

ADMINISTRATIVE NOTICE OF DECISION

File: SP24-03

Location: 72, 100, 112 and 124 Northridge Terrace; 38-1W-09BA-1800, 1900, 2000, 2200; 38-1W-09B-1402

Land Use District: High Density Residential (R-3)

Date Notice of Application mailed: July 12, 2024

Date of Decision: August 19, 2024

I. APPLICANT / OWNER INFORMATION

Applicant

John Duffie
CDArchitects, LLP
1175 E Main St Ste 2E
Medford, OR 97504

Owner

Esteban Gonzalez
5315 McLaughlin Dr
Central Point, OR 97502



II. PROJECT INFORMATION

File # SP24-03 reviewed and tentatively approved a proposal for an apartment complex with 28 dwelling units. Prior to 2020, this tract was developed with four multi-family buildings according to assessor records.

Copies of the decision, application, all documents and evidence submitted, and applicable criteria and standards are available for review at the Phoenix Community and Economic Development Department. Copies may be provided at the cost of 25 cents a page. Application materials and supporting documents can also be found at <https://www.phoenixoregon.gov/community-economic-development/planning/current-planning-actions>

This decision may be appealed to the Planning Commission if a Notice of Appeal is filed within 14 days of the date this notice was mailed and with the required fee in accordance with Chapter 4.1.4 (G) of the Phoenix Land Development Code. Appeals proceed according to the following procedures:

III. APPEAL PROCESS

4.1.4 (G) Appeals.

Type II decisions may be appealed to the Planning Commission as follows:

1. Notice of appeal. Any person with standing to appeal may appeal a Type II Decision by filing a Notice of Appeal according to the following procedures:
 - a. A Notice of Appeal shall be filed with the Planning Department within 14 days (not including the date mailed) of the date the Notice of Decision was mailed;
 - b. The Notice of Appeal shall contain:
 - (1) An identification of the decision being appealed, including the date of the decision;
 - (2) A statement demonstrating the person filing the Notice of Appeal has standing to appeal;
 - (3) A statement explaining the specific issues raised on appeal;
 - (4) If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period;
 - (5) Filing fee.
2. Scope of appeal. The appeal of a Type II Decision by a person with standing shall be limited to the specific issues raised during the written comment period, unless the Planning Commission allows additional evidence or testimony concerning any other relevant issue. The Planning Commission may allow such additional evidence if it determines that such evidence is necessary to resolve the case.

Date Mailed: August 19, 2024. The appeal period will expire 14 days after the mailing of this notice; the decision will be final on September 2, 2024.

Please contact Jeff Wilcox at jeff.wilcox@phoenixoregon.gov -or- 541-535-2050 Ext 318 with any questions pertaining to this Notice of Decision.