

INDUSTRIAL, SUMMIT BEVERAGE – STAFF REPORT

File: SP25-03 – Site Design Review
VR25-01 – Variance

Location: 3976 S Pacific Hwy; 38-1W-16AA-2101

Date Notice Mailed: October 17, 2025

Date of Hearing: November 10, 2025

I. OWNER / APPLICANT

Summit Partner Properties, LLC
100 C Street
Phoenix, OR 97535

II. AGENT

Lois De Benedetti
PO Box 238
Rogue River, OR 97537

III. PROJECT INFORMATION

A. Proposal

A request to rebuild an industrial structure with abutting parking, loading and landscaping at the Summit Beverage Facility.

B. Location

The subject property is located south of the W First St and S C Street intersection.

C. Development

The original building on the subject property was demolished and removed shortly after the damage occurred.

D. Physical Characteristics

The subject property has been cleared and has ready access to water, sewer, and power.

E. Access

The property has direct access onto S C Street.

F. Zoning / Overlays

The subject property is zoned General Industrial (G-I) and is not within any City Overlays.

G. Surrounding Uses

NORTH:	Medium Density Residential (R-2)
EAST:	Medium Density Residential (R-2)
SOUTH:	General Industrial (G-I), Local Logistics, LLC
WEST:	Light Industrial (L-I), Rogue Menagerie, LLC



IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) STANDARDS AND CRITERIA

PLDC, Chapter 2.5 – General Industrial (G-I) District
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 3.7 – Environmental Constraints
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 – ...Site Design Review
PLDC, Chapter 5.2 – Variances

V. AGENCY COMMENTS

Rogue Valley Sewer Services (RVSS)

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

According to County Assessor records, the original building measured 32,068 ft² and was built in 1966, prior to land use regulations and building code. Originally used by Associated Fruit Co. for fruit packing, Summit Beverage acquired the site in 2017 for beverage distribution. This building had structural members critically damaged by snow load in February 2025. Because the original building was determined to be a 'non-conforming' structure, permits for repair of the structural members were not approvable in accordance with PLDC § 5.3.2(B & D).

The request is to rebuild the structure at 27,840 ft² with abutting parking, loading and landscaping at the Summit Beverage Facility.

As proposed with conditions, the Site Design Review meets the standards outlined in the Phoenix Land Development Code provided that the requested variances are granted. The proposed final order outlines all applicable standards, criteria and conditions used by staff to provide a recommendation to the Planning Commission.

The General Industrial District accommodates a range of light and heavy industrial land uses. It is intended to segregate incompatible developments from other districts, while providing a high-quality environment for businesses and employees. This Chapter guides the orderly development of industrial areas based on the following principles:

- Provide for efficient use of land and public services
- Provide transportation options for employees and customers
- Locate business services close to major employment centers
- Ensure compatibility between industrial uses and nearby commercial and residential areas.
- Provide appropriate design standards to accommodate a range of industrial users, in conformance with the Comprehensive Plan.

VIII. RECOMMENDATION

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

IX. PROPOSED MOTION

"I move to approve SP25-01 and VR25-01 a Site Design Review with Variance for the development of the site with the conditions of approval as outlined in the Planning Commission Final Order."

X. EXHIBITS

- A. Applicant's Site Plan, Elevations, Landscape Plan and Findings
- B. Agency Comments
- C. Planning Commission Proposed Final Order

Respectfully Submitted,



Jeff Wilcox, Senior Planner