PACIFIC WALL SYSTEMS – STAFF REPORT

File: CU24-01 – Type III Conditional use
SP24-04 – Type II Site Design Review

Location: 100 Houston Road; 38-1W-09DC-3700

Land Use District: General Industrial (G-I)

Date Notice Published: July 18, 2024

Date of Hearing: August 12, 2024, cont'd to August 26, 2024

I. OWNER INFORMATION
Pursuit Properties, LLC
PO Box 4417
Medford, OR 97501

II. APPLICANT
Pacific Wall Systems
100 Houston Rd
Phoenix, OR 97535

III. AGENT
JB Steel Construction
190 N Ross Ln
Medford, OR 97501

IV. PROJECT UPDATE
The applicant's agent, JB Steel, has provided supplemental documentation, including a Revised Site Plan, Demolition Plan, Elevations and Improvement Details. They indicate that a revised Landscape Plan is also forthcoming.

V. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA
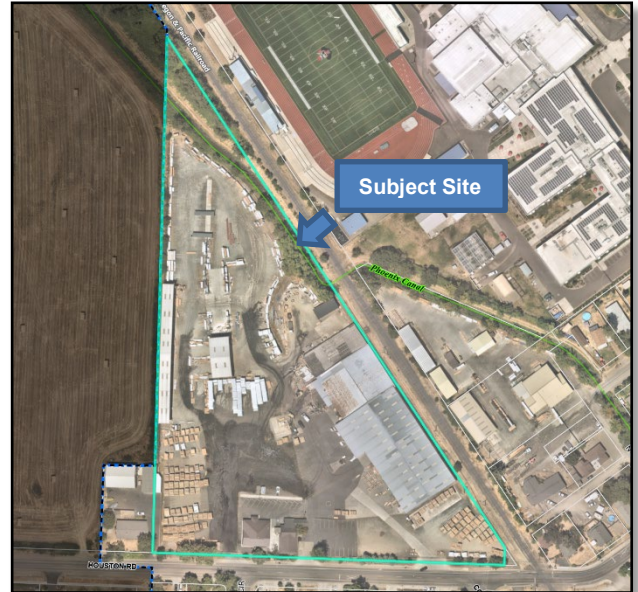PLDC, Chapter 2.5 – General Industrial District (G-I)
PLDC, Chapter 3.2 – Access and Circulation
PLDC, Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls
PLDC, Chapter 3.4 – Vehicle and Bicycle Parking
PLDC, Chapter 3.5 – Street and Public Facilities Standards
PLDC, Chapter 3.8 – Storm and Surface 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

VI. AGENCY COMMENTS
No new agency comments

VII. PUBLIC COMMENTS
None

VIII. PROPOSED MOTION

"I move to approve CU24-01 and SP24-04, 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 as amended"

IX. EXHIBITS

- Applicant's Revised Site Plan, Demolition Plan, Elevations and Improvement Details

Respectfully Submitted,

Jeff Wilcox
Associate Planner