



MEDFORD PLANNING

STAFF REPORT

for a Type-III quasi-judicial decision: **Type III Zone Change**

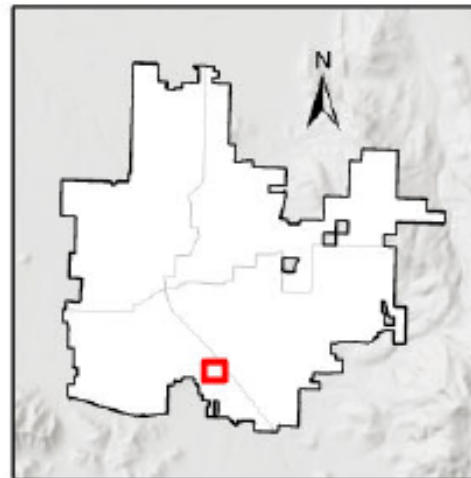
Project Charlotte Ann Road Zone Change
File no. ZC-25-006
To Planning Commission *for April 24, 2025 hearing*
From Sarah Sousa, Planner III
Reviewer Carla Angeli Paladino, Principal Planner
Date April 17, 2025

BACKGROUND

Proposal

Consideration of a city-initiated zone change from SFR-00 (Single Family Residential, 1 unit per existing lot) to MFR-20 (Multi-Family Residential -20 units per gross acre) of four parcels totaling approximately 1.75 acres, located on Charlotte Ann Road (371W32C Tax Lots 2000, 2201, 3400, and 4000).

Vicinity Map



Subject Site Characteristics

Property	GLUP	Existing Zone	Proposed Zone	Existing Use	Acreage	Owner
445 Charlotte Ann Road	UH	SFR-00	MFR-20	Single family home	0.43	Deborah Corning
535 Charlotte Ann Road	UH	SFR-00	MFR-20	Single Family home	0.43	Jon Paauwe
430 Charlotte Ann Road	UH	SFR-00	MFR-20	Single Family Home	0.44	Jacob Brown
No address 371W32C4000	UH	SFR-00	MFR-20	Vacant	0.45	Michael/Patricia Johnson
Total Acreage					1.75	

All of the owners of the above properties have consented in writing to the subject zone change.

Surrounding Site Characteristics

North Zone: Regional Commercial and SFR-00
 Use(s): Vacant Land

South Zone: SFR-00
 Use(s): Bear Creek Golf Course

East Zone: SFR-00 and SFR-4
 Use(s): Bear Creek / Interstate 5

West Zone: Light Industrial (across South Pacific Highway)
 Use(s): Harry & David facility

Related Projects

CP-13-032 UGBA Phase 1: Internal GLUP Amendment

Approval Authority

This is a Type III land use decision. The Planning Commission is the approving authority under Medford Land Development Code (MLDC) Section 10.108(1).

ISSUES AND ANALYSIS

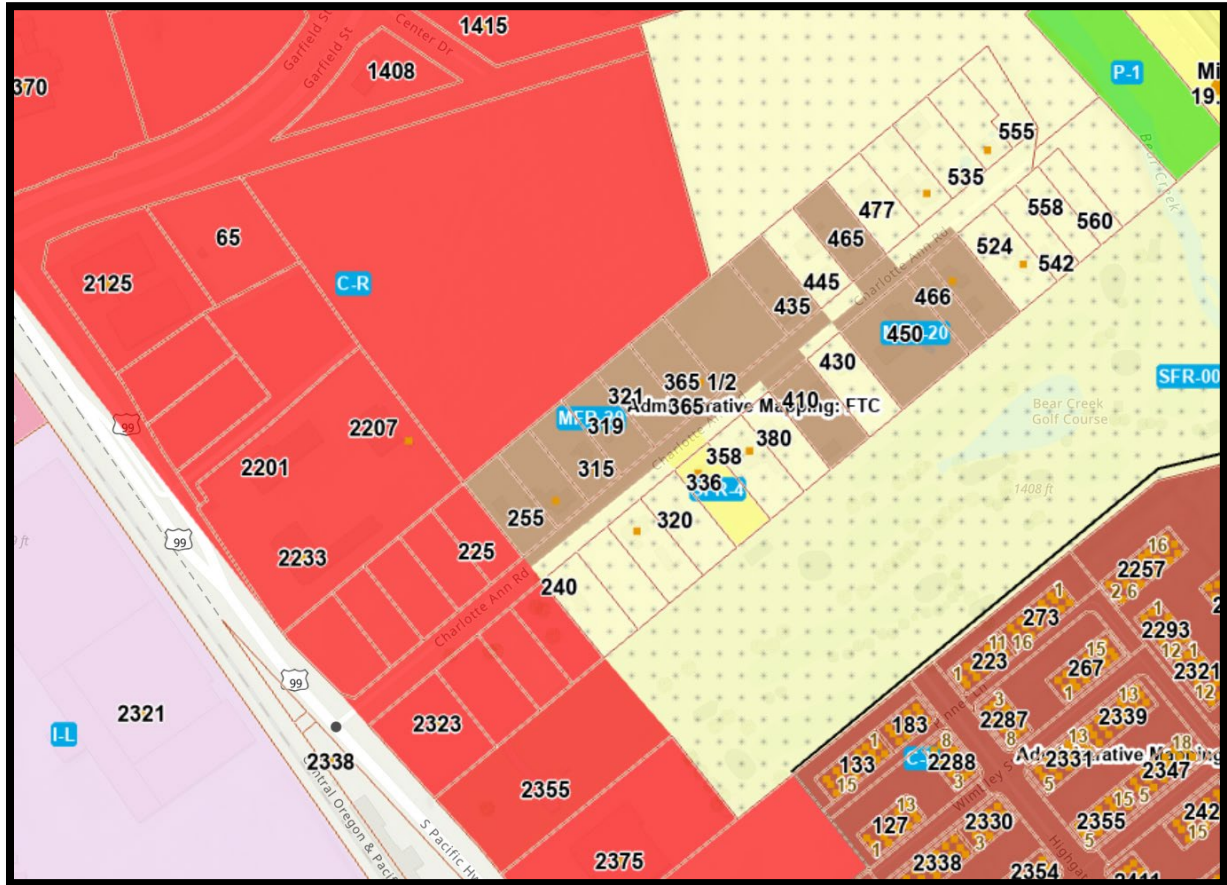
Background

As part of the Urban Growth Boundary Amendment process, the City changed the General Land Use Plan (GLUP) designations of approximately 500 acres to improve land use efficiency in 2014. General Land Use Plan map changes were made to re-classify lands, known as the Selected Area Lands (SALs). The changes were primarily from Industrial to Commercial or from low density residential to medium or high density residential. Each of the subject properties were included in that process in 510b, a 23 acre area that changed from Urban Residential to Urban High Density Residential. This process did not include zone changes corresponding to the new General Land Use Plan designations.

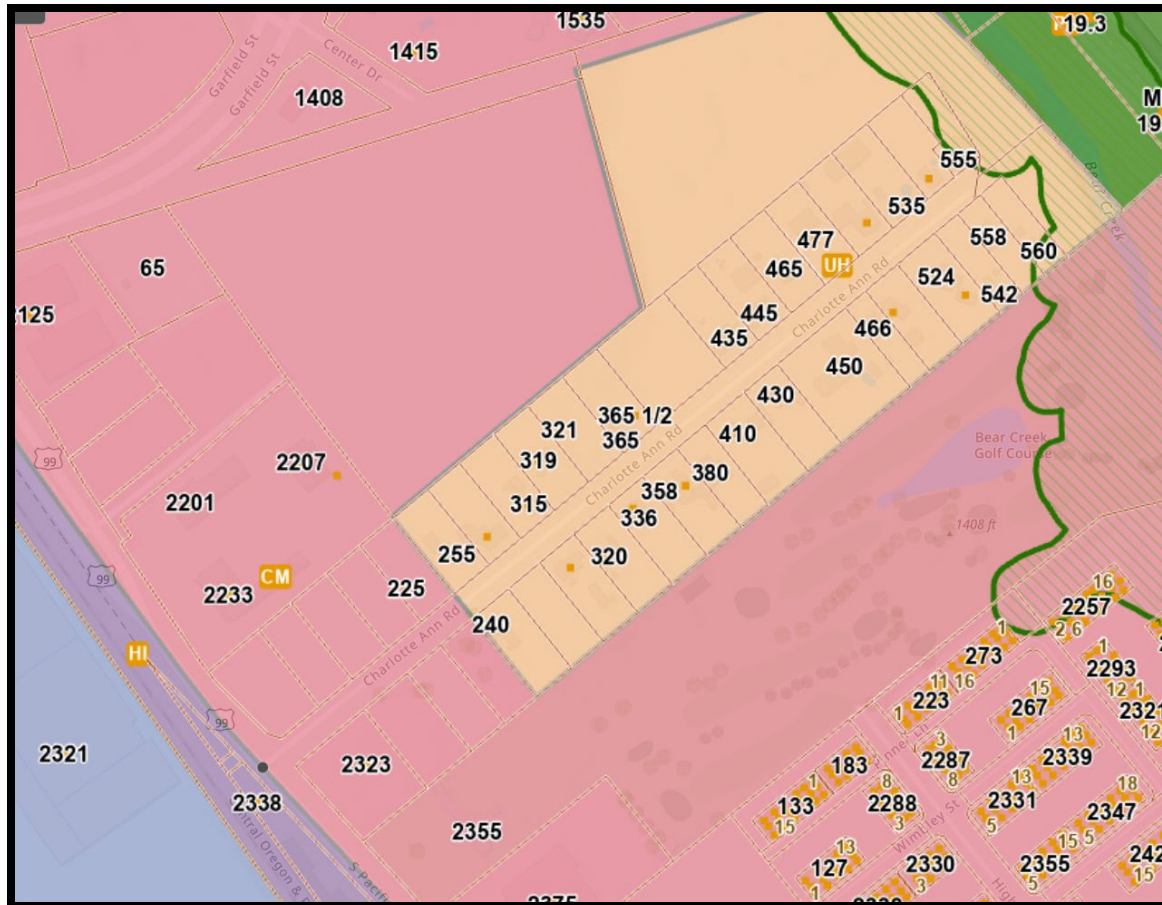
To promote more housing, the City initiated a program to process zone changes on behalf of consenting property owners that were included in the Selected Area Lands. This program is aimed at smaller properties that were given a Medium or High Density Residential General Land Use Plan designation. This is the fifth round of City-initiated zone changes since 2020. Zone changes approved with this program include one in the same vicinity (ZC-21-073). The previous rounds of City-initiated zone changes are shown below.

File No.	Name of Project	# of Properties	Acreage
ZC-20-256	Westwood Drive Zone Change to MFR-15 and MFR-20	6	9.44
ZC-20-324	Coker Butte Road and Springbrook Road Zone Change to MFR-15	5	5.64
ZC-21-073	Charlotte Ann Zone Change to MFR-20	11	5.57
ZC-23-195	Sunset Avenue and Westwood Avenue Zone Change to MFR-20	7	8.5

Zoning Map



GLUP Map



Analysis

GLUP/TSP Consistency

The General Land Use Plan (GLUP) designation for the subject areas is UH (Urban High Density Residential). According to the General Land Use Plan Element of the *Comprehensive Plan*, the MFR-20 zoning district is the permitted zone within that designation.

A traffic Impact Analysis (TIA) is required when an application has the potential of generating more than 250 net Average Daily Trips (ADT). Based upon the increase of vehicle trips that would be generated by the proposed new zoning, an analysis was required and submitted with the application. The Public Works Department reviewed the analysis and submitted comments are discussed below.

Locational Criteria

Zone changes to multi-family zones do not include locational criteria.

Facility Adequacy

MLDC 10.204(3) requires demonstration that Category A facilities (storm drainage, sanitary sewer, water and transportation) must already be adequate in condition, capacity and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.

The agency comments included in Exhibits B-E, demonstrate that Category A facilities are adequate to serve the properties at the time of development.

Committee Comments

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Applicable Criteria MLDC Section 10.204: Zone Change Criteria

The Planning Commission shall approve a quasi-judicial, minor zone change if it finds that the zone change complies with subsections (1) through (3) below:

(1) The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.

Findings

Medford's Transportation System Plan (TSP) provides a framework for the implementation of the statewide Transportation Goal (Goal 12). It explains how government agencies are responsible for transportation planning to address all modes of travel along with existing and future transportation needs.

Land Development Code Sections 10.460 and 10.461 identifies when a traffic impact analysis is needed based upon proposed development. An analysis is required when the proposed zoning on property has the potential to generate more than 250 net average daily vehicle trips beyond the existing zoning. The proposed zoning is expected to generate an increase of more than 250 average daily trips than with the existing zoning. Since this is in excess of 250 average daily trips, a traffic impact

analysis was required to be submitted. An analysis was performed by Southern Oregon Transportation Engineering. The report shows no significant impact to the transportation system (Exhibit F). The Medford Public Works Department – Traffic Engineering Division reviewed the traffic impact analysis and agreed with that conclusion.

The proposed MFR-20 zoning is consistent with the properties underlying General Land Use Plan designation of Urban High Density Residential (UH).

Conclusions

Satisfied. The net increase in vehicle trips generated with the proposed zone change required a traffic impact analysis to be submitted. A traffic impact analysis was submitted that found no significant impact to the transportation system.

The subject properties General Land Use Plan designation is UH. The MFR-20 zoning is found to be consistent with the UH designation. The Commission can find this criterion is satisfied.

(2) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.

Findings

There are no additional locational standards for the multi-family zones. Also, none of the subject properties are in a special plan area.

Conclusions

Not Applicable. No locational criteria exist for the proposed multi-family zones and none of the properties are in a special plan area. The Commission can find this criterion is not applicable.

(3) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in

Section 10.462 and Goal 2 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.

- (a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.*
- (b) Adequate streets and street capacity must be provided in one (1) of the following ways:*
 - (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or*
 - (ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or*
 - (iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one of the following occurs:*
 - (a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or*
 - (b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.*
 - (iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.*
- (c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which*

must be recorded with proof of recordation, returned to the Planning Department, and may include, but are not limited to the following:

- (i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,*
- (ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,*
- (iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.*

Findings

The Public Facilities Element of the Medford Comprehensive Plan provides a list of Category "A" services and facilities to be considered, which include water service, sanitary sewer, storm drainage, streets & transportation facilities. Below is a discussion of each.

Water Service

The Medford Water Commission has no objection to the proposed zone change (Exhibit D). Their memo states there is a 6-inch water main within Charlotte Ann Road. Future development may be required to upgrade the water line within Charlotte Ann Road.

Sewer Service

The subject properties are within the Rogue Valley Sewer Services (RVSS) area. There is an existing 12-inch sewer main along Charlotte Ann Road. According to RVSS, there is adequate system capacity for the proposed zone change (Exhibit E).

Storm Drainage

According to the Public Works Report, there are roadside ditches on the north and south sides of Charlotte Ann Road (Exhibit B). The stormwater from Charlotte Ann Road has historically drained across two tax lots at the east end of the street. The drainage comes together and drains north paralleling Bear Creek.

Transportation

All the subject properties have access on Charlotte Ann Road. Charlotte Ann is a local street in the City of Medford but maintained by Jackson County. Charlotte Ann Road is accessed off South Pacific Highway, a state highway.

Rogue Valley Transportation District (RVTD) provides transit services within the vicinity of the subject properties. A transit stop is available across from Charlotte Ann at the west side of the highway (southbound stop). Approximately 650 feet south of Charlotte Ann Road (on the east side of the highway) is another transit stop (northbound stop). In regards to air travel, the Medford Jackson County International Airport is located approximately 5 miles from the subject properties.

The Public Works Department reviewed the traffic impact analysis submitted from Southern Oregon Transportation Engineering. The analysis evaluated street and intersection capacity, sight distance, queuing, turn lane criteria, and crash history. The summary of that study states that the zone changes can be approved without causing adverse impacts on the transportation system. The Public Works Department memo concurs with that analysis.

Conclusions

Satisfied. The agency comments included in Exhibits B-E demonstrate that Category A facilities are adequate to serve the properties at the time of development. The Commission can find that this criterion is met.

Goal 10 Findings

Goal 10 requires that *“plans shall encourage the availability of adequate number of needed housing units at price ranges and rent levels which are commensurate with financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.”*

The subject properties all have the Urban High Density Residential General Land Use Plan (GLUP) designation. The single family holding zoning on the properties is not consistent with the GLUP designation. The current zoning only allows for detached single family homes and accessory dwelling units. All the subject properties are changing to the MFR-20 zoning which allows for more diverse housing types, including townhomes, duplexes, apartments, mobile home parks, and group quarters.

Medford's Housing Element – Needed Housing between 2022-2042	
Single Family Detached	7,207 dwelling units
Single Family Attached	917 dwelling units
Duplexes, Triplex, Quadplex	1,703 dwelling units
Multi-Family Attached	3,275 dwelling units
Total	13,102 dwelling units

In addition, the proposed zoning allows for more housing units than is allowed in the current zone. The number of units allowed under the existing zone for the subject properties is a maximum of 4 units. Under the proposed zoning, the number of units allowed is 30-40.

Conclusions

Satisfied. The proposed zoning would allow a minimum of 26 more units than what would be allowed under the current zoning. This allowance for more housing types and more units provides greater opportunities for housing people of all income levels.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of ZC-25-006 per the staff report dated April 17, 2025, including Exhibits A through F.

EXHIBITS

- A Assessor's Map for subject properties
- B Public Works Department Memo dated March 5, 2025
- C Jackson County Roads Memo dated February 24, 2025
- D Medford Water Commission Memo dated February 26, 2025
- E Rogue Valley Sewer Service Memo dated February 19, 2025
- F Traffic Impact Analysis Summary
Vicinity Map

PLANNING COMMISSION AGENDA:

APRIL 24, 2025



PUBLIC WORKS DEPARTMENT STAFF REPORT

Charlotte Anne Road (TLs 2000, 2201, 3400 & 4000) Zone Change – SFR-00 to MFR-20

Project: Proposal for a city-initiated zone change from SFR-00 (Single Family Residential, 1 unit per existing lot) to MFR-20 (Multi Family Residential, 20 dwelling units per gross acre) of four parcels totaling approximately 1.75 acres.

Location: The parcels are located on Charlotte Ann Road (371W32C Tax Lots 2000, 2201, 3400, and 4000).

Applicant: Applicant/Agent: City Initiated; Planner: Sarah Sousa

The Medford Land Development Code (MLDC), Section 10.204(2)(c) requires a zone change application demonstrate Category 'A' urban services and facilities are available or can and will be provided to adequately serve the subject property. The Public Works Department reviews zone change applications to assure the services and facilities under its jurisdiction meet those requirements. The services and facilities that the Public Works Department manages are sanitary sewers within the City's service boundary, storm drains, and the transportation system.

I. Sanitary Sewer Facilities

This site lies within the Rogue Valley Sewer Service (RVSS) area. The Applicant shall contact RVSS to see if sanitary sewer services and facilities are available and have capacity to serve this property under the proposed zoning.

II. Storm Drainage Facilities

There are currently roadside ditches on the north and south sides of Charlotte Ann Road. The stormwater from Charlotte Ann Road has historically drained across the two tax lots (2700/2401) at the east end of the street. The drainages come together and appear to drain north paralleling Bear Creek.

Public Works does not see a storm drainage easement or restricted zone change being necessary due to the following:

- The roadway has historically drained through tax lots 2700 and 2401.
- There does not appear to be any risk of property damage to structures down gradient of the roadway.
- At the end of Charlotte Ann Road, the two tax lots are almost wholly within the Riparian Corridor and are in the mapped floodway for Bear Creek.
- Future development on these properties will require stormwater quality treatment, retention, and detention, which shall comply with Medford Land Development Code (MLDC) Sections 10.486 and 10.729 and the Rogue Valley Stormwater Quality Design Manual. This will limit post-development stormwater outflow to pre-development levels.

For comparison, ZC20-256 was a City-initiated zone change along Westwood Drive. Public Works conditions called for a restricted zone change due to Westwood Drive not having connection to a drainage facility as a pipe or swale was needed to accommodate drainage to Little Elk Creek.

III. Transportation System

Public Works received a Transportation Impact Analysis (TIA) from Southern Oregon Transportation Engineering, dated December 30, 2024, titled "Charlotte Ann Road SFR-00 To MFR-20 Zone Change." The development is to occur on parcels 371W33C 2000, 2001, 3400 and 4000, comprised of 1.75 acres, located on Charlotte Ann Road.

No conditions pertaining to streets, street capacity, or access are requested by Public Works at this time.

Prepared by: Lyndee Stidham

Reviewed by: Doug Burroughs

The above report is based on the information provided with the Zone Change Application submittal and is subject to change based on actual conditions, revised plans and documents or other conditions. A full report with additional details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection shall be provided with a Development Permit Application.



JACKSON COUNTY

Roads

Bron Johnson
Construction Manager

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6274
Fax: (541) 774-6295
JohnsoBL@jacksoncounty.org

www.jacksoncounty.org

February 24, 2025

Attention: Sarah Sousa
Planning Department
City of Medford
200 South Ivy Street, Lausmann Annex, Room 240
Medford, OR 97501

RE: Planning File: ZC-25-006; 371W32C Tax Lots 2000, 2201, 3400, & 4000
Zone change of four parcels on
Charlotte Ann Road – a County maintained road

Thank you for the opportunity to comment on this proposal for a city-initiated zone change from SFR-00 (Single Family Residential, 1 unit per existing lot) to MFR-20 (Multi Family Residential, 20 dwelling units per gross acre) of four parcels totaling approximately 1.75 acres, located on Charlotte Ann Road (371W32C Tax Lots 2000, 2201, 3400, and 4000).

Jackson County Roads have the following comments:

1. Jackson county has reviewed the TIA dated December 30, 2024, prepared by Southern Oregon Transportation and finds the document to be acceptable.
2. Jackson County's General Administration Policy #1-45 sets forth the County's position as it relates to the management of County roads located within existing or proposed city limits or Urban Growth Boundaries (UGB). The County has no current plans for improvements to Charlotte Anne Road. Jackson County Roads recommends that the city request road jurisdiction.
3. Any new or improved roads inside the Urban Growth Boundary or expanded Urban Growth Boundary shall be permitted, inspected and become the sole jurisdiction of the City of Medford.
4. This road was built to a rural low volume standard that is no longer current. This road was not built to commercial/industrial standards and will not withstand the additional traffic. Due to recent zoning changes in the area, Jackson County is concerned and Jackson County will not allow new access to Charlotte Ann Road.
5. If county storm drain facilities are to be utilized, the applicant's registered Engineer shall provide a hydraulic report and plans for review and approval by Jackson County Roads. Storm drainage runoff is limited to that area currently draining to the County storm drainage system. Capacity improvements or on-site

detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project the developer's Engineer shall certify that the construction of the drainage system was constructed per the approved plan. A copy of the certification shall be sent to Jackson County Roads.

6. Storm water should meet City of Medford requirements that also include water quality. Please note that there are drainage problems in this area and the City of Medford maintains the storm water system.
7. Charlotte Ann Road is a County Urban Local Road and is maintained by the County. The Average Daily Traffic count is inactive at this time. It was 342 on 8/17/1998, 1033 feet east of Highway 99
8. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk.
9. The applicant shall submit construction plans to Jackson County Roads, so we may determine if county permits will be required.
10. We would like to be notified of future development proposals, as county permits may be required.
11. Please contact the Oregon Department of Transportation for comments.

If you have any questions or need further information feel free to call me at 774-6274.

Respectfully,

A handwritten signature in black ink, appearing to read "Bron Johnson", written over a horizontal line.

Bron Johnson
Construction Manager



TO: Planning Department, City of Medford

FROM: Juston Menteer; System Development Engineering Tech

SUBJECT: ZC-25-006 (City-Initiated Zone Change)

PARCEL ID: 37-1W-32C Tax Lots 2000, 2201, 3400, and 4000

PROJECT: Proposal for a city-initiated zone change from SFR-00 (Single Family Residential, 1 unit per existing lot) to MFR-20 (Multi Family Residential, 20 dwelling units per gross acre) of four parcels totaling approximately 1.75 acres, located on Charlotte Ann Road (371W32C Tax Lots 2000, 2201, 3400, 4000 and 4100).

Agent contact: City Sponsored Application

City Planner: Sarah Sousa, Planner III sarah.sousa@cityofmedford.org

Associated Files: NONE

MEMO DATE: 2-26-25

LAND DEVELOPMENT COMMITTEE DATE: 3-5-25

I have reviewed the project application provided above, as requested. The purpose of this memo is to furnish the Applicant with all pertinent information and requirements necessary for a successful approval process with Medford Water. Please take note of the following comments and conditions.

COMMENTS:

1. Medford Water has sufficient capacity for the proposed zone change from SFR-00 (Single Family Residential, 1 unit per existing lot) to MFR-20 (Multi Family Residential, 20 dwelling units per gross acre) of four parcels totaling approximately 1.75 acres.
2. An existing 6" waterline runs within Charlotte Anne Rd.
3. The project is within Medford Water's gravity pressure zone.
4. Given the size of the water line and the request for multi-family zoning, future development may be required to upgrade the water line within Charlotte Anne Rd. This could include upgrading the 6-inch main from South Pacific Hwy to full frontage of any future site. Such upgrades may be necessary to meet required fire flow standards for future developments. Future developments should coordinate with Medford Water and City of Medford Fire for such conditions.

STANDARD CONDITIONS:

1. The water facility planning/design/construction process will be done in accordance with the current Medford Water "Regulations Governing Water Service" and "Standards for Water

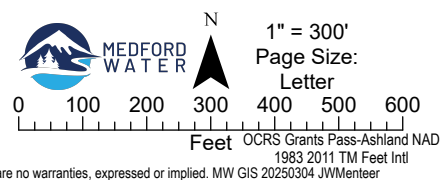


Facilities/Fire Protection Systems/Backflow Prevention Devices.”

2. Applicant’s plans, easement documents and other relevant documents shall be submitted directly to Medford Water for review at EngineeringReview@MedfordWater.org. For the best possible coordination, it is suggested that submittal to Medford Water occur concurrently with submittal of the utility site plans to the City of Medford. The Applicant’s Civil Engineer shall coordinate with Medford Water Engineering staff to obtain approval of water facility plans. Additional reviews may be required once water construction plans are submitted to ensure compliance with Medford Water Standards.
3. Medford Water reserves the right to request additional requirements if the application is altered or modified.
4. Applicant’s Civil Engineer shall coordinate with Medford Water Engineering staff for size and location of the water meter(s) and payment of any installation and SDC fees. Please carefully consider the proposed locations for water services to ensure that adequate separation will be provided between the proposed trees and existing and proposed water facilities. Water meters may not be located within driveways, including flares.
5. Appropriate easements must be dedicated over public water main facilities (including fire services, fire hydrants, ARVs and water services/meters) which cross through or lie within private property.
6. Water services (including irrigation services) may not be “shared” across property lines; each lot must have its own water service(s).
7. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments for all water services (domestic, irrigation, fire) and when additional or secondary water sources exist on a parcel (such as a well). Appropriate backflow prevention devices will be verified on all new and existing services during plan review. New backflow prevention devices shall be tested by an Oregon-certified backflow assembly tester. See the Oregon Health Authority’s website for list of certified testers at the following web link:
<https://www.oregon.gov/oha/PH/healthyenvironments/drinkingwater/crossconnection/pages/publiclist.aspx>.



ZC-25-006
 City-Initiated Zone Change
 371W32C Tax Lots 2000, 2201, 3400, and 4000



This map is based on a digital database compiled by Medford Water from a variety of sources. Medford Water cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied. MW GIS 20250304 JWM/teeter



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

February 19, 2025

City of Medford Planning Department
200 S. Ivy Street
Medford, OR 97501

Re: ZC-25-006, City-Initiated Zone Change (371W32C Tax Lots 2000, 2201, 3400, and 4000)

ATTN: Sarah,

The subject property is within the RVSS service area. There is an existing 12 inch sewer main along Charlotte Ann Rd which has adequate capacity within the adjacent sewer system to support the proposed zoning. Future development must comply with RVSS standards.

Sincerely,

Nicholas R. Bakke, P.E.
District Engineer



Charlotte Ann Road SFR-00 to MFR-20 Zone Change

Traffic Impact Analysis

December 30, 2024

Prepared By:



*TRANSPORTATION
ENGINEERING, LLC*

SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC

I. EXECUTIVE SUMMARY

Summary

Southern Oregon Transportation Engineering, LLC prepared a traffic impact analysis for a proposed zone change from Single Family Residential SFR-00 to Multifamily Residential MFR-20 in Medford, Oregon. The subject property consists of five parcels located along Charlotte Ann Road, east of OR 99 (371W32C tax lots 2000, 2201, 3400, 4000 and 4100).

Four of the five parcels currently have single family dwelling units residing on them. Access is provided directly from Charlotte Ann Road. No other access was assumed in the analysis.

One study area intersection was evaluated under existing year 2024 and future year 2038 no-build and build conditions. The study area intersection is considered an ODOT facility, but the connecting street (Charlotte Ann Road) is under County jurisdiction.

Conclusions

The findings of the traffic impact analysis conclude that the proposed zone change from SFR-00 to MFR-20 can be approved without causing adverse impacts on the transportation system. The analysis evaluated street and intersection capacity, sight distance, queuing, and crash history. A summary of results is provided below.

City of Medford

1. No study area intersections are under City of Medford jurisdiction, so none were evaluated operationally using City standards.

Jackson County

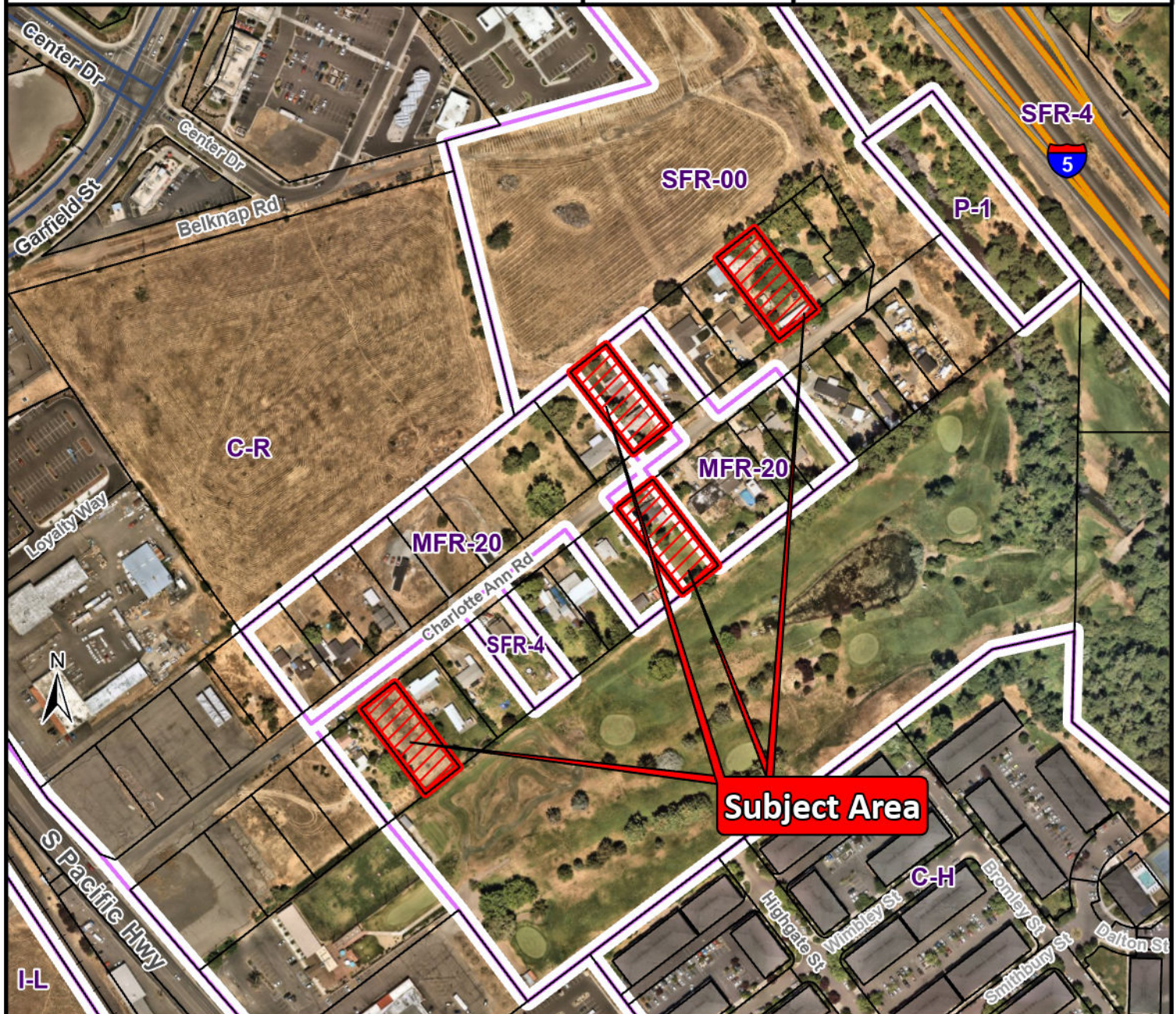
1. No study area intersections are under Jackson County jurisdiction, so none were evaluated operationally using County performance standards.
2. Charlotte Ann Road is a local street in the City of Medford maintained by Jackson County. The Jackson County TSP has a desired carrying capacity of 2,000 ADT for a local urban street. The potential traffic generated from MFR-20 zoning is estimated to increase traffic on Charlotte Ann Road from 1,110 ADT to 1,409 ADT under future year 2038 conditions, which is shown to be within the desired capacity.
3. Sight distance is shown to be adequate from Charlotte Ann Road.

ODOT

1. The intersection of Charlotte Ann Road / OR 99 is shown to meet mobility targets in the Oregon Highway Plan (OHP) under all analysis scenarios.
2. 95th percentile queue lengths are not shown to exceed available link distances or create safety concerns.
3. The study area intersection was not shown to have a crash rate exceeding the critical crash rate. One reported collision in July of 2019 involved a bicyclist that resulted in minor injury. The bicyclist was wearing dark clothing and was not visible to the driver. The collision was not due to any geometric or design flaws.

This analysis was undertaken to address issues of compliance with the City of Medford Comprehensive Plan, Land Development Code, and Oregon Transportation Planning Rule (TPR) in

Oregon Administrative Rules (OAR) Chapter 660, Division 012. The analysis was equally undertaken to address issues of compliance with the Jackson County Transportation System Plan (TSP) and Oregon Highway Plan (OHP). Based upon our analysis of streets and intersections within the study area, it is concluded that the proposed zone change can be approved without significantly affecting any existing or planned transportation facility under City of Medford, Jackson County, or ODOT jurisdiction.



Project Name:

City Initiated Zone Change - SFR-00 to MFR-20

Map/Taxlot:

MAPLOT	FEEOWNER	ACRES
371W32C2000	CORNING DEBORAH	0.43
371W32C2201	PAAUWE JON H	0.43
371W32C3400	BROWN JACOB NATHANIEL TRUSTEE	0.44
371W32C4000	JOHNSON PATRICIA L/MICHAEL	0.45

0 125 250
Feet

Legend

- Subject Area
- Tax Lots
- Zoning Districts

Date: 1/13/2025

