

STAFF REPORT

File: CU24-02 – Type III Conditional use
SP24-06 – Type II Site Design Review
Location: 604 N Main St; 38-1W-09DA-3400, -3401 and -3402
Land Use District: Commercial Highway (C-H)
Date Notice Mailed: November 5, 2024
Date of Hearing: November 25, 2024

I. OWNER

Lindsay Johnston
Columbia Bells, LLC
PO Box 23408
Eugene, OR 97402

II. AGENT

Russell Arbuckle
802 N Clinton St Ste 1
Bloomington, IL 61701

III. PROJECT INFORMATION

The proposal is for a Conditional Use and Site Design Review to construct a 2,284 ft² drive-thru restaurant. The subject tract abuts North Main Street/Highway 99. Although vacant now, it was developed with a dwelling and a plumbing business before the Almeda Fire. The subject tract is relatively flat, but has a steep downward slope along the northeast property line. County-provided GIS data shows this tract is clear of flood plains, wetlands and expansive soils.



Surrounding Land Uses:

NORTH: Commercial-Highway (C-H), vacant property with access drive
 EAST: High Density Residential (R-3), Bear Creek Condominiums
 SOUTH: Commercial-Highway (C-H), vacant
 WEST: Commercial-Highway (C-H), drive-in auto repair shop

IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA

PLDC, Chapter 2.4 – Commercial - Highway (C-H)
 PLDC, Chapter 2.10 – Oregon 99 Setback Overlay Zone
 PLDC, Chapter 3.2 – Access and Circulation
 PLDC, Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls
 PLDC, Chapter 3.4 – Vehicle and Bicycle Parking
 PLDC, Chapter 3.5 – Street and Public Facilities Standards
 PLDC, Chapter 3.6 – Signs
 PLDC, Chapter 3.8 – Storm and Surface Water Management Standards
 PLDC, Chapter 3.9 – Erosion Prevention and Sediment Control
 PLDC, Chapter 3.12 – Outdoor Lighting
 PLDC, Chapter 4.2 – Development Review and Site Design Review
 PLDC, Chapter 4.4 – Conditional Use Permits

V. AGENCY COMMENTS

Rogue Valley Sewer Services (RVSS)
Jackson County Fire District 5 (JCFD5)
Oregon Department of Transportation (ODOT)

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

As proposed with conditions, the Site Design Review and Conditional Use Permit meets the standards outlined in the Phoenix Land Development Code. The proposed final order outlines all applicable standards, criteria and conditions used by staff to provide a recommendation to the Planning Commission.

The purpose of the Commercial Highway district is to provide for the development of easily accessible commercial areas that are intended to accommodate a mixture of retail businesses, services, and professional offices to serve the commercial and retail needs of the community and surrounding areas. In addition, this district will accommodate uses served by vehicles and other higher volume commercial uses.

VIII. RECOMMENDATION

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

IX. PROPOSED MOTION

"I move to approve CU24-02 and SP24-06, a Conditional Use and Site Design Review for the development of the site with the conditions of approval as outlined in the Planning Commission Final Order."

X. EXHIBITS

- A. Applicant Submittal
 - i. Application & Authorization Form
 - ii. Narrative
 - iii. Transportation Impact Analysis
 - iv. Site Plan
 - v. Landscape & Irrigation Plan
 - vi. Elevations
 - vii. Photometric Plan
 - viii. Stormwater Feasibility Letter
- B. Agency Comments
- C. Planning Commission Proposed Final Order

Respectfully Submitted,



Jeff Wilcox
Senior Planner