



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, May 13, 2025

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

I. CALL TO ORDER

7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. ANNOUNCEMENTS

1. Staff Announcements
2. Advisory Committee Liaison Reports

III. CONSENT AGENDA

1. Approval of Minutes
 - a. April 22, 2025 Study Session
 - b. April 22, 2025 Special Meeting

IV. PUBLIC FORUM

Note: To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you wish to discuss an agenda item electronically, please contact PC-public-testimony@ashland.or.us by May 13, 2025 to register to participate via Zoom. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/96672253968>

V. TYPE III PUBLIC HEARINGS

PLANNING ACTION: PA-T3-2024-00011
SUBJECT PROPERTY: 1511 Highway 99 North
APPLICANT/OWNER: Casita Developments, LLC
Kendrick Enterprises LLC (Robert Kendrick)
Linda Zare, Property Owner

DESCRIPTION: A request for the **Annexation** of 8.62 acres located at 1511 Highway 99 North into the City of Ashland, along with 6.6 acres of adjacent Oregon Department of Transportation state highway right-of-way and 7.68 acres of California Oregon & Pacific/Genessee-Wyoming Railroad Company railroad property. The property is currently located in Jackson County and zoned Rural Residential (RR-5); with **Annexation** the property would be brought into the City as Low Density, Multi-Family Residential (R-2). Concurrent with Annexation, the application also requests: a **Property Line Adjustment** to adjust the boundary between Lots 1700 and #1702 (only Tax Lot #1702 is proposed to be annexed); **Outline & Final Plan** subdivision approval to create nine lots; **Site Design Review** to construct 210 apartments in ten buildings including at 24 affordable units; an **Exception to the Site Development and Design Standards**; an **Exception to the Street Design Standards**; and **Tree Removal Permits** to remove two trees greater than six-inches in diameter at breast height.

COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING: Existing** – County RR-5 Rural Residential, **Proposed** – City R-2 Low Density Multi-Family Residential; **ASSESSOR'S MAP:** 38 1E 32; **TAX LOT #'s:** 1702 (boundary adjusted with 1700)

VI. OPEN DISCUSSION

VII. ADJOURNMENT

Next Meeting Date: May 27, 2025