, was vacated, but a 50' easement for utilities was retained. However, based on research, only 33'-6" of the western most half has utilities within the easement (sewer line). The eastern 16'-6" of the easement has no utilities and is to be vacated via an eventual request to the City Council.

The southern easement is 15' wide located along the southern property line, abutting the high school's football field. Preliminary research does not show any utilities within the easement and it too will be vacated via an eventual request to the City Council.

**Utilities:** The project's Civil Engineer has inquired with the Engineering and Public Works staff regarding utilities. These inquiries have shown that all necessary services are available to the site via the mains in the E. Main Street or South Mountain Avenue rights-of-way. A Conceptual Utility Plan (C.1) has been provided illustrating the all utility types, routes and connections.

- 1) **Storm Drainage:** The Conceptual Utility Plan identifies a storm water detention and water quality tank near the low point of the property (intersection of E. Main and S. Mountain). An outlet control

structure sits adjacent which slowly emits storm water into the existing public system in the right-of-way so that no excess volumes flow off the property any more than a 25 year storm event.

2) Water: A 6” water main is available to the subject site within both South Mountain Avenue and East Main Street. A private water line will loop through the property connecting both mains in order to provide consistent water pressure to the site for both domestic use and emergency needs.

3) Sewer Service: There is an existing 8” sewer line located within both South Mountain Avenue and East Main Street to serve the development. The Public Works Department has stated that the sewer lines are adequate to serve the project. The proposed sewer line will loop through the property and connect to the South Mountain Avenue line near the low point of the property.

4) Electrical: Both South Mountain Avenue and East Main Street have existing overhead power lines and the capacity to service the project. All electrical lines servicing the proposed development will be routed down the existing power poles and buried underground to the proposed units. Electrical transformer locations, possibly up to four, will be evenly dispersed throughout the site in discrete, but accessible locations. At the time of the Final Plan submittal, an Electric Distribution Plan illustrating the location and size of the transformer vaults will be submitted. The Electric Distribution Plan will also indicate the location of any planned street lights along the rights-of-way.

**Solar Access**: Because the property is zoned high-density residential and included within the Pedestrian Places Overlay, the application complies with the City’s Solar Access requirements. The recently adopted Pedestrian Places Overlay recognized that with high-density housing separation between buildings or groups of attached units is critical to the livability and appearance and thus included code allowing units *within* a project to be exempt from standard solar access provisions which can be rigid, which in-turn can force high-density housing to be less creative and less desirable.

That said, the applicants design team did not dismiss the intent of the Solar Access code and designed the project, but for a couple of minor areas, with the City’s Solar Access provisions in mind (See Site Plan Solar Study). These include the incorporation of low roof pitches, no large north facing gable ends and private streets or common area to the north. In general, the shadows fall at the foot of buildings or on a garage’s wall (unheated space). Of the area where a shadow is being cast on a building to the north, the shadow is from the project’s two third-floor apartment units (Units #27 and #28) above Units #25 and #26 which falls on Units #16 - #19. However, based on the Solar Shadow Study, the shadow falls on the garage walls (unheated space) or no higher than the bottom of a south facing window sill.

**Fire Department Input**: The applicants have included the Ashland Fire Marshall in the design who not only was instructional as it relates to fire code and access management issues, but also helpful in balancing design aesthetics and tree preservation. In particular, fire sprinklers are to be added in the third floor apartment units (Units #27 and #28) allowing for the necessary minimum density, fire hydrants placed in key locations for optimal connections with the fire equipment and the inclusion of a modified turning radius in the area of project’s handicap parking space to preserve two medium sized Maple Trees (Tree #19 and adjacent tree less than 6” dbh) which not only help provide shade to the site and the

common recreational area, but also help provide some vegetation relief between the old house and the new multi-family development.

**Transportation Planning:** The proposal complies with all standards noted with AMC 18.4.3.80 Vehicle Area Design, AMC 18.4.3.080 C. Vehicle Access and Circulation and AMC 18.4.3.090 Pedestrian Access and Circulation. According to the Institute of Traffic Engineers Trip Generation Report, 7<sup>th</sup> Edition, a total of 6.47 vehicle trips per unit / per 24 hour period will be generated by the proposed development (181 trips). Vehicular ingress and egress trips have been designed to come in and out to South Mountain Avenue where as the old houses vehicle trips will continue to be from East Main Street and only generate roughly 10 vehicle trips per day. The location of both driveways are as far as practical from the East Main and Mountain Avenue intersection (300' E. Main and 200' S. Mountain) which is a typical access management standard. Finally, it should be noted that during the initial concept site planning process, a looping driveway, extending from South Mountain Avenue to and through the project over to East Main Street was considered. However, this was quickly dismissed for a variety of reasons, the primary reason East Main Street is a higher order street and the City's Access Management and Transportation System Plan prohibit vehicular access, specifically left-turn movements, onto higher order streets.

Pedestrian access is also more than adequate for the development as full "avenue" street standard improvements are proposed along both frontages which will include a 6' sidewalk, 7' planting strip with ground cover and street trees planted every 30' as required under the City's Street Standards. The plan also identifies a 3' street dedication along E. Main Street per the Transportation System Plan for future road or sidewalk widening (intended for the Pedestrian Place Mixed-Use Concept Plan). In addition to the public sidewalks along the perimeter of the property, there are multiple private pedestrian connections to and through the property, similar to what was envisioned in the Pedestrian Places Concept Plan, but instead of the path being placed along the western and southern edge of the property, the sidewalk plan extends just east of the old house to and through the development.

**Football / Soccer Field:** The applicants have met with the Ashland School District staff and School's Facility Board regarding an odd gap of property between the two properties. Specifically, there is a 7' to 12' strip of property between the short retaining wall on the School District's property and the subject property. The gap is very likely a remnant from a right-of-way vacation that once occurred leaving the retaining wall off-set from the actual property line where it typically would sit. Nevertheless, the two parties had met to discuss the gap as well as potential conflicts and resolutions as there are shared concerns on both sides relating to soccer and footballs sailing over the fences, retrieving of soccer and footballs, loitering, access for maintenance, etc. Possible considerations included the applicants purchasing the property, obtaining an easement, adding taller fencing, etc. Although options and dialogue remain open, the end decision was to leave the gap as, including the additional 6' side yard setback leaving a total of 13' to 19' of land between the District's short retaining wall and the proposed buildings – with no landscaping or fencing. The reasoning is that when balls sail over the fence, there will not be any impediments to retrieve them. Further, since these units actually have their living space above the ground floor garage area, the tenants do not have ground floor access to that area, thus there is not a need for private fencing.

**Intersection Design:** The Pedestrian Place Concept Plan identified a corner feature at the intersection of East Main and Mountain Avenue in an effort to enhance the intersection's appearance as an active pedestrian node. The applicants concur with the City's vision and have generated preliminary plans incorporating key features of the Pedestrian Place Concept Plans. These include a 45 degree short retaining wall with seating capacity along the wall and framing the subject development, additional right-of-way dedication, street trees and wider sidewalks in the area of the intersection for a possible bus stop.

**Final Plan:** In accordance with the Performance Standards Options chapter, this proposal will be reviewed by the Ashland Tree and Planning Commissions as a Type II application with public notice. The proposal will also include a Final Plan step which will include additional documents/plans identifying the project's preliminary survey plat, final grading and utilities and Conditions, Covenants and Restrictions (CC&R's) for the eventual Homeowner Association.

**Conclusion:** The applicants are excited with the proposed plan and hope the neighbors and community will be also. The applicants have strived to address the many values the Ashland Planning staff advocate and the municipal code requires while at the same time address market demand, budget constraints and our own self consciousness of a developments impact on a site's physical features, surrounding neighbors and the community. To this end, the applicants firmly believe the proposed plan is an excellent approach in fusing together these values in order to provide much needed quality housing in Ashland while at the same time preserve an iconic old house, design multi-family buildings that are context sensitive, preserve large stured trees, work with our neighbors, provide a mixture of housing types and sizes, address vehicular and pedestrian access management issues and design to a human scale so as to not overwhelm the passing pedestrian.

## **V. FINDINGS OF FACT:**

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors better understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the requirements and procedures outlined in the Ashland Municipal Code (AMC) pertaining to the Performance Standards Options Subdivision requirements in Chapter 18.3.9 and Site Development and Design Standards Chapter 18.4.

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete.*

### **Section 18.3.9.040 A.3 Outline Plan for Performance Standards Options Subdivision Criteria**

**The Planning Commission shall approve the outline plan when it finds the following criteria have been met:**

**A. That the development meets all applicable ordinance requirements of the City.**

The proposed development meets all applicable City ordinances and design standards of the City of Ashland. The applicants are not requesting any exceptions or Variances with the proposal.

**B. That adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.**

All of the site's utilities will extend to and from East Main Street or South Mountain Avenue. Based on discussions with the various service providers, there is adequate capacity to serve the development. All utilities will extend to and through the property as identified on the Conceptual Utility Plan. At the time of the application's Final Plan submittal, Civil Engineered drawings will be submitted identifying specific utility information.

**C. That the existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.**

The only significant natural features are a number of large trees concentrated around the perimeter of the old house. The submittals identify the trees and how the proposed development has attempted to include the majority of the trees. The submittals also include an Arborist Report detailing the health of the trees and if they should be removed or treated with special care. Overall, maintenance of the site's trees has been largely ignored for many years and appear to be stressed due to recent drought conditions, nevertheless, efforts to preserve as many of the site's healthy trees have been incorporated into the project's common areas or remain within the ownership of the old home's future owner.

**D. That the development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.**

The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

**E. That there are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.**

At the time of Final Plan, Conditions, Covenants and Restrictions (CC&R's) will be drafted by the project's Land Use Attorney for review and approval by the City. The documents will address the project's common areas in order to provide adequate provisions for maintenance.

**F. That the proposed density meets the base and bonus density standards established under this Chapter.**

The subject property is zoned R-3, High Density Multi-Family, allowing a maximum of 20 dwelling units per acre and a minimum of 16 dwelling units per acre. The subject properties combined are 1.788 acres and have a base density of 35.6 dwelling units and a minimum of 28.48 dwelling units. The applicants are proposing a total of 29 dwelling units, including the old house which is intended to remain on a larger .27 acre parcel setback from East Main Street in an attempt to respect its iconic setting. The proposed density per acre will be roughly 82% of the base density. However, when calculating the property, less the old house site of .27 acres, the base density on the remaining property is 30.36 units with a minimum density of 24.2. As such, the proposed 28 new units will be roughly 92% of the maximum base density.

Note: It is the applicants' intention to "retain" the property's remaining available density (6.6 dwelling units) by applying it to the old house lot so that if it is ever partitioned, the house divided or its use intensified (such as a restaurant, traveler's accommodation, neighborhood market, art center, etc.), the future property owners will have the ability to justify the more intensified use based on the zone's target use as applied in AMC 18.5.4.050 5(c)3.

**G. The development complies with the Street Standards.**

The application complies with the City's adopted Street Standards, February 2, 1999, with 6' sidewalks, 7' park rows and 6" curbs. The applicant is also proposing to dedicate an additional 3' of land along the East Main Street right-of-way per the City's adopted Transportation System Plan and Pedestrian Places Overlay. Finally, the applicant has attempted to design the corner of the property at the intersection to be largely consistent with the illustration as adopted by the Transportation System Plan in an effort to provide not only an attractive streetscape appearance from the intersection, but to also provide the preliminary base infrastructure (wide sidewalks) if and when the City and RVTD decide to add additional transportation improvements such as bike parking facilities or a bus shelter.

**Section 18.3.9.040 A2.k. Written Statement for Outline Plan Subdivisions**

**k. A written statement which will contain an explanation of:**

**i. The character of the proposed development and the manner in which it has been designed to take advantage of the Performance Standards Concept.**

The proposal has been designed in accordance with the purpose statement of the Performance Standards Options subdivision, as well as many recent policies and codes adopted to address Ashland's land use building inventory needs, housing needs, efficient use of the land, historic preservation, environmental

considerations, neighborhood context and be aesthetically pleasing to the community and tenants with the intent to provide an improved quality of life when compared to conventional zoning developments.

**ii. The proposed manner of financing.**

The proposed manner of financing will occur through conventional loans and personal investment capital.

**iii. The present ownership of all the land included within the development.**

See attached application information.

**iv. The method proposed to maintain common open areas, buildings and private thoroughfares.**

The method proposed to maintain common open areas, buildings and private thoroughfares will be via a Home Owners Association, including the incorporation of private restrictions and maintenance provisions (CC&R's), all of which will be included at the time of the Final Plat.

**v. The proposed time schedule of the development.**

The general time schedule of the development will likely occur in the fall/winter of 2017/2018 and be completed towards the end of the summer.

**vi. The findings of the applicant showing that the development meets the criteria set forth in this Ordinance and the Ashland Comprehensive Plan.**

As noted herein, the proposal complies with the City's Land Use Ordinance and Comprehensive Plan. No exceptions or variances are proposed with this application. The applicant's have gone to significant lengths to address not only the adopted standards, but conceptual elements noted within the Pedestrian Places Overlay. As such, the proposal complies with the City's development standards and pertinent development criteria.

**Section 18.5.2.050 Site Design Review Approval Criteria:**

**An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.**

**A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.**

To the best of the applicant's knowledge all City regulations of the underlying R-3 zone are or will be complied with. All building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards have been evaluated and re-evaluated to ensure consistency with the applicable provisions of the Ashland Municipal Code. The applicants are not requesting any exceptions or variances.

**B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).**

To the best of the applicant's knowledge, the proposal complies with all applicable overlay zone requirements which include the Pedestrian Place Overlay requirements of Chapter 18.3.

**C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.**

To the best of the applicant's knowledge, the proposal complies with all applicable Site Development and Design Standards which include provisions for access management, building orientation, parking configuration, etc. The application's various plans have been primarily based on the City's Site Development and Design Standards.

**D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.**

To the best of the applicant's knowledge, the proposal complies with all applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property. Multiple meetings have occurred with the City's various department heads / staff and other utility providers and at no time was there any indication adequate capacities of any public facilities are in question.

**E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part AMC 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.**

Not applicable. No exceptions are proposed.

**18.4.2.030 Building Placement, Orientation, and Design - Multi-Family Residential Development**

**18.4.2.030 Residential Development**

**A. Purpose and Intent. For new multi-family residential developments, careful design considerations must be made to assure that the development is compatible with the surrounding neighborhood. For example, the use of earth tone colors and wood siding will blend a development into an area rather than causing contrast through the use of overwhelming colors and concrete block walls.**

As noted, multiple concept plans were explored prior to committing to the proposed plan. The concept plans included the old house being demolished, the old house remaining in-place (on its current foundation), three mixed-use buildings along the streets similar to Pedestrian Place Concept Plan and a cottage house plan with units along the street frontage and a common parking area behind, but for numerous reasons those plans were fraught with issues which included the applicant's historic preservation values, tree preservation concerns, solar access conflicts, density below the base zone's required minimum, variances, solar reflective heat gain and market acceptance. In the end, the applicants contend the proposed plan, is far superior than the alternative concept plans and will provide needed housing to the community.

### **1. Crime Prevention and Defensible Space.**

**a. Parking Layout. Parking for residents should be located so that distances to dwellings are minimized. However, avoid designs where parking areas are immediately abutting dwelling units because there is little or no transition from public to private areas. Parking areas should be easily visible from adjacent areas and windows.**

Although not necessarily the design team's primary consideration, consideration of defensible space is always a point of discussion. In this particular case, the parking areas are dispersed throughout the property so no one area of the development is concentrated with parking in order to avoid excessive vehicular lights and noises, excessive walking distances or concentrated heat gain areas from solar reflection.

**b. Orientation of Windows. Windows should be located so that vulnerable areas can be easily surveyed by residents.**

Windows have been located so that vulnerable areas can be easily surveyed by residents.

**c. Service and Laundry Areas. Service and laundry areas should be located so that they can be easily observed by others. Windows and lighting should be incorporated to assure surveillance opportunities. Mail boxes should not be located in dark alcoves out of sight. Barriers to police surveillance such as tall shrubs and fences should be avoided.**

There are no common service or laundry areas within the proposed development. However, appropriately placed windows and lights are planned to be incorporated throughout the project to minimize uncomfortable zones and to promote natural surveillance opportunities. Mail box location has yet to be determined, but surveillance will be a consideration when discussing with the Ashland Postmaster.

**d. Hardware. Reliance solely upon security hardware in lieu of other alternatives is discouraged.**

The applicants are aware of this provision and do not intend to rely on any security hardware at this time.

**e. Lighting. Site development should utilize lighting prudently. More lighting does not necessarily**

**mean better security. Lighting should be oriented so that areas vulnerable to crime are accented.**

The applicants intend to light the project sparingly and intend to incorporate down lighting techniques and fixtures. Low luminary emitting lights will be provided along all common area sidewalks.

**f. Landscaping. Plant materials such as high shrubs should be placed so that surveillance of semi-public and semi-private areas is not blocked. Thorny shrubs will discourage crime activity. Low shrubs and canopy trees will allow surveillance, hence, reduce the potential for crime.**

The applicants are aware of this provision and have chosen plant material and location based on the local climate, water conservation techniques, maintenance and surveillance.

**B. Applicability. Except as otherwise required by an overlay zone or plan district, the following standards apply to residential development pursuant to section 18.5.2.020. See conceptual site plan of multi-family development in Figure 18.4.2.030 (see below).**

**C. Building Orientation. Residential buildings that are subject to the provisions of this chapter shall conform to all of the following standards. See also, solar orientation standards in section 18.4.8.050.**

**1. Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.**

The applicants firmly believe a successful development is one that is not only livable and appreciated by the tenants, but one that also respects the adjacent rights-of-way in relation to human scale design. In this case, the buildings have not turned their back on either street which are considered “busy”, but instead incorporated primary entrances directly off the street with porches for aesthetic purpose and pedestrian comfort.

**2. Limitation on Parking Between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.**

Automobile circulation and off-street parking is between the buildings and the streets. Parking areas are located behind buildings, or on one or both sides but are limited and discrete from the public realm.

**3. Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.**

Not applicable as there is no build-to line or maximum front setback.

## MULTI-FAMILY CONCEPTUAL SITE DESIGN

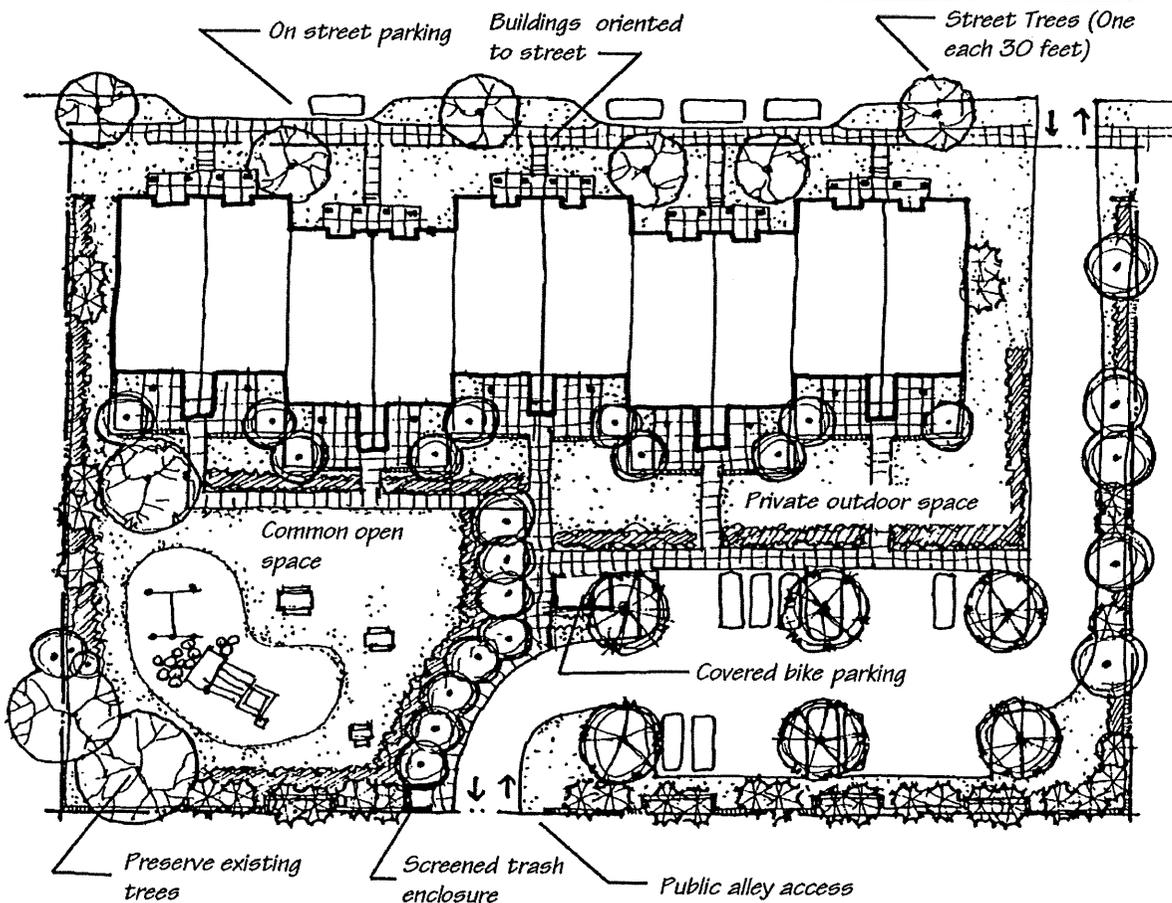


Figure 18.4.2.030

**D. Garages.** The following standards apply to garages, carports, canopies, and other permanent and temporary structures used for parking or storing vehicles, including those parking and vehicle storage structures accessory to detached single-family dwellings. The standards are intended to balance residents' desire for a convenient, safe, and private vehicle access to their homes with the public interest in maintaining safe and aesthetically pleasing streetscapes. The standards therefore promote pedestrian safety and visibility of public ways, while addressing aesthetic concerns associated with street-facing garages. For the purpose of this subsection, a garage opening is considered to be facing a street where the opening is parallel to or within 45 degrees of the street right-of-way line.

**1. Alleys and Shared Drives.** Where a lot abuts a rear or side alley, or a shared driveway, including flag drives, the garage or carport opening(s) for that dwelling shall orient to the alley or shared drive, as applicable, and not a street.

All garages are oriented internally and no garages face a public street.

**2. Setback for Garage Opening Facing Street. The minimum setback for a garage (or carport) opening facing a street is 20 feet. This provision does not apply to alleys.**

All garages are oriented internally and no garages face a public street.

**E. Building Materials. Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.**

All proposed building materials are commonly found throughout Ashland and all paint colors are intended to be earth tone, but for minor instances for accent treatments. In no case are bright neon-type colors which are intended to attract attention will be used.

**F. Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.**

The project's landscaping plan identifies street trees, 1 per 30', of street frontage on both East Main Street and South Mountain Avenue. All trees have been chosen by the Ashland Street Tree Guide.

**G. Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.**

Landscaping and recycle/refuse disposal areas will be provided pursuant to chapter 18.4.4. The plans identify a recycle and refuse area in the center of the project, easily accessible for Ashland Recology service equipment. Such areas are also screened from public view via walls and a gate.

**H. Open Space. Residential developments that are subject to the provisions of this chapter shall conform to all of the following standards.**

**1. Recreation Area. An area equal to at least eight percent of the lot area shall be dedicated to open space for recreational use by the tenants of the development.**

Roughly 9.5% of the multi-family portion of the property is dedicated as recreational space. The applicants have attempted to create both common and private recreational spaces in order to provide the tenants a comfortable urban living environment. The recreational spaces are well thought-out and provide dual purpose by articulating the building's architecture, enhancing the public right-of-way and adding human scale to this section of East Main Street and South Mountain Avenue. All of the units along both East Main Street and South Mountain Avenue have 8' deep porches and the internal units, Units #8 - #20 about the subdivision's three common open space areas, one a small passive garden bed area, a small tot lot play area and the other a passive landscaped courtyard. Units #21 -

#28 do not directly abut recreational space, but do have decks with unobstructed views to the south at the Ashland High School's football field.

**2. Surfacing. Areas covered by shrubs, bark mulch, and other ground covers that do not provide suitable surface for human use may not be counted towards this requirement.**

All surface areas within the identified recreational space areas are useable and suitable for human activity.

**3. Decks and Patios. Decks, patios, and similar areas are eligible for open space.**

A combination of recreational spaces are proposed in this development which include decks, patios, porches, passive garden beds and a small tot lot.

**4. Play Areas. Play areas for children are required for projects of greater than 20 units that are designed to include families. Play areas are eligible for open space.**

The applicants have designed the subject townhomes for multiple family types, including families, but are unsure if families will purchase or lease the units based on the design provided. Nevertheless, because the project exceeds 20 units, a small play area (tot-lot) has been provided within the central part of the development which is very visible for project residents to monitor. Additional play areas are within very close walking distance.

#### **Section 18.3.12.060 Pedestrian Place Overlay:**

**D. Development Standards. The following standards shall apply to development in the Pedestrian Places overlay in addition to all applicable provisions of this ordinance.**

**1. Building Setbacks. The solar access setback in chapter 18.4.8 Solar Access applies only to those lots abutting a residential zone to the north.**

The property to the north is East Main Street, a 60' public right-of-way with the fronting units sitting back an additional 20' for a total of 80'. The proposed buildings along the East Main Street frontage only shadow 29' of the street's right-of-way complying with the above standard. Internal solar access does not apply, but the applicants have made every effort to mitigate shadowing onto the project's internal buildings by reducing roof pitch and attaching buildings. In fact, the only area where shadows are cast are from the "E" Units which sit along the south property line and shadow the main entry drive and a portion of the wall area of the units to the north. Most of the shadowing occurs onto non-headed space (garages), but a shadowing does occur on Units #17 and #18 due to the two third-floor apartment units sitting above Units #25 and #26.

**2. Plazas and Landscaping Ratio. Outdoor seating areas, plazas, and other useable paved surfaces may be applied toward meeting the landscaping area requirements in chapter 18.4.4 Landscaping, Lighting, and Screening, but shall not constitute more than 50 percent of the required area.**

The proposal does include a small plaza on the corner with seating and for improved streetscape appearance. The plaza does include hardscape surfaces for durability and maintenance, but only 50% is intended to apply to the project's landscape ratio.

**E. Development in Residential Zone. The following standards apply to development located in the Pedestrian Places overlay and a residential zone, in addition to all applicable provisions of this ordinance.**

**1. Special Permitted Uses. In addition to the permitted uses in the underlying residential zone, the following uses and their accessory uses are permitted subject to the requirements of this section.**

- a. Professional, financial, business and medical offices, and personal service establishments.**
- b. Stores, shops, and offices supplying commodities or performing services.**
- c. Restaurants.**

Not applicable as the proposal is for multi-family residential, a permitted use of the R-3 zoning district is proposed.

**2. Development Standards and Limitations.**

**a. The maximum gross floor area occupied by a special permitted use shall be 2,500 square feet.**

Not applicable as the proposal is for a permitted use.

**b. Special permitted uses shall be allowed in a building or in a group of buildings including a mixture of businesses and housing. At least 50 percent of the total gross floor area of a building, or of where there is more than one building on a site, 50 percent of the total lot area including accessory uses such as parking, landscaping and public space, shall be designated for residential uses.**

Not applicable as the proposal is for a permitted use.

**c. The development shall meet the minimum housing density requirements of the underlying zone.**

The subject property is zoned R-3, High Density Multi-Family, allowing a maximum of 20 dwelling units per acre and a minimum of 16 dwelling units per acre. The subject properties combined are 1.788 acres and have a base density of 35.6 dwelling units and a minimum of 28.48 dwelling units. The applicants are proposing a total of 29 dwelling units, including the old house which is intended to remain on a larger .27 acre parcel setback from East Main Street in an attempt to respect its iconic setting. The proposed density per acre will be roughly 82% of the base density. However, when calculating the property, less the old house site of .27 acres, the base density on the remaining property is 30.36 units with a minimum density of 24.2. As such, the proposed 28 new units will be roughly 92% of the maximum base density.

Finally, it is the applicants' intention to "retain" the remaining available density (6.6 dwelling units) by applying it to the old house lot so that if it is ever partitioned, the house divided or its use intensified (such as a restaurant, traveler's accommodation, neighborhood market, art center, etc.), the future property owners will have the ability to justify the more intensified use based on the

zone's target use as applied in AMC 18.5.4.050 5(c)3.

**d. Mixed-use buildings shall be setback not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement.**

Not applicable as the proposal is for a permitted use.

**e. Mixed-use developments shall have a minimum Floor Area Ratio (FAR) of .50. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Projects including existing buildings or vacant parcels of a half an acre or greater in size shall achieve the required minimum FAR or provide a shadow plan (see graphic) that demonstrates how development may be intensified over time to meet the required minimum FAR.**

Not applicable as the proposal is for a permitted use.

#### **Section 18.4.4 Landscaping, Lighting, and Screening – Site Design Review:**

##### **18.4.4.030 Landscaping and Screening**

**A. General Landscape Standard. All portions of a lot not otherwise developed with buildings, accessory structures, vehicle maneuvering areas, parking, or other approved hardscapes shall be landscaped pursuant to this chapter.**

The proposal complies with this standard. As noted on the Landscape Plan, all portions of the lot are landscaped that do not have buildings, driveways or parking areas.

**B. Minimum Landscape Area and Coverage. All lots shall conform to the minimum landscape area standards of the applicable zoning district (see Table 18.2.5.030.A - C for residential zones and Table 18.2.6.030 for non-residential zones). Except as otherwise provided by this chapter, areas proposed to be covered with plant materials shall have plant coverage of not less than 50 percent coverage within one year and 90 percent coverage within five years of planting.**

The proposal complies with this standard and the R-3 zone's maximum 75% lot coverage. Further, the landscaping plan has been designed by a certified landscape designer and tree arborist who has worked within the Rogue Valley for over 30 years who is very capable of identifying plant choices that are best suited for the property based on not only climate, but also the site's physical characteristics. The plantings have all been chosen to cover their respective landscape areas by 50% within the 1<sup>st</sup> year and 90% after five years.

**C. Landscape Design and Plant Selection. The landscape design and selection of plants shall be based on all of the following standards.**

**1. Tree and Shrub Retention. Existing healthy trees and shrubs shall be retained, pursuant to chapter 18.4.5. Consistent with chapter 18.4.5 Tree Preservation and Protection, credit may be**

**granted toward the landscape area requirements where a project proposal includes preserving healthy vegetation that contribute(s) to the landscape design.**

To the best of the applicant's ability and in accordance with various other code factors considered herein, the applicants contend as many of the site's existing healthy trees and shrubs have been saved. Unfortunately, a number of the site's trees are in a marginal condition and have not been properly maintained or stand too precariously close to proposed buildings and could potentially be a hazard if not immediate, but soon after the disturbance occurs.

## **2. Plant Selection.**

### **a. Use a variety of deciduous and evergreen trees, shrubs, and ground covers.**

A variety of deciduous and evergreen trees, shrubs, and ground covers have been selected for this application.

### **b. Use plants that are appropriate to the local climate, exposure, and water availability. The presence of utilities and drainage conditions shall also be considered.**

The Landscape Designer has used plants appropriate to the local climate. The landscaping plan identifies plants and trees located in areas for optimum purpose such as shade, privacy, aesthetic and exposure for the purpose of water conservation.

### **c. Storm Water Facilities. Use water-tolerant species where storm water retention/detention or water quality treatment facilities are proposed.**

Not applicable as the project's storm water facility is underground, located on the corner of the two public rights-of-way.

### **d. Crime Prevention and Defensible Space. Landscape plans shall provide for crime prevention and defensible space, for example, by using low hedges and similar plants allowing natural surveillance of public and semi-public areas, and by using impenetrable hedges in areas where physical access is discouraged.**

The proposed landscape plans do not include tall plantings of hedges along walkways in order to encourage comfortable and safe pedestrian activity.

### **e. Street Trees. Street trees shall conform to the street tree list approved by the Ashland Tree Commission. See the Ashland Recommended Street Tree Guide.**

All proposed street trees were chosen from the Ashland Recommended Street Tree Guide.

**3. Water Conserving Landscaping. Commercial, industrial, non-residential, and mixed-use developments that are subject to chapter 18.5.2 Site Design Review, shall use plants that are low water use and meet the requirements of 18.4.4.030.I Water Conserving Landscaping.**

Not applicable as the application is for residential, multi-family housing. However, the project's Landscape Designer has chosen water conservation landscaping where possible.

**4. Hillside Lands and Water Resources. Landscape plans for land located in the Hillside Lands overlay must also conform to section 18.3.10.090 Development Standards for Hillside Lands, and in the Water Resources overlay must also conform to section 18.3.11.110 Mitigation Requirements for Water Resource Protection Zones.**

Not applicable as the subject property is not within a designated hillside or water resource area.

### **5. Screening**

**a. Evergreen shrubs shall be used where a sight-obscuring landscape screen is required.**

**b. Where a hedge is used as a screen, evergreen shrubs shall be planted so that not less than 50 percent of the desired screening is achieved within two years and 100 percent is achieved within four years. Living groundcover in the screen strip shall be planted such that 100 percent coverage is achieved within two years.**

No site-obscuring landscaping is necessary, but if it is determined during construction one should be necessary, the applicants will use an evergreen type of shrub.

### **6. Plant Sizes**

**a. Trees shall be not less than two-inch caliper for street trees, and 1.5-inch caliper for other trees at the time of planting.**

**b. Shrubs shall be planted from not less than one gallon containers, and where required for screening shall meet the requirements of 18.4.4.030.C.5 Screening.**

All street trees will be 2" caliper and all others 1.5" caliper per the above standard. All plants are at least one-gallon.

**D. Tree Preservation, Protection, and Removal. See chapter 18.4.5 for Tree Protection and Preservation and chapter 18.5.7 for Tree Removal Permit requirements.**

Tree protection measures in accordance with Chapter 18.4.5 will be implemented at the time of construction. Details of the tree protection plan will be provided with the application's Final Plan documents.

**E. Street Trees.** The purpose of street trees is to form a deciduous canopy over the street. The same effect is also desired in parking lots and internal circulation streets; rows of street trees should be included in these areas where feasible. All development fronting on public or private streets shall be required to plant street trees in accordance with the following standards and chosen from the recommended list of street trees.

**1. Location of Street Trees.** Street trees shall be located in the designated planting strip or street tree wells between the curb and sidewalk, or behind the sidewalk in cases where a planting strip or tree wells are or will not be in place. Street trees shall include irrigation, root barriers, and generally conform to the standards established by the Community Development Department.

All street trees are proposed to be planted in the 7' wide planting strips paralleling each street. All street trees will include irrigation and planted in accordance with the standards of the Community Development Department. All irrigation and maintenance of the trees and groundcover within the planting strips will be the responsibility of the Home Owners Association.

## **2. Spacing and Placement of Street Trees**

All street tree spacing may be made subject to special site conditions that may, for reasons such as safety, affect the decision. Any such proposed special condition shall be subject to the Staff Advisor's review and approval. The placement, spacing, and pruning of street trees shall meet all of the following requirements.

**a. Street trees shall be placed at the rate of one tree for every 30 feet of street frontage. Trees shall be evenly spaced, with variations to the spacing permitted for specific site limitations, such as driveway approaches.**

**b. Street trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.**

**d. Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location shall be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least 20 feet distant.**

**e. Street trees shall not be planted closer than 2.5 feet from the face of the curb. Street trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees, or tree wells, shall be at least 25 square feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Tree wells shall be covered by tree grates in accordance with City specifications.**

**g. Street trees planted under or near power lines shall be selected so as to not conflict with power lines at maturity.**

**h. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation, where approved pursuant to section 18.4.6.040 Street Design Standards, may be utilized to save existing street trees, subject to approval by the Staff Advisor.**

To the best of the applicant's ability, the above street tree standards can and will be met. The proposed project is a collaboration of many professionals, including a Landscape Designer and Civil Engineer, who have reviewed the City's street tree standards and designed the project accordingly.

**3. Pruning. Street trees, as they grow, shall be pruned to provide at least eight feet of clearance above sidewalks and 12 feet above street roadway surfaces.**

The applicants will include this or similar language within the eventual Home Owner Association documents in order to maintain proper clearance.

**4. Replacement of Street Trees. Existing street trees removed by development projects shall be replaced by the developer with those from the street tree list approved by the Ashland Tree Commission. The replacement trees shall be of size and species similar to the trees that are approved by the Staff Advisor. See the Ashland Recommended Street Tree Guide.**

The only replacement street trees, by definition, to be removed are Trees #24 and #25 (Oak and Almond). Both trees have been stressed due to years of neglect and possibly because of the adjacent sidewalk. Both need significant pruning as both have lots of dead wood. Unfortunately, the combination of these factors, plus the various amounts of disturbance that will occur in this area will result in the trees' loss. As such, the chosen street trees, chosen from the Ashland Recommended Street Tree Guide, will be similar in type and eventual size.

**F. Parking Lot Landscaping and Screening. Parking lot landscaping, including areas of vehicle maneuvering, parking, and loading, shall meet the following requirements.**

**1. Landscaping.**

**a. Parking lot landscaping shall consist of a minimum of seven percent of the total parking area plus a ratio of one tree for each seven parking spaces to create a canopy effect.**

**b. The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list approved by the Ashland Tree Commission to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians. See the Ashland Recommended Street Tree Guide.**

- c. **The tree shall be planted in a landscaped area such that the tree bole is at least two feet from any curb or paved area.**
- d. **The landscaped area shall be distributed throughout the parking area and parking perimeter at the required ratio.**
- e. **That portion of a required landscaped yard, buffer strip, or screening strip abutting parking stalls may be counted toward required parking lot landscaping but only for those stalls abutting landscaping as long as the tree species, living plant material coverage, and placement distribution criteria are also met. Front or exterior yard landscaping may not be substituted for the interior landscaping required for interior parking stalls.**

Not applicable as the proposal does not include a parking lot. However, there are areas of consolidated parking, specifically on the west property line, where 7 parking spaces are proposed. The applicants have designed the landscaping around the subject spaces in accordance with the above standards.

## **2. Screening.**

**a. Screening Abutting Property Lines. A five foot landscaped strip shall screen parking abutting a property line. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip, and will not be an additional requirement.**

**b. Screening Adjacent to Residential Building. Where a parking area is adjacent to a residential building it shall be setback at least eight feet from the building, and shall provide a continuous hedge screen.**

### **c. Screening at Required Yards.**

**i. Parking abutting a required landscaped front yard or exterior yard shall incorporate a sight obstructing hedge screen into the required landscaped yard.**

**ii. The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except within vision clearance areas, section 18.2.4.050.**

**iii. The screen height may be achieved by a combination of earth mounding and plant materials.**

**iv. Elevated parking lots shall screen both the parking and the retaining walls.**

Not applicable as the proposal does not include a parking lot. However, landscape screening and setbacks along adjacent property lines is proposed. In addition, parking spaces within the vicinity of the public rights-of-way are to be screened with landscaping in order to minimize visibility of autos.

**G. Other Screening Requirements. Screening is required for refuse and recycle containers, outdoor**

storage areas, loading and service corridors, mechanical equipment, and the City may require screening other situations, pursuant with the requirements of this ordinance.

**1. Recycle and Refuse Container Screen.** Recycle and refuse containers or disposal areas shall be screened from view by placement of a solid wood fence or masonry wall five to eight feet in height to limit the view from adjacent properties or public rights-of-way. All recycle and refuse materials shall be contained within the screened area.

The project's recycle and refuse area will be screened by an enclosed block wall with metal gate.

**2. Outdoor Storage.** Outdoor storage areas shall be screened from view, except such screening is not required in the M-1 zone.

No outdoor storage is proposed.

**3. Loading Facilities and Service Corridors.** Commercial and industrial loading facilities and service corridors shall be screened when adjacent to residential zones. Siting and design of such service areas shall reduce the adverse effects of noise, odor, and visual clutter upon adjacent residential uses.

No loading or service facilities are proposed.

**4. Mechanical Equipment.** Mechanical equipment shall be screened by placement of features at least equal in height to the equipment to limit view from public rights-of-way, except alleys, and adjacent residentially zoned property. Mechanical equipment meeting the requirements of this section satisfy the screening requirements in 18.5.2.020.C.3.

**a. Roof-mounted Equipment.** Screening for roof-mounted equipment shall be constructed of materials used in the building's exterior construction and include features such as a parapet, wall, or other sight-blocking features. Roof-mounted solar collection devices are exempt from this requirement pursuant to subsection 18.5.2.020.C.3.

**b. Other Mechanical Equipment.** Screening for other mechanical equipment (e.g., installed at ground level) include features such as a solid wood fence, masonry wall, or hedge screen.

At this preliminary juncture, it's not anticipated any mechanical equipment will be visible from the adjacent rights-of-way. Roof mounted solar equipment is being explored, but if not installed, Solar (panel) Reserve Areas will be identified at the time of the building permit so that tenant owners can opt to install with little conflict.

**H. Irrigation.** Irrigation systems shall be installed to ensure landscape success. If a landscape area is proposed without irrigation, a landscape professional shall certify the area can be maintained and

survive without artificial irrigation. Irrigation plans are reviewed through a Ministerial process at the time of building permit submittals.

The project's Landscape Designer will ensure the landscaping and irrigation systems will work as planned.

#### **18.4.4.050 Outdoor Lighting**

**A. Purpose.** This section contains regulations requiring adequate levels of outdoor lighting while minimizing light spillover onto adjacent properties.

**B. Applicability.** All outdoor lighting is subject to the requirements of this section. Where a proposed development is subject to Type I, Type II, or Type III review, the approval authority may require specific lighting levels or limit lighting as a condition of approval to protect the public health, safety, and welfare.

**C. Standards.** As a guideline, lighting levels shall be no greater than necessary to provide for pedestrian safety, property/business identification, and crime prevention. All outdoor lighting, except streetlights, shall comply with the following standards.

- 1. Arrange and install artificial lighting so there is no direct illumination onto adjacent residential properties.**
- 2. Provide light poles no greater than 14 feet in height for pedestrian facilities. (Pedestal or bollard style lighting is an alternative method for illuminating walkways located inside a development but not located in a public street right-of-way.)**
- 3. Where a light standard is placed over a sidewalk or walkway, maintain a minimum vertical clearance of eight feet.**
- 4. Install light fixtures where they will not obstruct public ways, driveways, or walkways. Where a light standard must be placed within a walkway, maintain an unobstructed pedestrian through zone per Americans with Disabilities Act (ADA) compliance.**
- 5. Except as permitted for signs, direct outdoor light fixtures downward and have full shielding to minimize excessive light spillover onto adjacent properties.**
- 6. For streetlight requirements, see subsection 18.4.6.040.D.18.**

**D. Maintenance.** Outdoor lighting shall be maintained in good condition, or otherwise replaced by the property owner.

All proposed lighting will be adequate to service the proposed development and no light will spillover onto adjacent properties. Because the site is adjacent to the Ashland High School's football / soccer field where lighting spills over onto the subject property, the applicant's believe the projects lighting will only be minimal. All lighting will meet the requirements of the City of Ashland, specifically Section 18.4.4.050 C. Outdoor Lighting Standards. Specific details will be provided at the time of the application's Final Plan submittals.

### **Section 18.5.7.040 Tree Removal Permit:**

#### **18.5.7.040 Approval Criteria**

##### **B. Tree Removal Permit.**

**2. Tree is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.**

**a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.**

The trees proposed for removal are the minimum number of trees on the site that should be removed based on their health, condition or location. Further, the trees proposed for removal are the minimum necessary to be consistent with other applicable Land Use Ordinance requirements and standards of the Ashland Land Use Code.

**b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.**

The removal of the trees on the subject property will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks. The property is mildly sloped and proposed earth cuts and fill work will be primarily limited to the Phase II portion of the property (multi-family phase) where few trees now exist and, according to the Arborist's Report, should be removed due to their health and/or construction activities planned within close proximity to the trees.

**c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.**

Removal of the trees will not have a significant negative impact on the sites remaining tree densities, sizes, canopies, and species diversity within 200 feet of the subject property as explained in the Arborist Report. As noted previously, this development application was designed by a combination of professionals including a Landscape Designer, Arborist, Civil Engineer, Architect, Surveyor, Construction Contractor and Land Use Planner who met on-site on multiple occasions in an attempt to

fully evaluate the site's trees and other natural features with the intent to minimize the project's development impacts. To this end, the applicants fully believe the trees proposed for removal will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

**d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.**

As noted previously, the site planning of this property consisted of a number of concept plans that were eventually rejected for one or multiple reason. During this period, the primary goal was to save the old home and as much of its iconic site and street presence as practically possible without sacrificing the site's healthy trees or codified site design standards and transportation goals. That said, roughly one month before the submittal, the application had two less units than required and thus a "Variance" would have been necessary. This scenario wouldn't have been considered or necessary if the applicant's primary goal was to simply obtain density without conscientious site planning. In the end, the applicants and project Architect decided to consider a unique design option to obtain the zone's required density by adding two small apartment units above Units #25 and #26 - Accessory Dwelling Units "above" the primary unit.

**e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.**

A total of 37 new trees are being proposed to mitigate the removal of the proposed 14 trees. All of the replacement trees will be property irrigated and maintained by the project's Home Owner Association. All new street trees will be at least 2" caliper trees, chosen from the City's Adopted Street Tree List.



# TOPOGRAPHIC SITE SURVEY

LOCATED AT  
 1068 East Main Street  
 Ashland, Oregon

LYING SITUATE WITHIN  
 NORTHEAST QUARTER OF SECTION 9,  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**KDA Homes**  
 604 Fair Oaks Drive  
 Ashland, Oregon 97520

### LEGEND

- SURVEY CONTROL POINT, AS DESCRIBED
- IRON PIN MONUMENT
- BRASS CAP MONUMENT
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- WATER LINE
- BURIED NATURAL GAS LINE
- BURIED TELEPHONE LINE
- BURIED CABLE TV LINE
- BURIED IRRIGATION LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- ROCK WALL
- CONTOUR LINE
- GUY ANCHOR
- POWER POLE
- POWER TRANSFORMER
- POWER PEDESTAL/CABINET
- ELECTRIC METER
- HEAT PUMP
- AREA LIGHT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATCHBASIN
- CURB INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- TELEPHONE PEDESTAL
- GAS METER
- GAS VALVE
- IRRIGATION BOX
- CONCRETE SURFACE
- ASPHALT SURFACE
- BUILDING
- WOOD PORCH
- CONIFER TREE (AS DESCRIBED)
- DECIDUOUS TREE (AS DESCRIBED)

### SURVEY NOTES

THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK, BEING A 3" BRONZE DISK ON THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MAIN STREET AND MOUNTAIN AVENUE. BENCHMARK ELEVATION = 1903.48', BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 2956).

EXPOSED UTILITY STRUCTURES SHOWN HEREON WERE FIELD LOCATED DURING THE PERFORMANCE OF THIS SURVEY. BURIED UTILITY LOCATIONS WERE DETERMINED BY UTILIZING A COMBINATION OF FIELD SURVEYED PAINT MARKS AND "AS-BUILT" RECORD DRAWINGS FURNISHED BY THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, ARE APPROXIMATE AND SHOWN HEREON FOR GRAPHIC PURPOSES ONLY. FIELD VERIFICATION OF ALL BURIED UTILITIES MUST BE PERFORMED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

**RECEIVED**  
 JUL 07 2017  
 City of Ashland

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

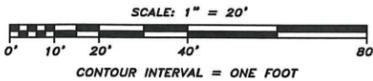
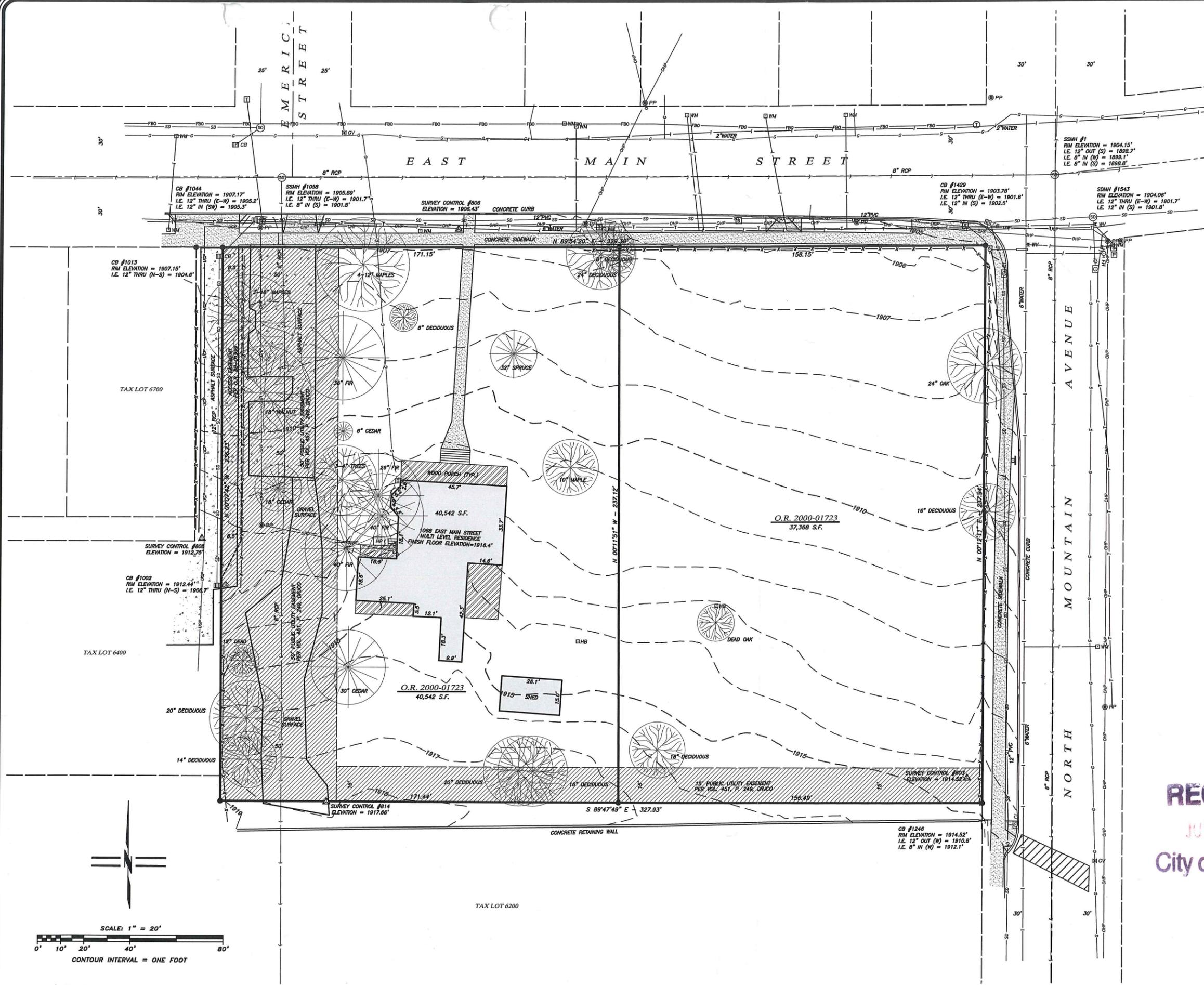
OREGON  
 JULY 14, 1908  
 SHAWN KAMPFMAN  
 2003 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:

**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

DATE: MARCH 28, 2017  
 PROJECT NO. 1120-17



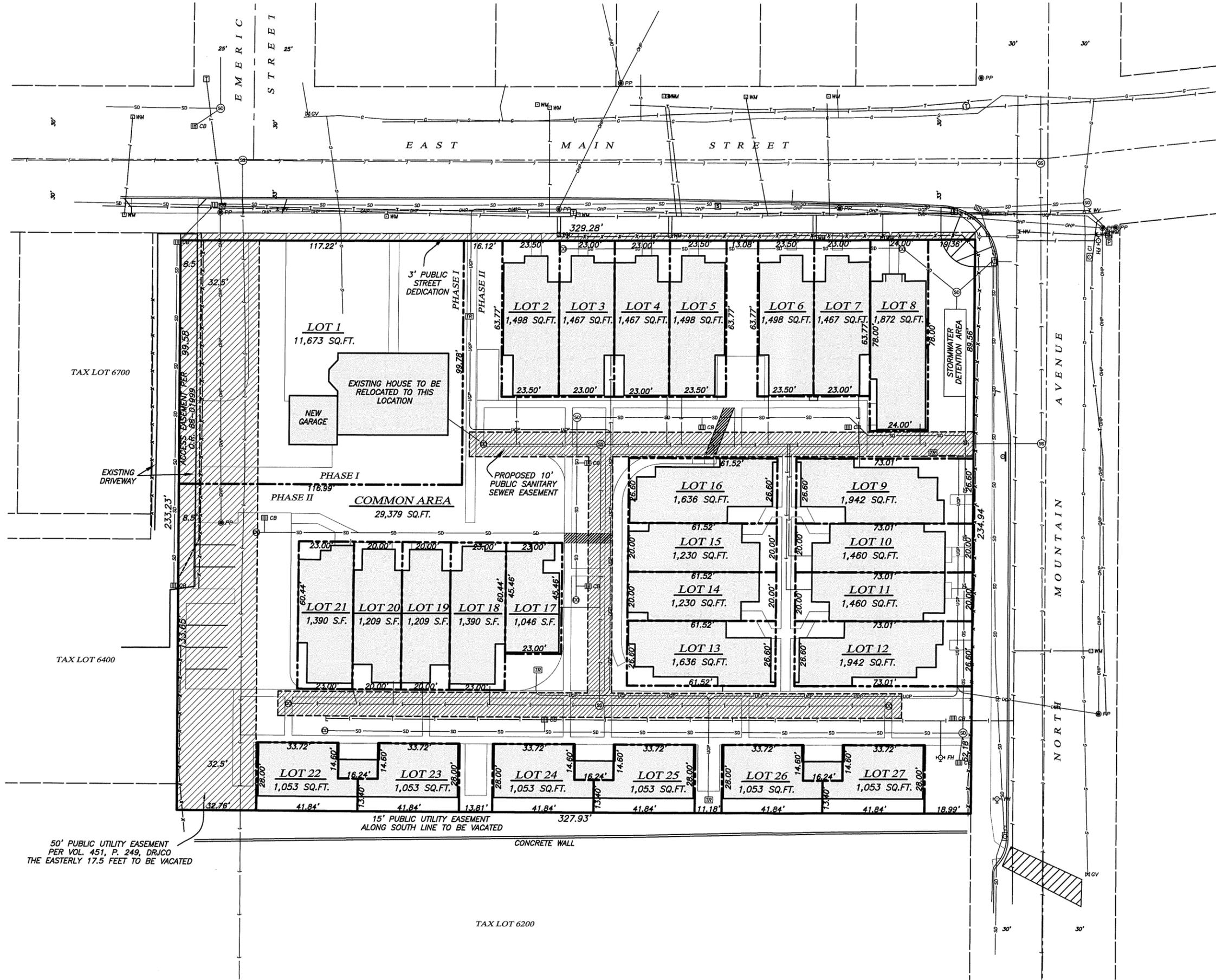
Assessor's Map No. 39 1E 09 AD, Tax Lots 6800 & 6801

**PRELIMINARY MAP  
PLANNED UNIT DEVELOPMENT**

LOCATED AT  
1068 East Main Street  
Ashland, Oregon

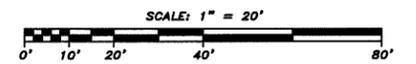
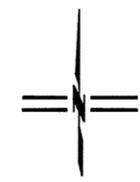
LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**KDA Homes**  
604 Fair Oaks Drive  
Ashland, Oregon 97520



**LEGEND**

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1966  
SHAWN KAMPMANN  
2503 LS  
RENEWAL DATE: 6/30/2017

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: MAY 27, 2017  
PROJECT NO. 1120-17

Assessor's Map No. 39 1E 09 AD, Tax Lots 6800 & 6801

EMERSON

EAST MAIN STREET

MOUNTAIN AVENUE

SOUTH

HIGH SCHOOL GAME FIELDS

STATISTICS:

GROSS SITE AREA: 1.789 ACRES

OLD HOUSE SITE: 12,013 S.F. (0.276 AC. = 15.4%; not a part)

MULTIFAMILY SITE: 65,897 S.F. (1.513 AC. = 84.6%)

TOTAL AREA: 77,910 S.F. (1.79 AC. = 100.0%)

OPEN SPACE

LANDSCAPED YARDS: 17,378 S.F.

RECREATIONAL: (DEDICATED GARDEN BEDS & PLAY) 2,391 S.F.

PRIVATE PORCHES & PATIOS: 3,712 S.F. USEABLE

TOTAL OPEN SPACE, AT GRADE: (26.4%) 17,378 S.F.

JO/SPACE W/ PORCHES (RECREATIONAL): (30.5%) 20,952 S.F.)

COVERAGE (UNITS, PORCHES, GARAGES, PARKING & DRIVES, WALKS, & TRASH [GROSS]): (73.6%) 48,519 S.F.

30.5% OPEN SPACE > 25% MIN.

73.6% LAND COVERAGE < 75% MAX.

ATTACHED UNITS

RIDGEVIEW 3 BEDROOM UNIT A(A-E, B, & D): 13

NEW MASTER AT GRADE 3 BR. UNIT C: 6

1 BEDROOM FLAT "E" (OVER GARAGE): 7

3RD. STORY EFFICIENCY FLAT F: 2

MULTIFAMILY TOTAL: 28

OLD HOUSE (PARKING - 2 COVERED, 4 GUEST) 1

GRAND TOTAL: 29

GROSS DENSITY: 16.2 DU/AC

MULTIFAMILY DENSITY: 18.5 DU/AC

MULTIFAMILY PARKING

gb 2 CAR ATTACHED GARAGE - 3 BR B UNITS: 4

ga 1 CAR ATTACHED GARAGE - 3 BR A UNITS: 5

gb-1 - 1 CAR ATTACHED GAR. - 3 BR END UNIT: 1

sb ADJACENT OPEN PARK'G. SP.-UNIT 7-B1: 1

sa ADJACENT OPEN PARK'G SP. - UNITS A: 5

gg 2 CAR ATTACHED GARAGE - UNIT A INT.: 2

gd COVERED 3 BR UNITS D: 8

gc REMOTE COVERED 3 BR UNITS C: 12

ge 1 BR. FLATS E (1.5:1 MIN. REQD.), COVERED: 7

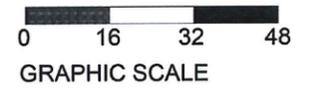
ges SHARED E UNIT OPEN PARKING (0.5:1): 4

geu 1 BR. 3rd. LEVEL FLATS E, COVERED: 2

guest parking: 9

HANDICAP PARKING: 1

TOTAL: 61



PUD PROPOSAL  
SITE PLAN  
TEN SIXTY EIGHT TOWNHOMES

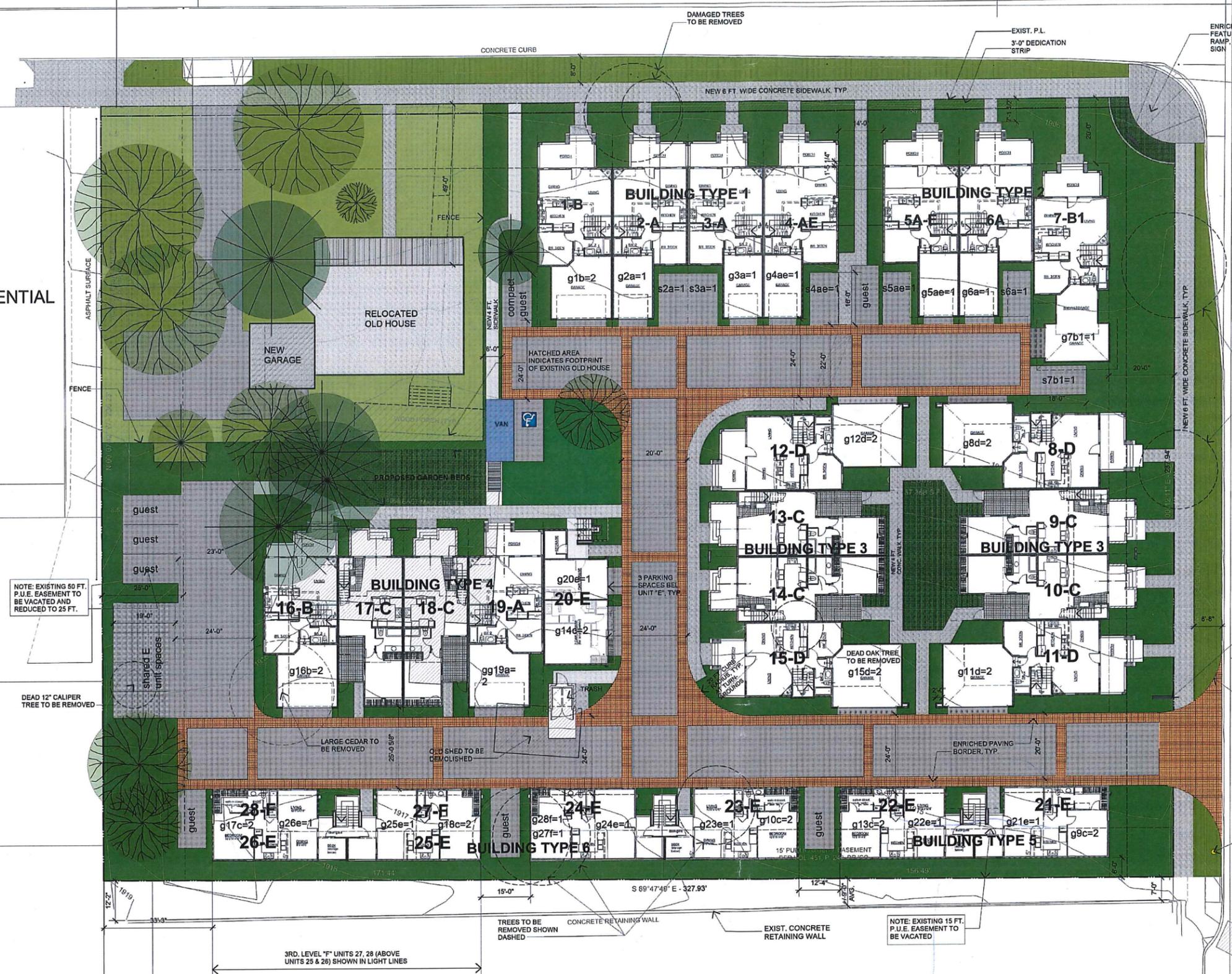
Gary R. Collins, AIA  
ARCHITECT +  
PLANNER

P.O. BOX 253  
JACKSONVILLE, OR 97530  
541-702-2116  
541-702-2117 FAX

JUNE 1, 2017

KDAHomes  
plan. develop. build

Mark Knox  
Project Management/Planner  
604 Fair Oaks Court  
Ashland, Oregon 97520  
Call 541-821-3752  
mark@kda-homes.com  
www.kda-homes.com



NOTE: EXISTING 50 FT. P.U.E. EASEMENT TO BE VACATED AND REDUCED TO 25 FT.

DEAD 12" CALIPER TREE TO BE REMOVED

NOTE: EXISTING 15 FT. P.U.E. EASEMENT TO BE VACATED

E M E  
S T R

E A S T  
M A I N  
S T R E E T

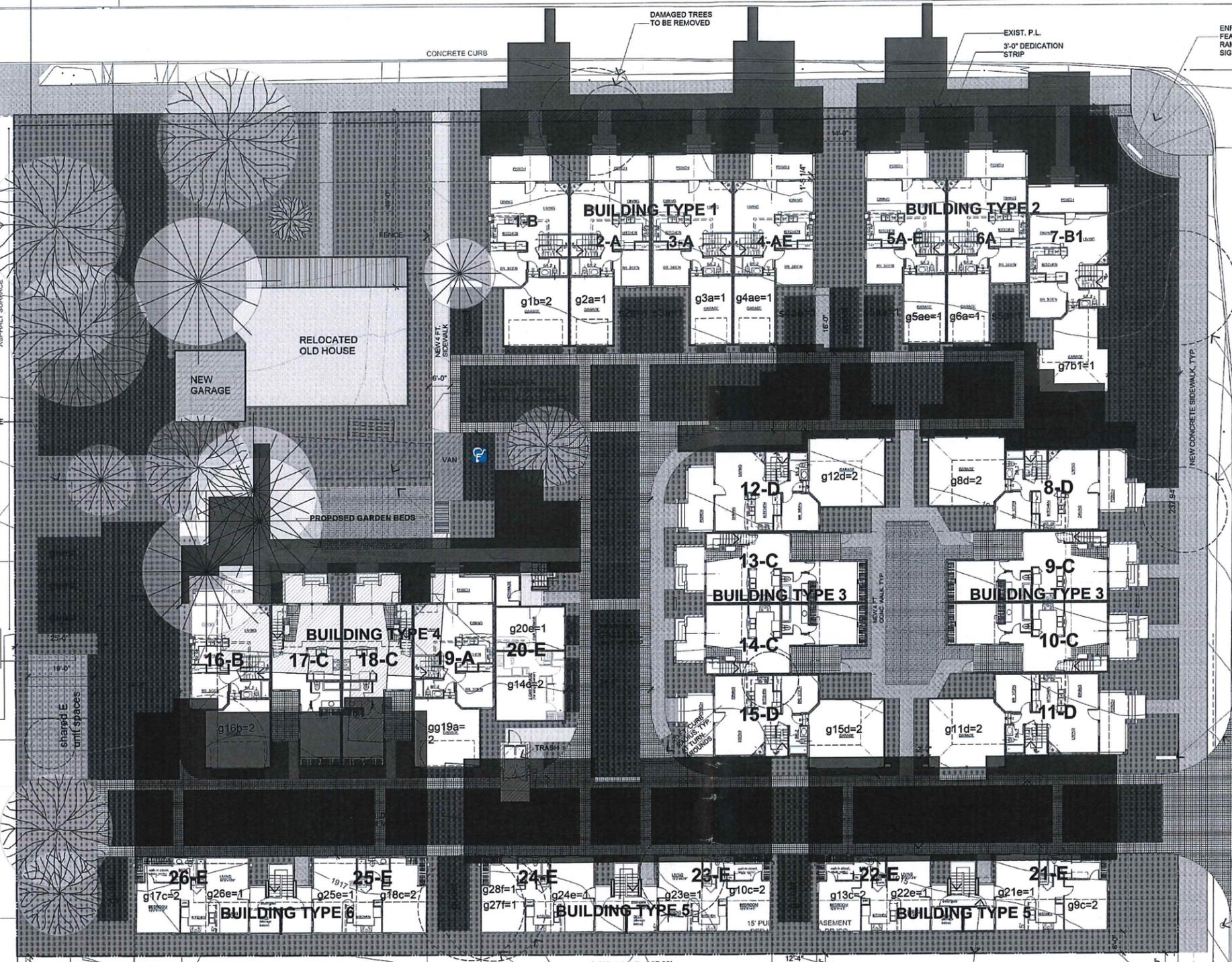
A V E N U E

M O U N T A I N

S O U T H

ADJACENT RESIDENTIAL

NOTE: EXISTING 50 FT. P.U.E. EASEMENT TO BE VACATED AND REDUCED TO 25 FT.



DAMAGED TREES TO BE REMOVED

EXIST. P.L. 3'-0" DEDICATION STRIP

ENRICHED CORNER FEATURE, SIDEWALK RAMP, AND PROJECT SIGN

CONCRETE CURB

NEW CONCRETE SIDEWALK, TYP.

CONCRETE CURB

DAMAGED TREES TO BE REMOVED

PROJECT ENTRY SIGN

20 FT. CURB RADIUS

NEW RECD. FIRE HYDRANT

12'-2"

19'-9"

53'-0"

15'-0"

S 89°47'45" E - 327.93'

12'-4"

15'-0"

15'-0"

15'-0"

15'-0"

15'-0"

15'-0"

15'-0"

15'-0"

15'-0"

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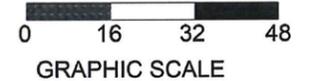
15'-0"

3RD. LEVEL "F" UNITS 27, 28 (ABOVE UNITS 25 & 26) SHOWN IN LIGHT LINES

TREES TO BE REMOVED SHOWN DASHED

EXIST. CONCRETE RETAINING WALL

NOTE: EXISTING 15 FT. P.U.E. EASEMENT TO BE VACATED



**PUD PROPOSAL**  
**SITE PLAN - SHADOW STUDY**  
 TEN-SIXTY-EIGHT TOWNHOMES  
**KDA HOMES**



P.O. BOX 253  
 JACKSONVILLE, OR 97530  
 541-702-2116  
 541-702-2117 FAX

**KDAHomes**  
 plan. develop. build

Mark Knox  
 Project Management/Planner  
 604 Fair Oaks Court  
 Ashland, Oregon 97520  
 mark@kda-homes.com  
 www.kda-homes.com

HIGH SCHOOL GAME FIELDS

JUNE 1, 2017



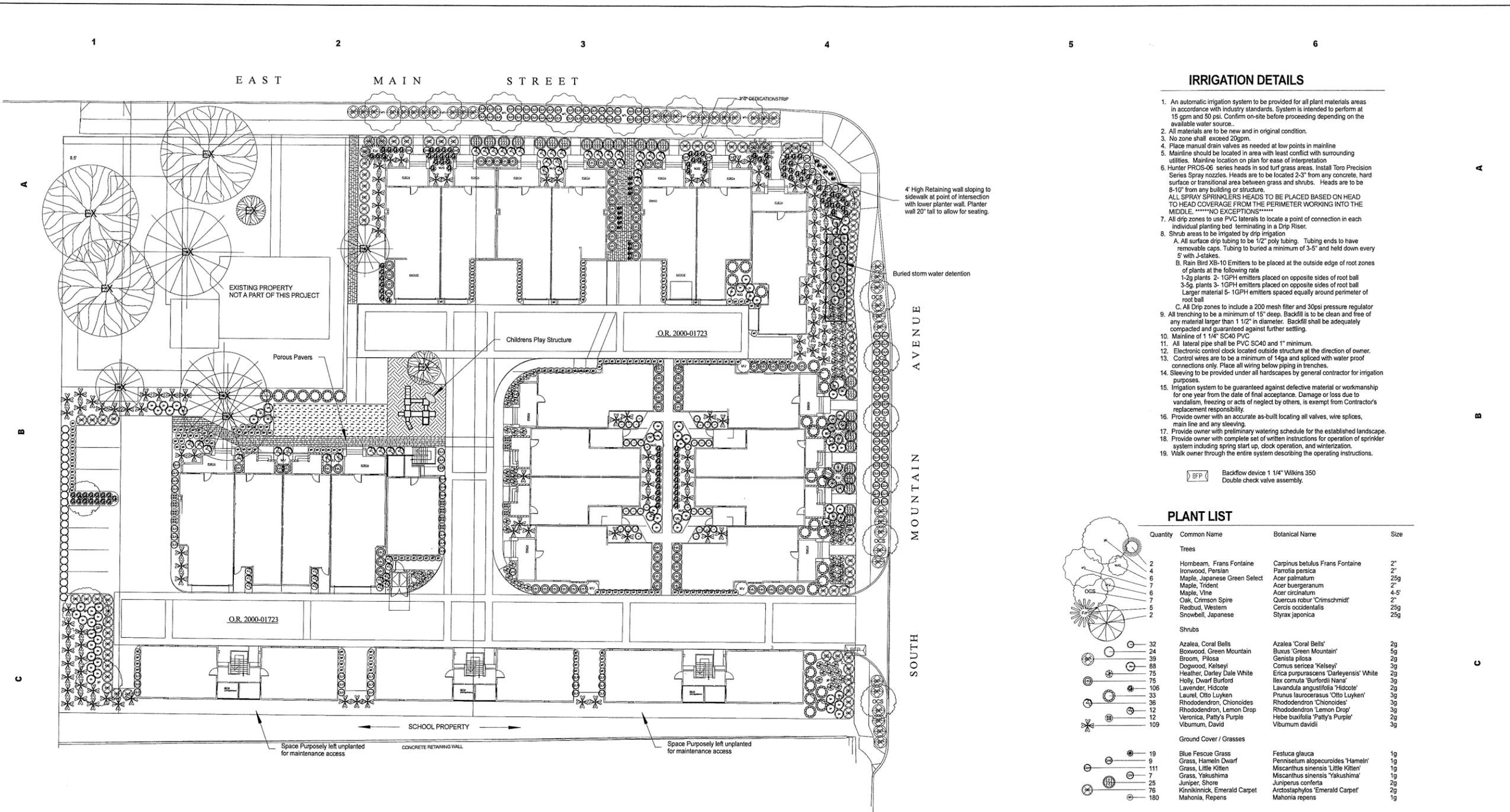
**Madara Design Inc**  
Landscape Architecture, Design & Consultation  
2894 Wells Fargo Rd  
Central Point, Or 97502  
541-664-7055

**KDA Homes**  
plant developer, build  
541-944-1921 Dave DeCarlow  
541-921-3752 Mark Knox  
1000 NE Oregon Street, Ashland, Oregon 97520  
kda-homes.com

**TEN SIXTY EIGHT  
1068 EAST MAIN STREET  
Ashland, Oregon**

All drawings and written material appearing herein constitutes the original and unpublished work of Madara Design Inc. and the same may not be duplicated, used, or disclosed without written consent. Installer is to assume responsibility for revisions to plan due to unknown grade variations, differences in dimensions, or on-site changes by others.  
DRAWN BY: TM  
CHECKED BY: TM  
6. 02. 17

**L1**

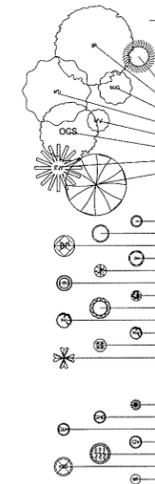


**IRRIGATION DETAILS**

- An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 15 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source.
- All materials are to be new and in original condition.
- No zone shall exceed 20gpm.
- Place manual drain valves as needed at low points in mainline
- Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
- Hunter PROS-06 series heads in sod turf grass areas. Install Toro Precision Series Spray nozzles. Heads are to be located 2-3" from any concrete, hard surface or transitional area between grass and shrubs. Heads are to be 8-10" from any building or structure.  
ALL SPRAY SPRINKLER HEADS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING INTO THE MIDDLE. \*\*\*\*\*NO EXCEPTIONS\*\*\*\*\*
- All drip zones to use PVC laterals to locate a point of connection in each individual planting bed terminating in a Drip Riser.
- Shrub areas to be irrigated by drip irrigation
  - All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to be buried a minimum of 3-5" and held down every 5' with J-stakes.
  - Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
    - 1-2g plants 2-1GPH emitters placed on opposite sides of root ball
    - 3-5g plants 3-1GPH emitters placed on opposite sides of root ball
    - Larger material 5-1GPH emitters spaced equally around perimeter of root ball
  - All Drip zones to include a 200 mesh filter and 30psi pressure regulator
- All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
- Mainline of 1 1/4" SC40 PVC
- All lateral pipe shall be PVC SC40 and 1" minimum.
- Electronic control clock located outside structure at the direction of owner.
- Control wires are to be a minimum of 14ga and spliced with water proof connections only. Place all wiring below piping in trenches.
- Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
- Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
- Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
- Provide owner with preliminary watering schedule for the established landscape.
- Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
- Walk owner through the entire system describing the operating instructions.

**PLANT LIST**

| Quantity                      | Common Name                  | Botanical Name                          | Size |
|-------------------------------|------------------------------|---|------|
| <b>Trees</b>                  |                              |   |      |
| 2                             | Hornbeam, Frans Fontaine     | Carpinus betulus Frans Fontaine         | 7"   |
| 2                             | Ironwood, Persian            | Parrotia persica                        | 7"   |
| 6                             | Maple, Japanese Green Select | Acer palmatum                           | 25g  |
| 7                             | Maple, Trident               | Acer buergerianum                       | 2"   |
| 6                             | Maple, Vine                  | Acer circinalum                         | 4-5' |
| 7                             | Oak, Crimson Spire           | Quercus robur 'Crimsonid'               | 2"   |
| 6                             | Redbud, Western              | Cercocarpus occidentalis                | 25g  |
| 2                             | Snowbell, Japanese           | Styrax japonica                         | 25g  |
| <b>Shrubs</b>                 |                              |   |      |
| 32                            | Azalea, Coral Bells          | Azalea 'Coral Bells'                    | 2g   |
| 24                            | Boxwood, Green Mountain      | Buxus 'Green Mountain'                  | 2g   |
| 39                            | Broom, Piloosa               | Gentiana pilosa                         | 2g   |
| 68                            | Cogwood, Kelsey              | Cornus sericea 'Kelsey'                 | 3g   |
| 75                            | Heather, Darley Dale White   | Erica purpurascens 'Darleysensis' White | 2g   |
| 75                            | Holly, Dwarf Burford         | Ilex cornuta 'Burfordii Nana'           | 3g   |
| 106                           | Lavender, Hidcole            | Lavandula angustifolia 'Hidcole'        | 2g   |
| 33                            | Laurel, Otto Luyken          | Prunus laurocerasus 'Otto Luyken'       | 3g   |
| 36                            | Rhododendron, Chionoides     | Rhododendron 'Chionoides'               | 3g   |
| 12                            | Rhododendron, Lemon Drop     | Rhododendron 'Lemon Drop'               | 3g   |
| 12                            | Veronica, Patty's Purple     | Hebe buxifolia 'Patty's Purple'         | 2g   |
| 109                           | Viburnum, David              | Viburnum davidii                        | 3g   |
| <b>Ground Cover / Grasses</b> |                              |   |      |
| 19                            | Blue Fescue Grass            | Festuca glauca                          | 1g   |
| 9                             | Grass, Hameln Dwarf          | Pennisetum alopecuroides 'Hameln'       | 1g   |
| 111                           | Grass, Little Kitten         | Miscanthus sinensis 'Little Kitten'     | 1g   |
| 7                             | Grass, Yakushima             | Miscanthus sinensis 'Yakushima'         | 1g   |
| 25                            | Juniper, Shore               | Juniperus conferta                      | 2g   |
| 76                            | Kinnikinnick, Emerald Carpet | Arctostaphylos 'Emerald Carpet'         | 2g   |
| 180                           | Mahonia, Repens              | Mahonia repens                          | 1g   |



**GENERAL CONSTRUCTION NOTES**

- General preparation of site to include:
  - Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
  - Removal, from site, of all existing surface rock and/or debris in planting beds.
  - All shrub beds to be finish raked to a smooth condition prior to mulching.
  - Medium dark mulch to be placed in all shrub beds to a depth of 3"
  - Sod lawn to be Perennial Ryegrass Blend or equal as determined by Landscape Architect.
- Sod lawn preparation:
  - Bring areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause puddling.
  - Install as per growers recommendations.
- INCLUDE 365 DAYS OF MAINTENANCE** from the day of acceptance. Including but not limited to:
  - Mow lawns weekly to manufactures recommended height. Fertilize to manufactures recommendation.
  - Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
  - Replace any material showing signs of stress.
  - Monitor irrigation for correct timing.
  - Provide owner with complete list of instructions for continued care.
- Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.

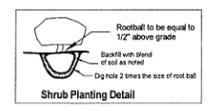
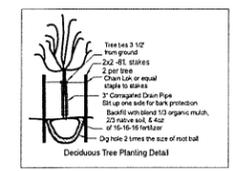


**GRADING**

- All planting beds to be excavated to a minimum depth of 12" or deeper as determined by surrounding concrete and hardscapes. Excavation to continue until contacting native soil. Non-native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 18" below surrounding hardscapes.
- Fill planters with top soil that is determined to be satisfactory for superior plant growth by testing done at Soil & Plant Laboratory Inc of Anaheim, Ca. Fill with sufficient excess to allow for 25% compaction. Fill planters so as to achieve a final grade within 3" of the top of the nearest hard surface or concrete.
- Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
- Sub-grading and final grade to consist of to a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
- SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AS REQUIRED**
- All sub-grades to be adequately firm without being overly compacted.
- Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft, and then rip to blend with top soil to a depth of 8"
- Finish grade in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
- Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

**PLANTING**

- Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
- No planting to proceed until irrigation system is fully functioning in the area to be planted.
- All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micronutrient supplement and 16-16-16 fertilizer as follows.  
1gal 1oz  
3-5gal 2oz  
larger 4oz
- Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
- Loosen and remove twine binding and buries from around top of each root ball. Scarily root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
- Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
- When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
- Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
  - Replace plant material not surviving or in poor condition during guarantee period.
  - Perform all replacement work in accordance with original specifications at no additional cost to Owner.
  - Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.



NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

**LANDSCAPE PLAN**

SCALE 1" = 20"



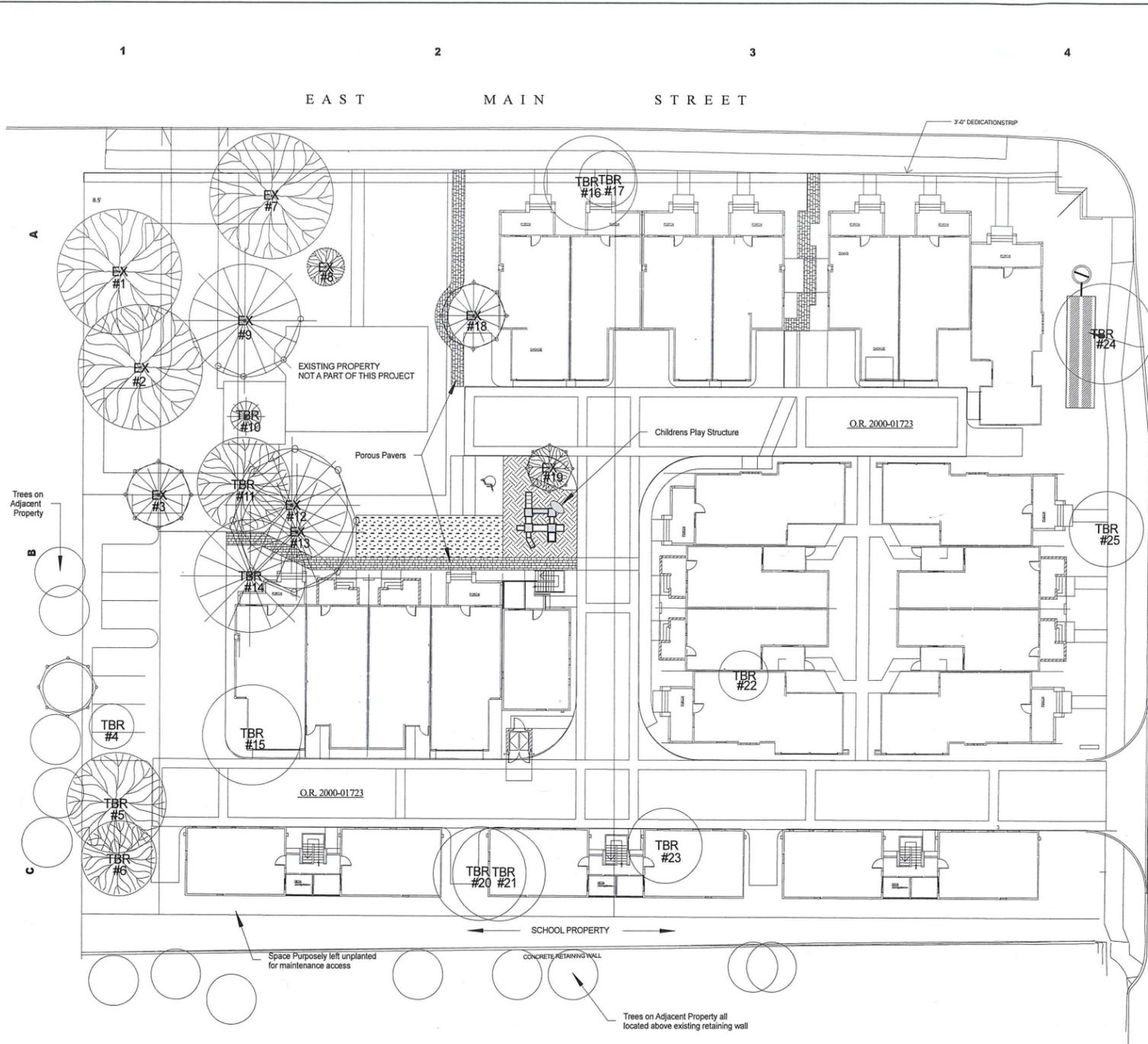
**Madara Design Inc**  
 Landscape Architecture, Design & Consultation  
 2994 Wells Fargo Rd  
 Central Point, Or 97502  
 541-564-7055

**KDA Homes**  
 541-944-1921 Dave Decalby  
 541-821-3752 Hank Knox  
 603 Fairbairn Court Ashland, Oregon 97520  
 kda-homes.com

**TEN SIXTY EIGHT  
 1068 EAST MAIN STREET  
 Ashland, Oregon**

All drawings and written material appearing herein constitutes the original and unpublished work of Madara Design Inc and the same may not be duplicated, used, or disclosed without written consent. Installer is to assume responsibility for revisions to plan due to unknown grade variations, differences in dimensions, or on-site changes by others.  
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 CHECKED BY: TM  
 6.02.17

**L2**



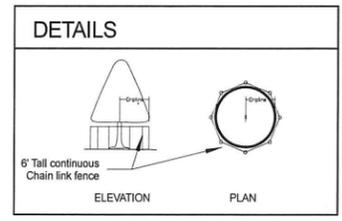
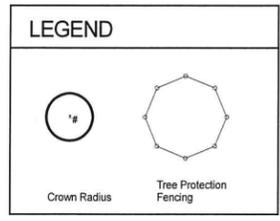
Report Prepared by  
 Thomas Madara  
 International Society of Arboriculture  
 Certified Arborist License Number PN-6204-A

| Tree Number | Species          | DBH in Inches | Tree Protection Zone Radius in Feet | Condition   | Notes  |
|-------------|------------------|---------------|-------------------------------------|-------------|--|
| 1           | Maple            | 18            | NA                                  | Marginal    | Outside Construction Zone No Protection Required   |
| 2           | Walnut           | 18            | NA                                  | Marginal    | Outside Construction Zone No Protection Required   |
| 3           | Cedar            | 8             | 10                                  | Fair        | Tree Protection as Noted   |
| 4           | 12" Type Unknown | 12            | NA                                  | Dead        | To Be Removed Dead Tree  |
| 5           | Walnut           | 20            | NA                                  | Poor        | To Be Removed Mature, badly pruned, under power lines, multiple dead branches              |
| 6           | Walnut           | 6             | NA                                  | Poor        | To Be Removed Mature, badly pruned, under power lines, multiple dead branches              |
| 7           | Maple            | 12            | NA                                  | Fair        | Outside Construction Zone No Protection Required   |
| 8           | Dogwood          | 8             | NA                                  | Marginal    | Outside Construction Zone No Protection Required   |
| 9           | Douglas Fir      | 36            | 16                                  | Good        | Tree Protection as Noted   |
| 10          | Western Cedar    | 8             | NA                                  | Very Good   | To Be Removed - Tree in direct conflict with proposed construction                         |
| 11          | Ash              | 3@4"          | NA                                  | Fair        | To Be Removed - Multi-stems formed as suckers from the stump of a previously removed tree. |
| 12          | Douglas Fir      | 26            | 20                                  | Good        | Tree Protection as Noted - Pavers placed without disruption to the root zone               |
| 13          | Douglas Fir      | 40            | 20                                  | Good        | Tree Protection as Noted - Pavers placed without disruption to the root zone               |
| 14          | Douglas Fir      | 40            | NA                                  | Fair / Good | To Be Removed - Tree in direct conflict with proposed construction                         |
| 15          | Cedar            | 30            | NA                                  | Fair / Good | To Be Removed - Tree in direct conflict with proposed construction                         |
| 16          | Walnut           | 24            | NA                                  | Marginal    | To Be Removed - Tree in direct conflict with proposed construction                         |
| 17          | Walnut           | 8             | NA                                  | Marginal    | To Be Removed - Tree in direct conflict with proposed construction                         |
| 18          | Spruce           | 32            | 12                                  | Very Good   | Tree Protection as Noted - Pavers placed without disruption to the root zone               |
| 19          | Maple            | 10            | 8                                   | Very Good   | Tree Protection as Noted - Paving placed under Staff Arborist Direction                    |
| 20          | Dogwood          | 20            | NA                                  | Poor        | To Be Removed - Tree in direct conflict with proposed construction                         |
| 21          | Dogwood          | 16            | NA                                  | Poor        | To Be Removed - Tree in direct conflict with proposed construction                         |
| 22          | Oak              | 16            | NA                                  | Dead        | To Be Removed - Tree in direct conflict with proposed construction                         |
| 23          | Dogwood          | 18            | NA                                  | Poor        | To Be Removed - Tree in direct conflict with proposed construction                         |
| 24          | Oak              | 24            | NA                                  | Fair        | To Be Removed - Tree in direct conflict with proposed construction                         |
| 25          | Almond           | 16            | NA                                  | Fair        | To Be Removed - Tree in direct conflict with proposed construction                         |

**TREE PROTECTION NOTES**

Trees noted with EX are existing and to remain with tree protection.  
 Trees noted with TBR are to be removed.

1. Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
2. Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dieline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Arborist for the project.
4. The actual location or tree protection for this project is as noted on these plans.
5. The fencing shall be flush with the initial undisturbed grade.
6. Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
7. No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles, except under the direct supervision of a Staff Arborist.
8. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9. No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
10. Any work necessary within the dieline is subject to prior approval and direction of the Staff Arborist.
11. Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12. Tree(s) to be removed that are within the dieline of any trees to remain shall be removed only by a certified arborist.
13. Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
14. Except as otherwise determined by the Staff Arborist, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

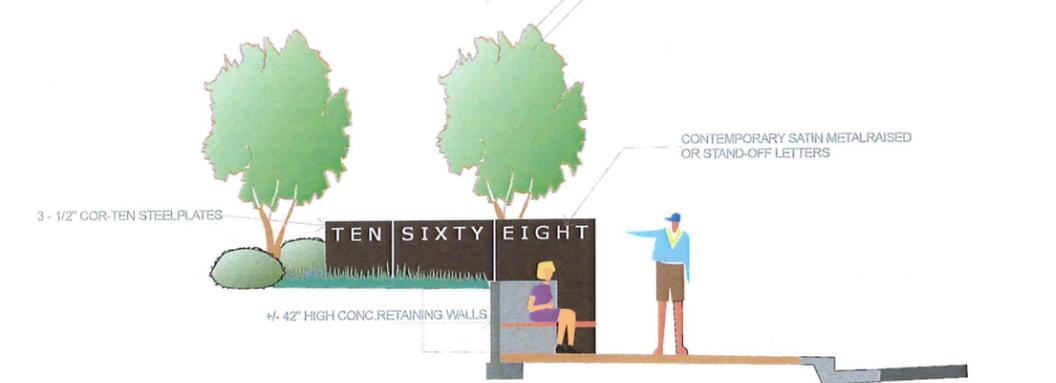
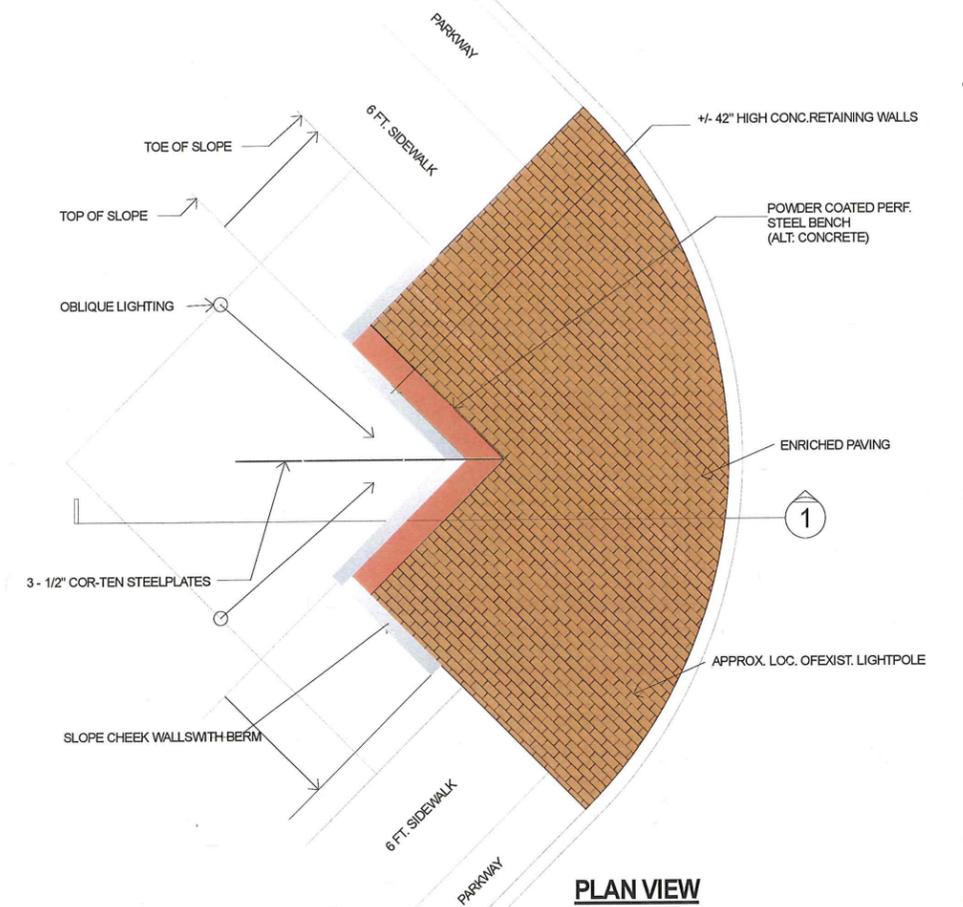


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**RECEIVED  
 JUN 22 2017  
 City of Ashland**

**TREE PROTECTION  
 & REMOVAL  
 PLAN**

SCALE 1" = 20"



1068 CORNER FEATURE typical scale: 1/4" = 1'-0"

SECTION/ELEV. 1

LANDSCAPE PLAN  
 SCALE 1/4" = 1'  
 NORTH

**RECEIVED**  
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**Madara Design Inc**  
 Landscape Architecture, Design & Consultation  
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 541-664-7055

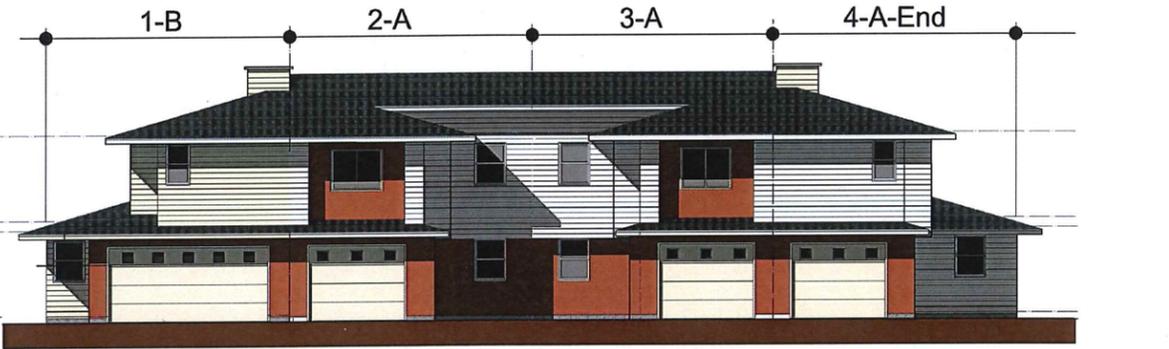
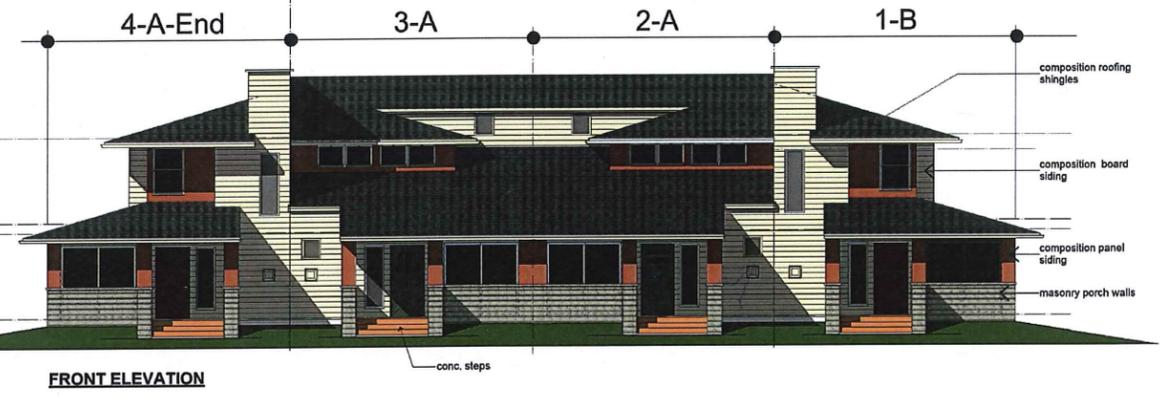
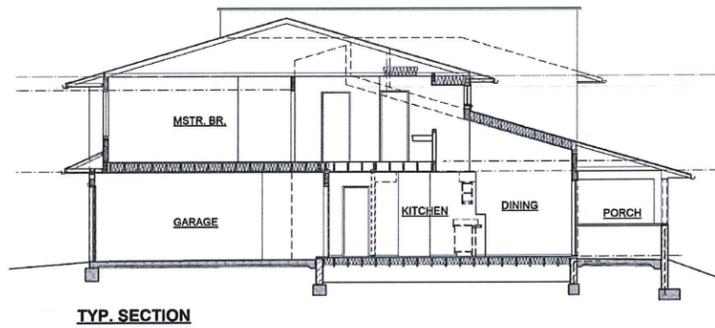
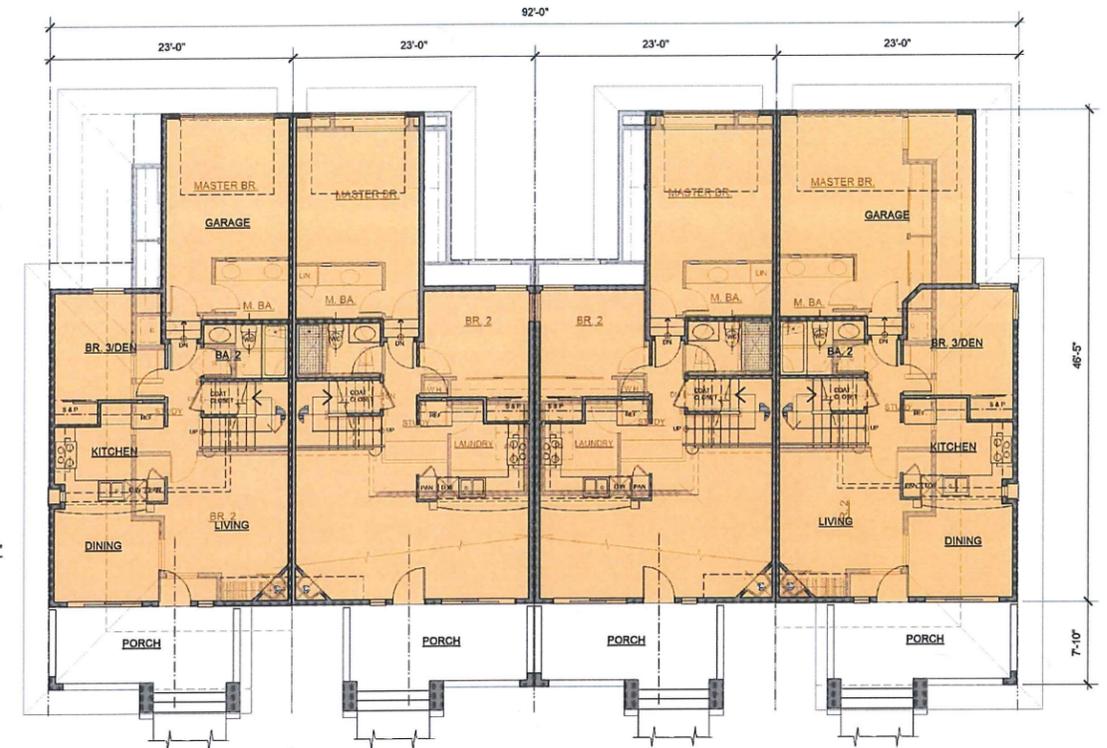
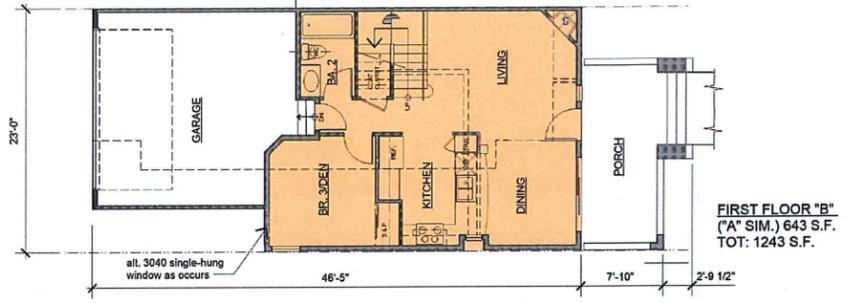
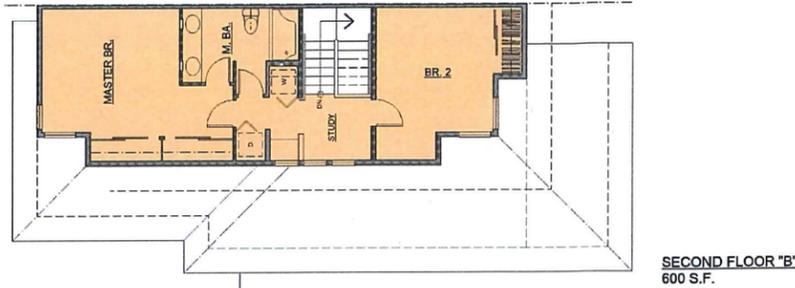
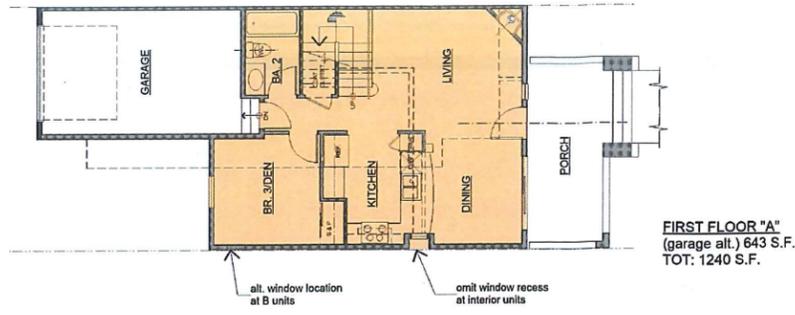
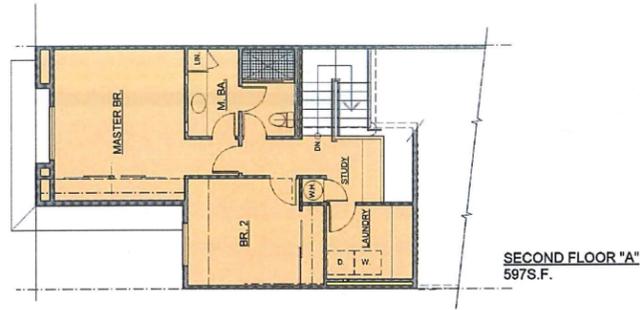
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 541-944-1921 Dave Decarlow  
 541-821-3752 Mark Krook  
 604 Fair Oaks Court Ashland, Oregon 97520  
 kda-homes.com

**TEN SIXTY EIGHT**  
**1068 EAST MAIN STREET**  
 Ashland, Oregon

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 DRAWN BY: TM  
 CHECKED BY: TM  
 6. 02. 17

**L3**





Gary R. Collins, AIA  
**ARCHITECT +**  
**PLANNER**

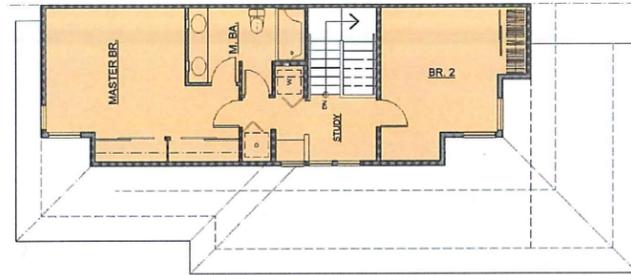
P.O. BOX 253  
JACKSONVILLE, OR 97530  
541-702-2116  
541-702-2117 FAX

**PROPOSED PLANS & ELEVATIONS**  
**BUILDING TYPE 1**  
TEN-SIXTY-EIGHT TOWNHOMES  
1068 MAIN STREET, ASHLAND, OREGON  
SCALE: 1/8" = 1'-0"

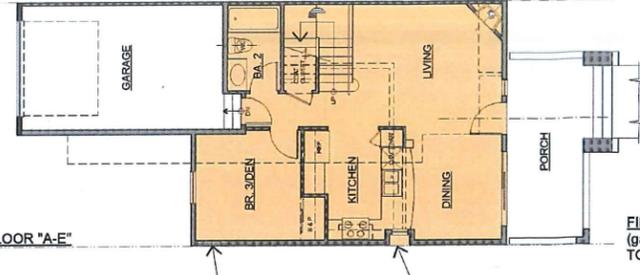
**KDAHomes**  
plan. develop. build

**Mark Knox**  
Project Management/Planner  
Cell 541-821-3752  
CB # 228490

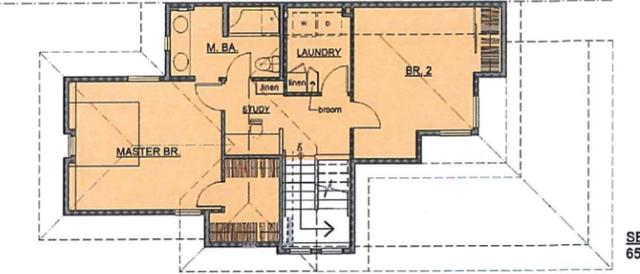
604 Fair Oaks Court  
Ashland, Oregon 97520  
mark@kda-homes.com  
www.kda-homes.com



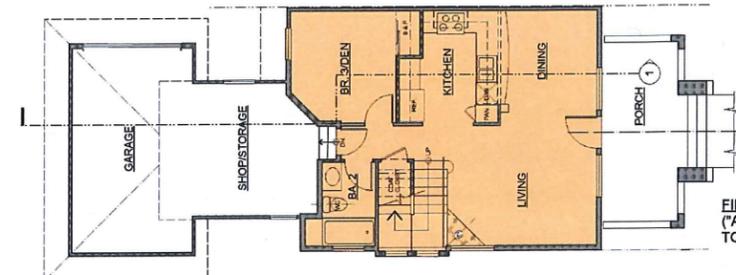
**SECOND FLOOR "A-E"**  
600 S.F.



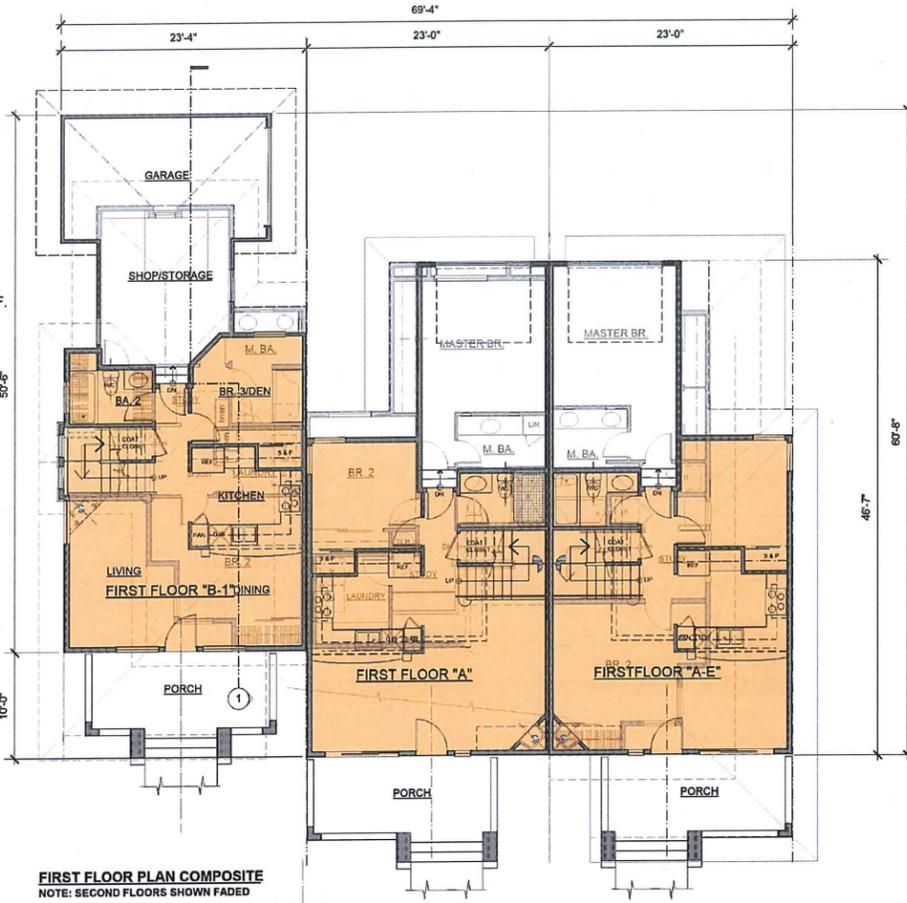
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TOT: 1244.5 S.F.



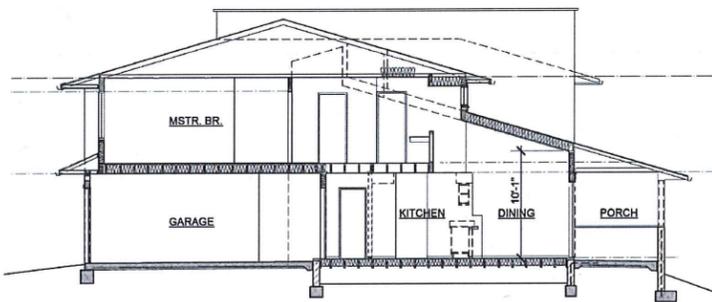
**SECOND FLOOR "B"**  
651 S.F.



**FIRST FLOOR "B"**  
("A" SIM.) 650 S.F.  
TOT: 1301 S.F.



**FIRST FLOOR PLAN COMPOSITE**  
NOTE: SECOND FLOORS SHOWN FADED



**TYP. SECTION**



**LEFT (EAST) SIDE ELEVATION "B-1"**



**FRONT (NORTH) ELEVATION**



**RIGHT (WEST) SIDE ELEVATION "A-E"**



**REAR (SOUTH) ELEVATION**

Gary R. Collins, AIA  
**ARCHITECT +**  
**PLANNER**

P.O. BOX 253  
JACKSONVILLE, OR 97530  
541-702-2116  
541-702-2117 FAX

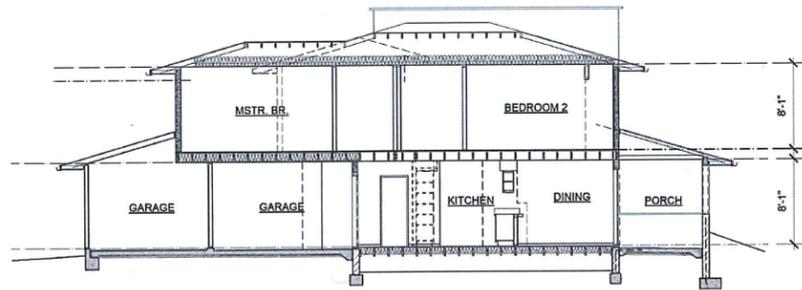
JUNE 1, 2017

**PROPOSED PLANS & ELEVATIONS**  
**BUILDING TYPE 2**  
TEN-SIXTY-EIGHT TOWNHOMES  
1088 MAIN STREET, ASHLAND, OREGON  
SCALE: 1/8" = 1'-0"

**KDAHomes**  
plan. develop. build

**Mark Knox**  
Project Management/Planner  
Cell 541-821-3752  
C# 20499

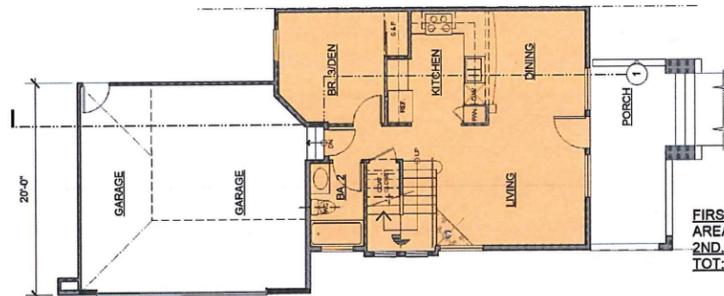
604 Fair Oaks Court  
Ashland, Oregon 97520  
mark@kda-homes.com  
www.kda-homes.com



SECTION 1 - UNIT D (FIRST LEVEL PLAN B SIM.)



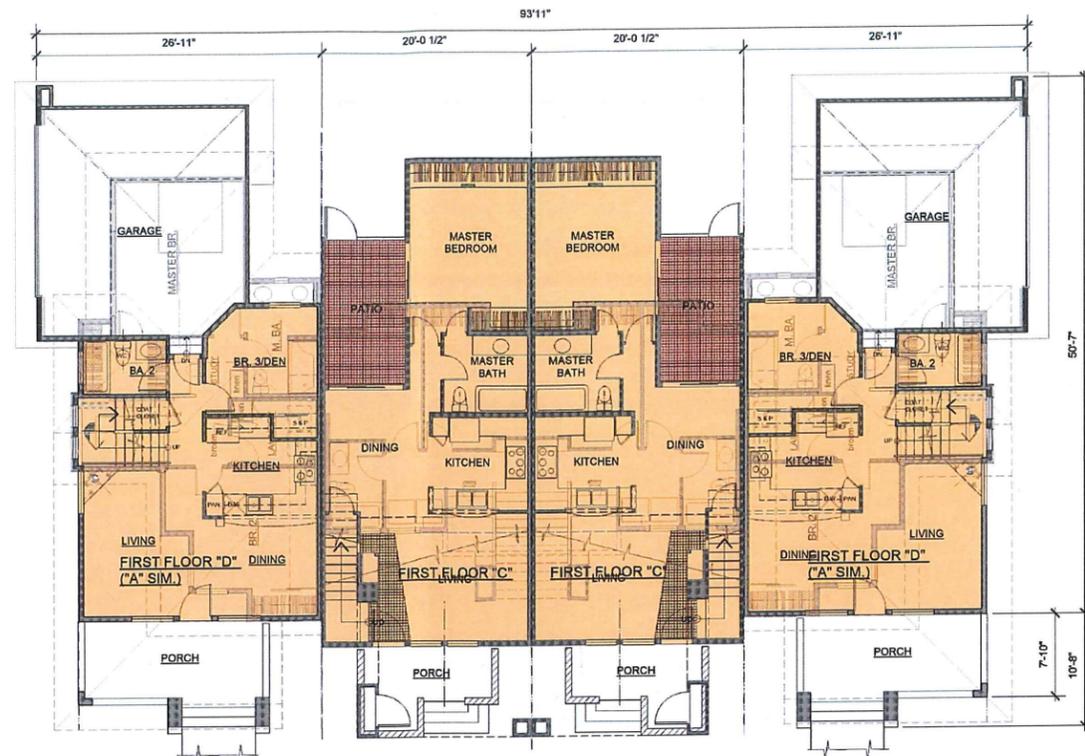
SECOND FLOOR "D" (new)  
AREA: 643.5 S.F.



FIRST FLOOR "D" ("A" SIM.)  
AREA: 641.0 S.F.  
2ND. FLR.: 643.5 S.F.  
TOT.: 1,284.5 S.F.



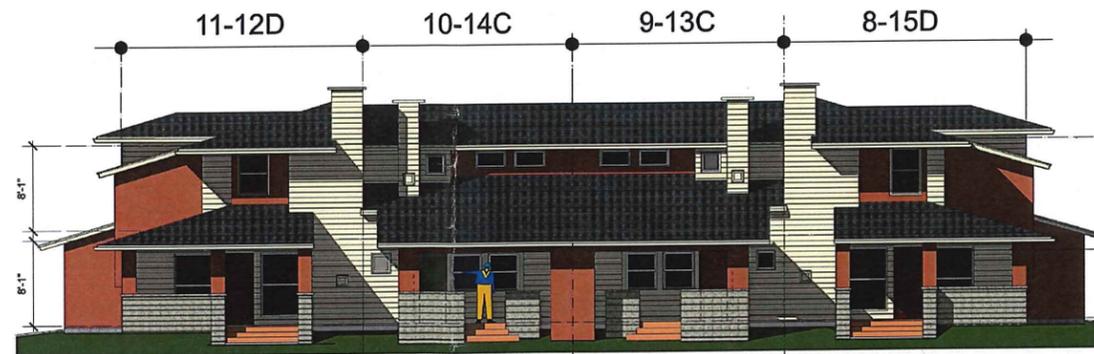
TYPICAL SIDE ELEVATION "D"  
BUILDING TYPE 3



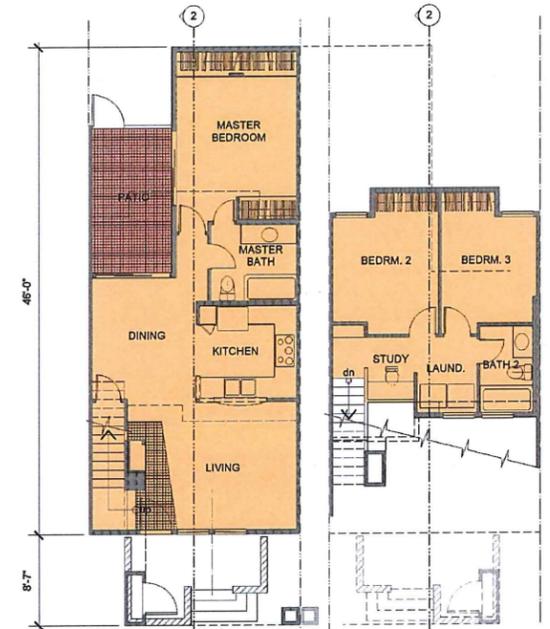
FIRST FLOOR PLAN COMPOSITE  
NOTE: SECOND FLOORS SHOWN FADED



REAR (COURT) ELEVATION

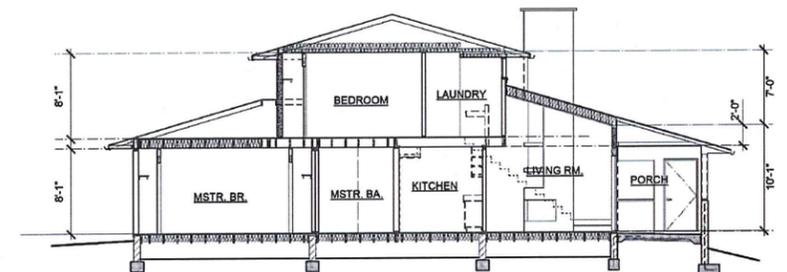


FRONT (STREET) ELEVATION (INTERIOR DRIVE ELEV. SIM.)



FIRST FLOOR "C"  
751 S.F.  
TOTAL: 1145 S.F.

SECOND FLOOR "C"  
394 S.F.



SECTION 2 - UNIT C



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PROPOSED PLANS & ELEVATIONS  
BUILDING TYPE 3

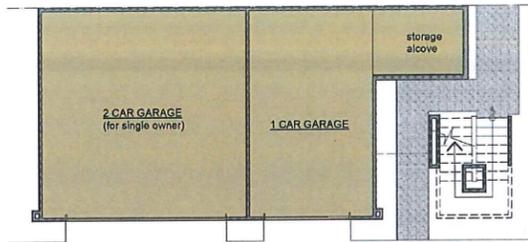
TEN-SIXTY-EIGHT TOWNHOMES  
1068 MAIN STREET, ASHLAND, OREGON

SCALE: 1/8" = 1'-0"

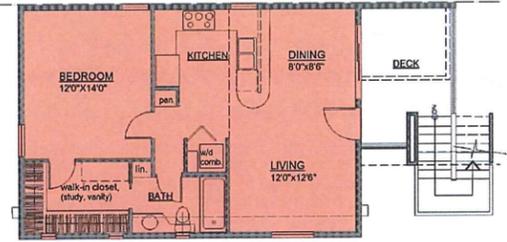
KDAHomes

plan. develop. build

Mark Knox  
Project Management/Planner  
604 Fair Oaks Court  
Ashland, Oregon 97520  
Cell: 541-821-3752  
mark@kda-homes.com  
www.kda-homes.com



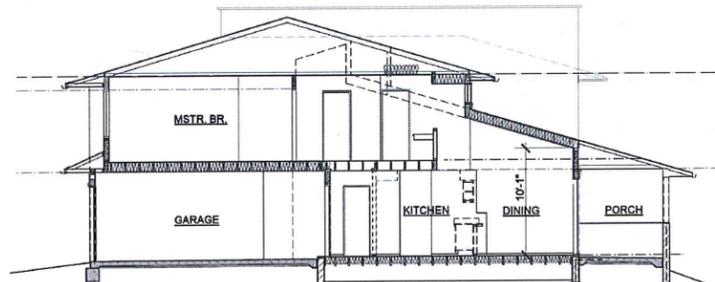
GARAGE LEVEL



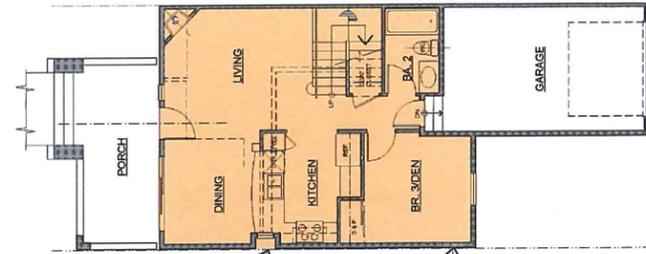
SECOND FLOOR - UNIT 20-E  
715 S.F.



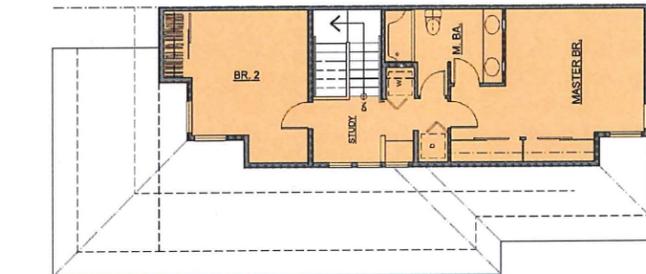
END (EAST) ELEVATION - BLDG TYPE 4 (UNIT 20-E)



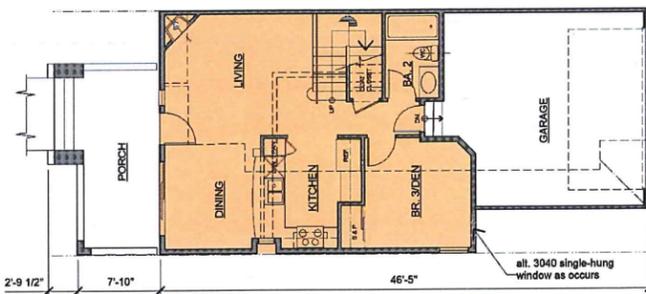
TYP. SECTION - UNIT A



FIRST FLOOR "A"  
644.5 S.F.  
TOT: 1237.5 S.F.



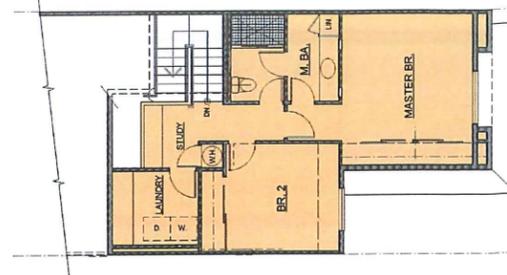
SECOND FLOOR "B"  
602 S.F.



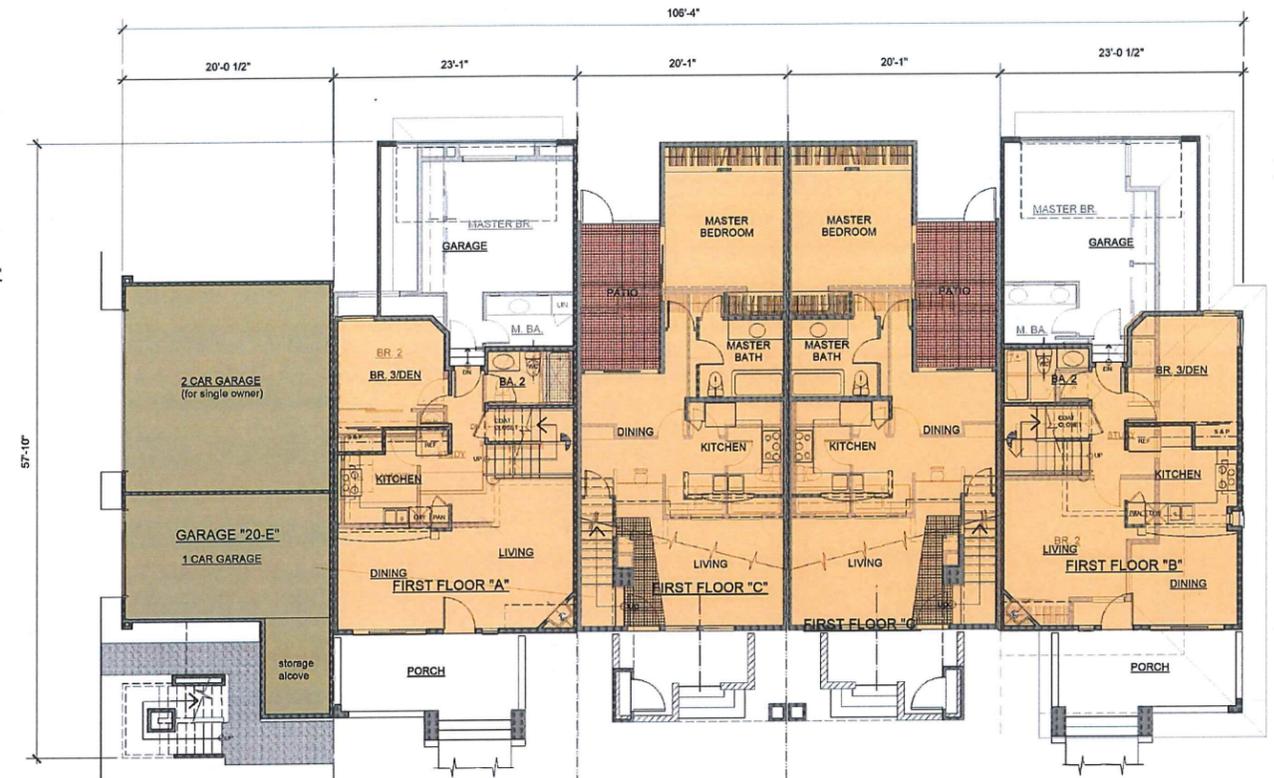
FIRST FLOOR "B"  
("A" SIM.) 643 S.F.  
TOT: 1245 S.F.



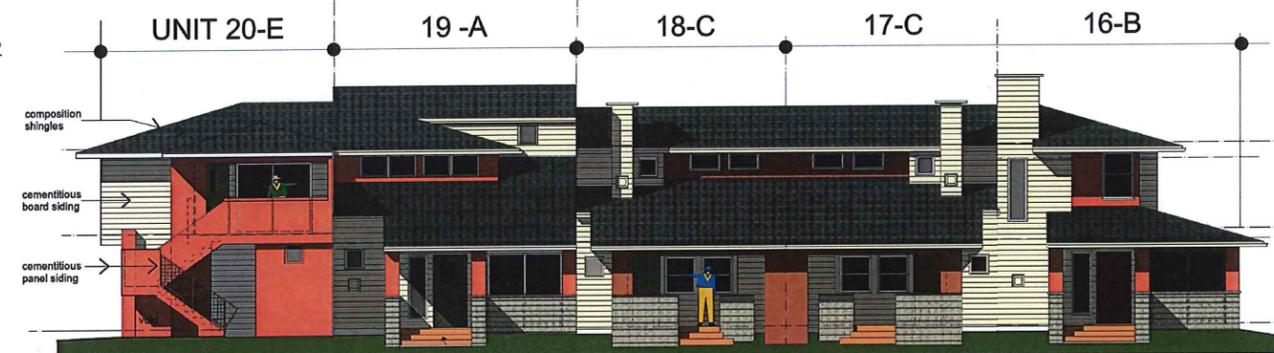
LEFT SIDE ELEVATION "16-B"



SECOND FLOOR "A"  
593 S.F.



FIRST FLOOR PLAN COMPOSITE  
NOTE: SECOND FLOORS SHOWN FADED



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



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PROPOSED PLANS & ELEVATIONS  
BUILDING TYPE 4

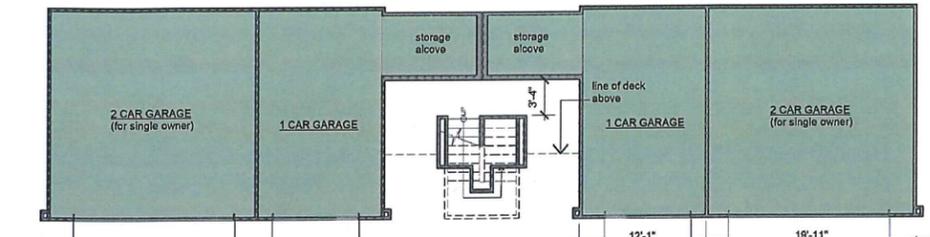
TEN-SIXTY-EIGHT TOWNHOMES  
1088 MAIN STREET, ASHLAND, OREGON

SCALE: 1/8" = 1'-0"

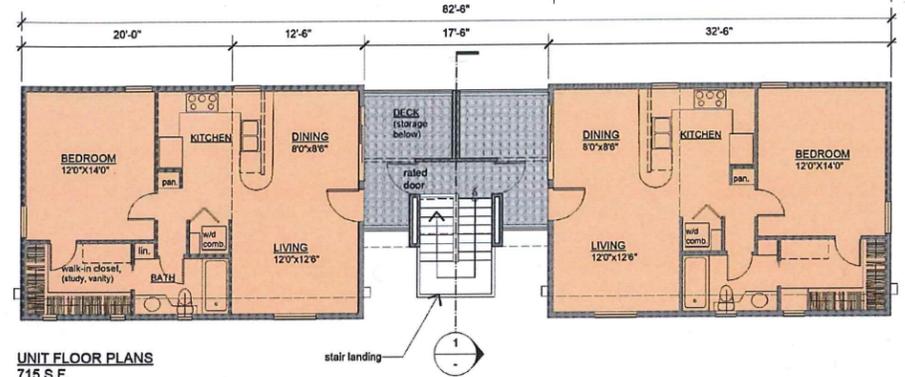
KDAHomes  
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TYP. GARAGE PLAN



UNIT FLOOR PLANS

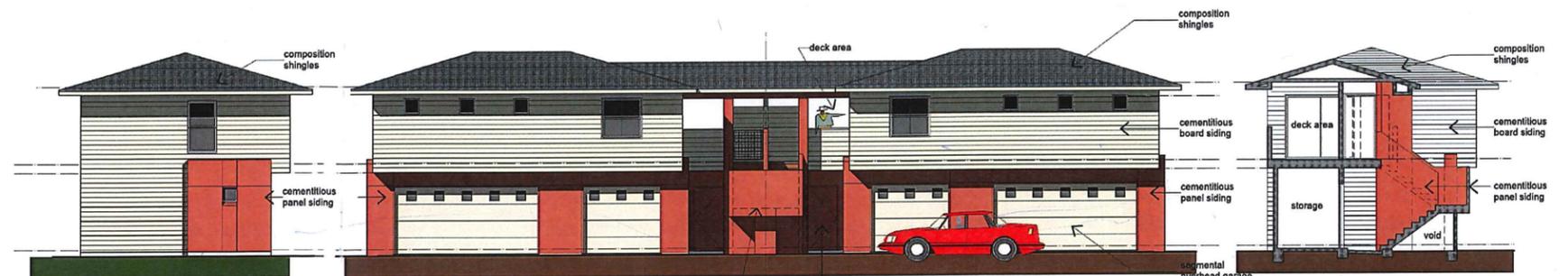
715 S.F.

BUILDING PLAN COMPOSITE



LEFT SIDE (EAST) ELEVATION  
(right side same)

REAR (SOUTH) ELEVATION



EAST ELEVATION  
AT PROJECT ENTRY

NORTH/DRIVEWAY ELEVATION

SECTION 1

Gary R. Collins, AIA  
ARCHITECT +  
PLANNER

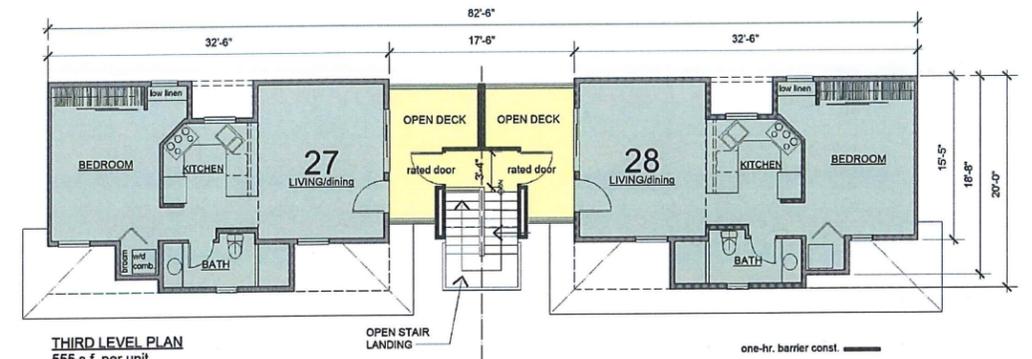
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JUNE 1, 2017

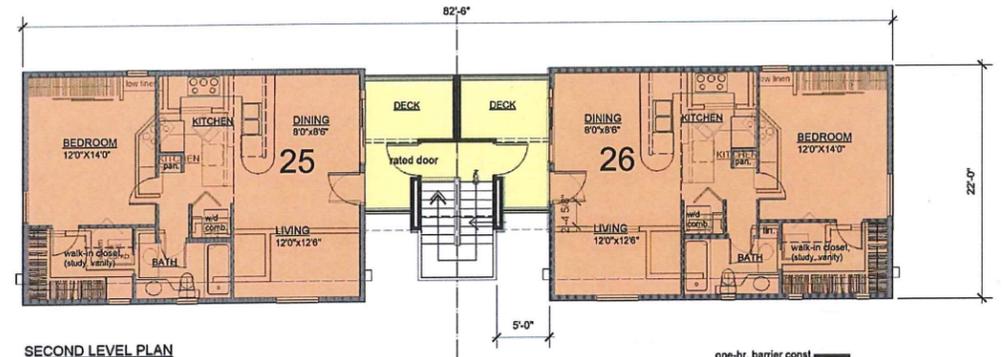
**PROPOSED PLANS & ELEVATIONS**  
**BUILDING TYPE 5**  
TEN-SIXTY-EIGHT TOWNHOMES  
1068 MAIN STREET, ASHLAND, OREGON  
SCALE: 1/8"

**KDAHomes**  
plan. develop. build

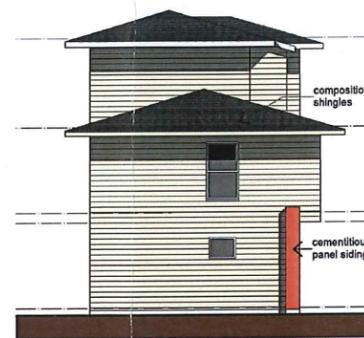
Mark Knox  
Project Management/Planner  
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Cell 541-821-3752  
mark@kda-homes.com  
www.kda-homes.com



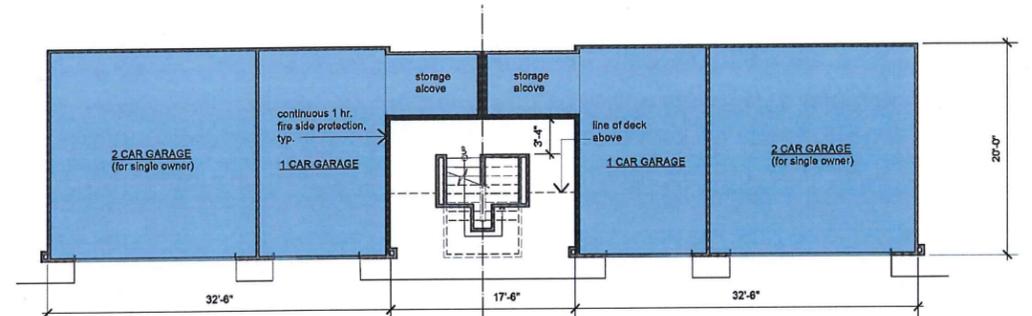
**THIRD LEVEL PLAN**  
555 s.f. per unit  
OCCUPANCY AREA: 1158  
DECK AREAS: 201



**SECOND LEVEL PLAN**  
715 s.f. per unit, gross  
OCCUPANCY AREA: 1480  
TOTAL OCCUPANCY AREA: 2648 S.F.  
(TOTAL OCCUPANTS: 2648/200 = 14)  
DECK AREAS: 201



**LEFT (EAST) SIDE ELEVATION**  
right side (west) same

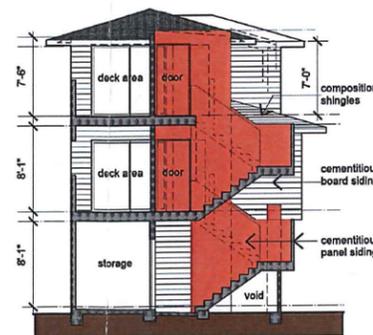


**GARAGE LEVEL PLAN**  
1412 s.f. total (entire bldg. to be  
1 hr. const., fully sprinklered)  
**BUILDING COMPOSITE PLANS**

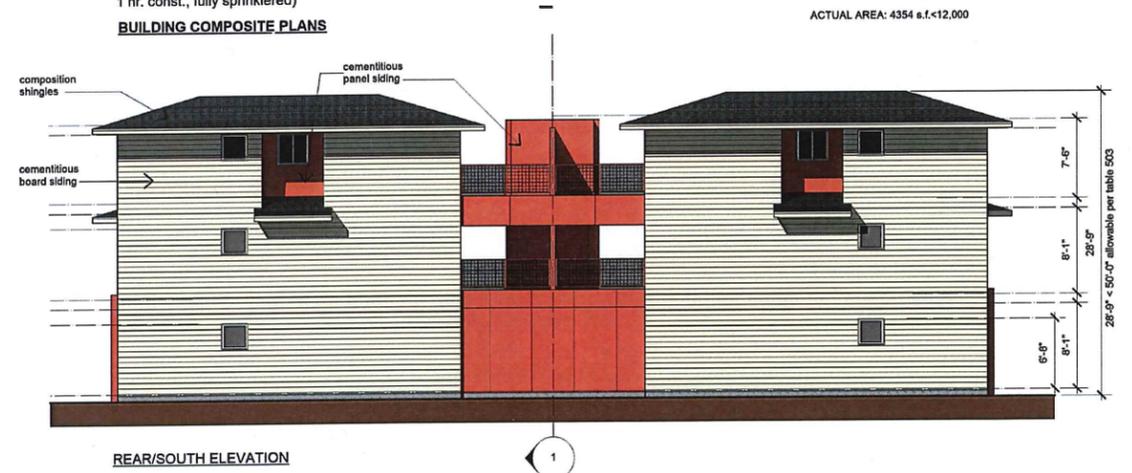
TOT. BUILDING AREA PER TABLE 503: 12,000 s.f.  
ACTUAL AREA: 4354 s.f. < 12,000



**BUILDING TYPE 6 - FRONT/NORTH (DRIVE) ELEVATION**



**SECTION 1**



**REAR/SOUTH ELEVATION**



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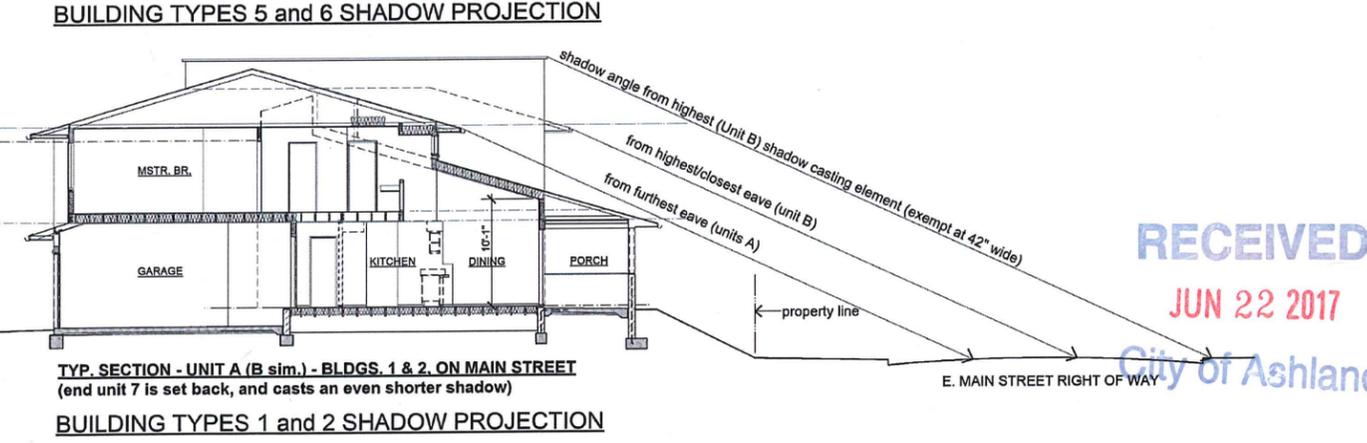
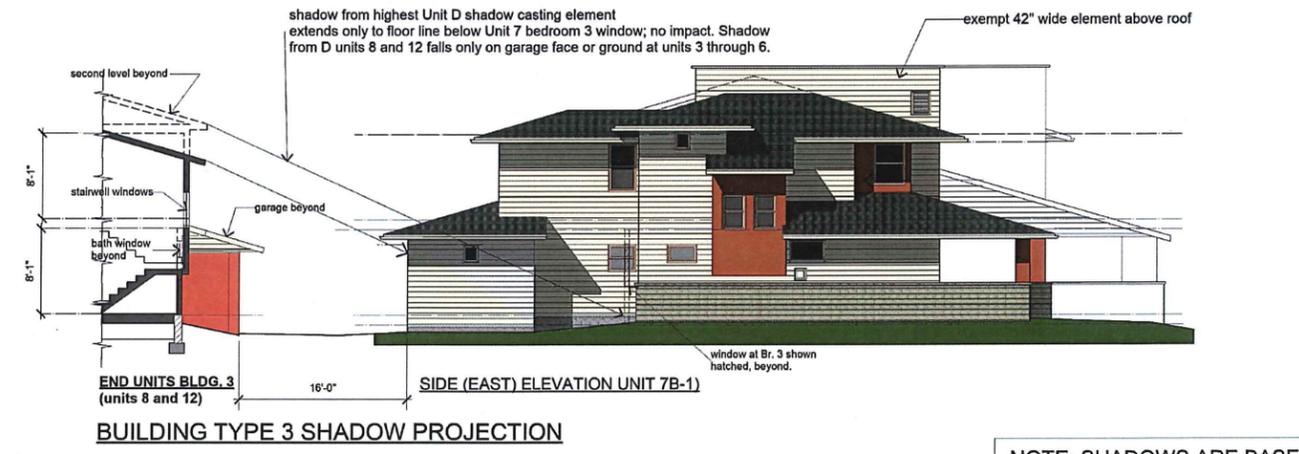
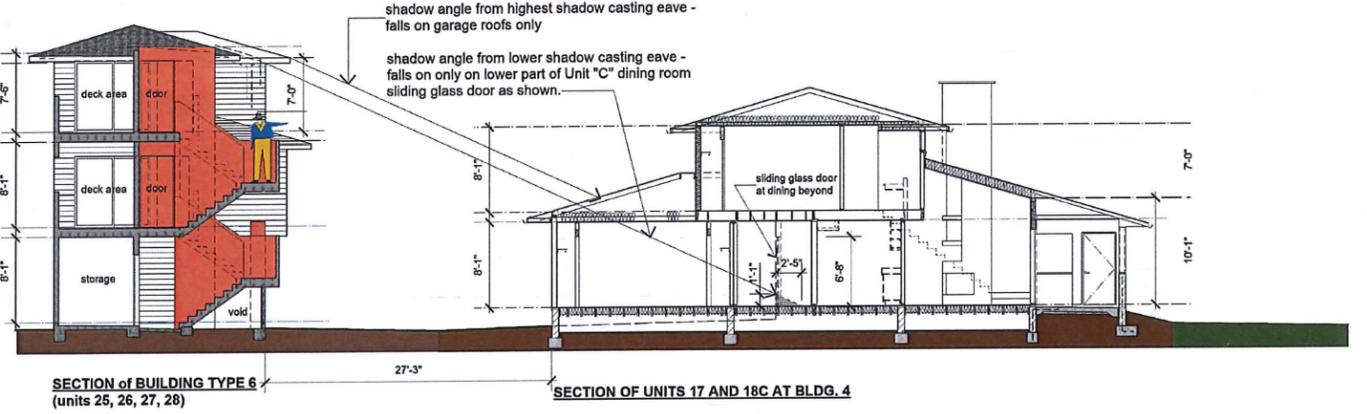
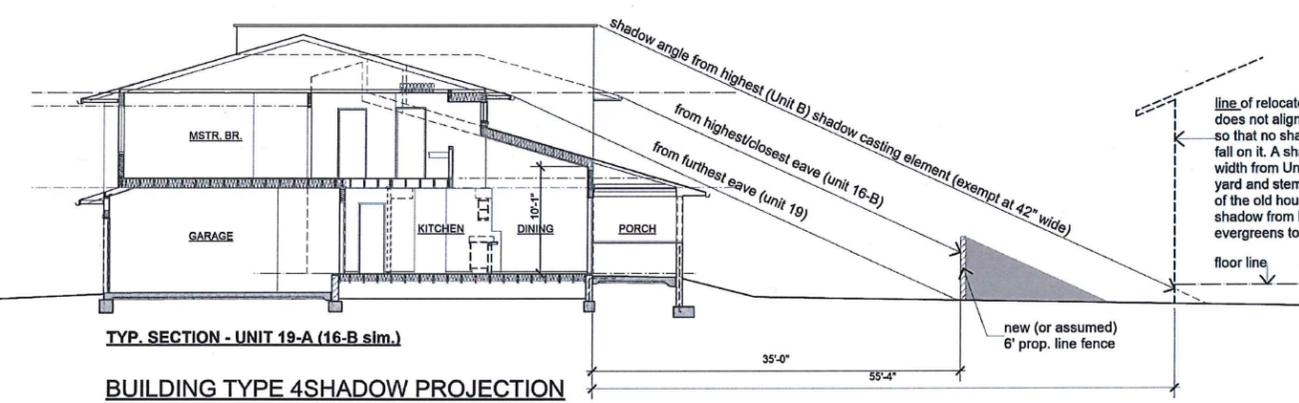
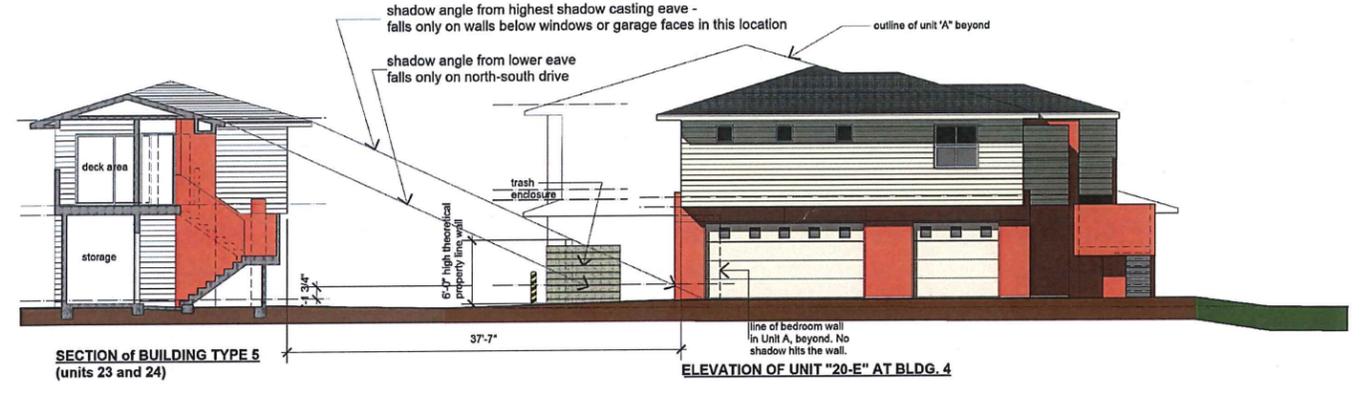
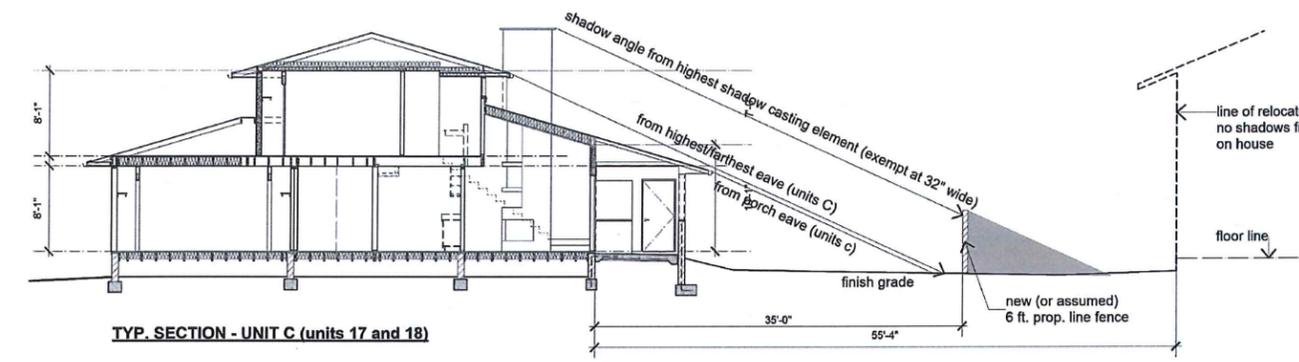
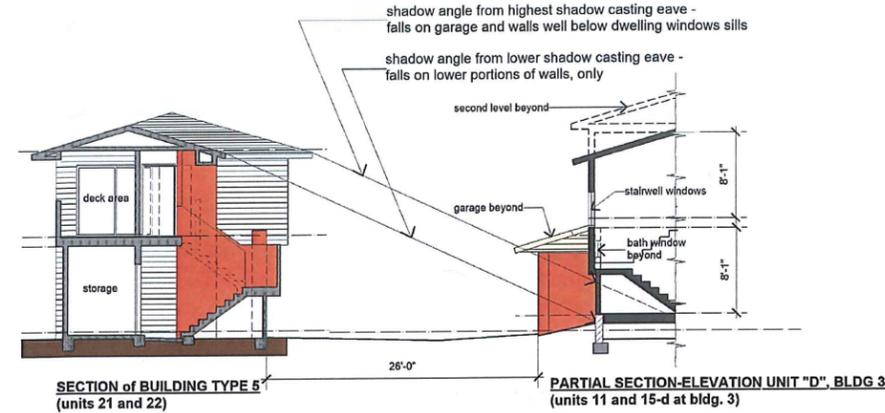
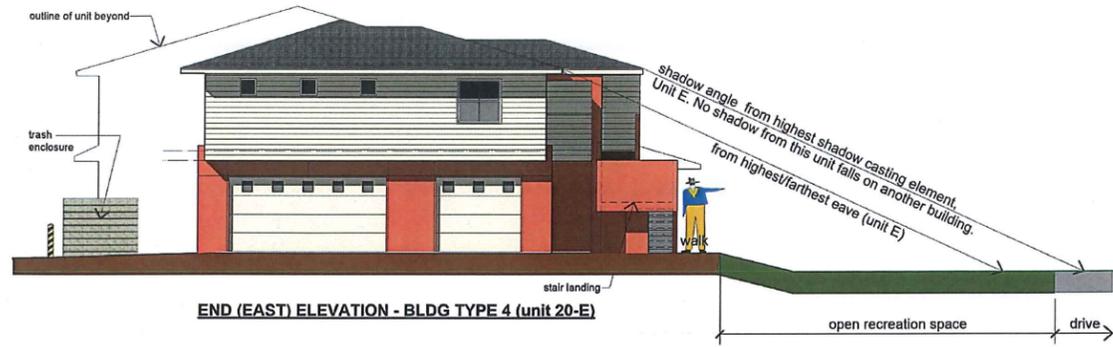
**PROPOSED PLANS & ELEVATIONS**  
**BUILDING TYPE 6**

TEN-SIXTY-EIGHT TOWNHOMES  
1068 MAIN STREET, ASHLAND, OREGON

SCALE: 1/8"



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mark@kda-homes.com  
www.kda-homes.com



NOTE: SHADOWS ARE BASED UPON SOLAR ANGLE ON DEC. 21ST. AT NOON

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City of Ashland

Gary R. Collins, AIA  
ARCHITECT + PLANNER

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541-702-2117 FAX

JUNE 19, 2017

BUILDING SHADOWS PROFILE STUDY  
TEN-SIXTY-EIGHT TOWNHOMES  
1088 MAIN STREET, ASHLAND, OREGON

SCALE: 1/8" = 1'-0"

KDAHomes  
plan. develop. build

Mark Knox  
Project Management/Planner  
Cell 541-821-3752  
CE # 20490

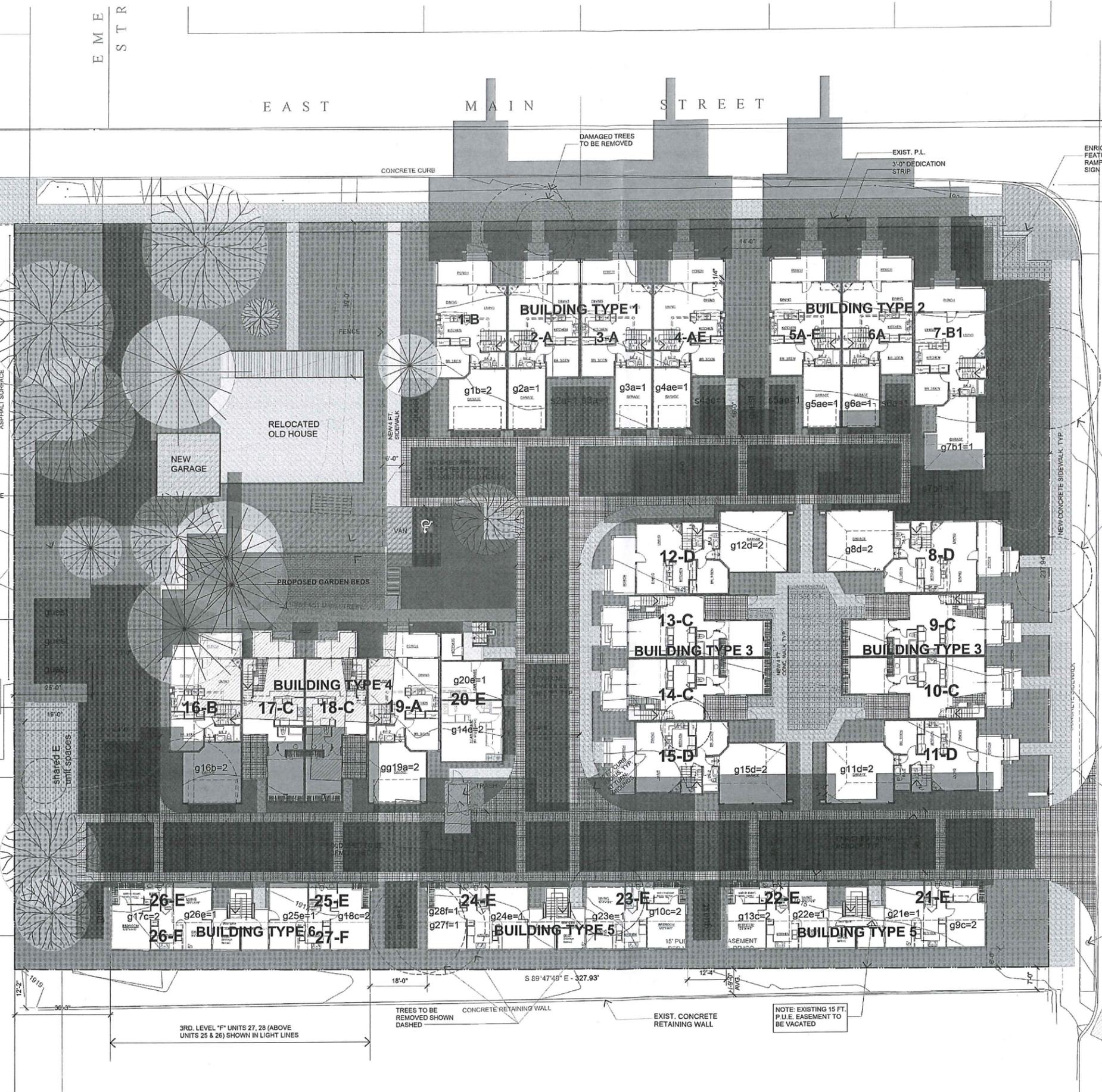
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mark@kda-homes.com  
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E M E  
S T R

E A S T  
M A I N  
S T R E E T

ADJACENT RESIDENTIAL

NOTE: EXISTING 50 FT. P.U.E. EASEMENT TO BE VACATED AND REDUCED TO 25 FT.

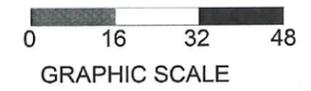


A V E N U E

M O U N T A I N

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 City of Ashland



**PUD PROPOSAL**  
**SITE PLAN - SHADOW STUDY**  
 TEN-SIXTY-EIGHT TOWNHOMES  
**KDA HOMES**

Gary R. Collins, AIA  
 ARCHITECT +  
 PLANNER

P.O. BOX 253  
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 541-702-2116  
 541-702-2117 FAX

JUNE 1, 2017  
 Rev. JUNE 19, 2017

**KDAHomes**  
 plan. develop. build

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 Project Management/Planner  
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 Ashland, Oregon 97520  
 mark@kda-homes.com  
 www.kda-homes.com

HIGH SCHOOL GAME FIELDS

NOTE: EXISTING 15 FT. P.U.E. EASEMENT TO BE VACATED

3RD. LEVEL "F" UNITS 27, 28 (ABOVE UNITS 25 & 26) SHOWN IN LIGHT LINES

TREES TO BE REMOVED SHOWN DASHED

CONCRETE RETAINING WALL

EXIST. CONCRETE RETAINING WALL

PROJECT ENTRY SIGN

20 FT. CURB RADIUS

NEW REQD. FIRE HYDRANT

DAMAGED TREES TO BE REMOVED

EXIST. P.L. 3'-0" DEDICATION STRIP

ENRICHED CORNER FEATURE, SIDEWALK RAMP, AND PROJECT SIGN

CONCRETE CURB

NEW CONCRETE SIDEWALK TYP

CONCRETE CURB

FENCE

ASPHALT SURFACE

FENCE

RELOCATED OLD HOUSE

NEW GARAGE

PROPOSED GARDEN BEDS

shared E. unit spaces

15' CURB RADIUS TYP. SEE NOTES

S 89°47'49" E - 327.93'

19'10"

30'-0"

18'-0"

12'-4"

1'-5'0" AVG.

7'-0"