



CITY OF  
ASHLAND

*Better Together*



40-44 Scenic & TL 7302

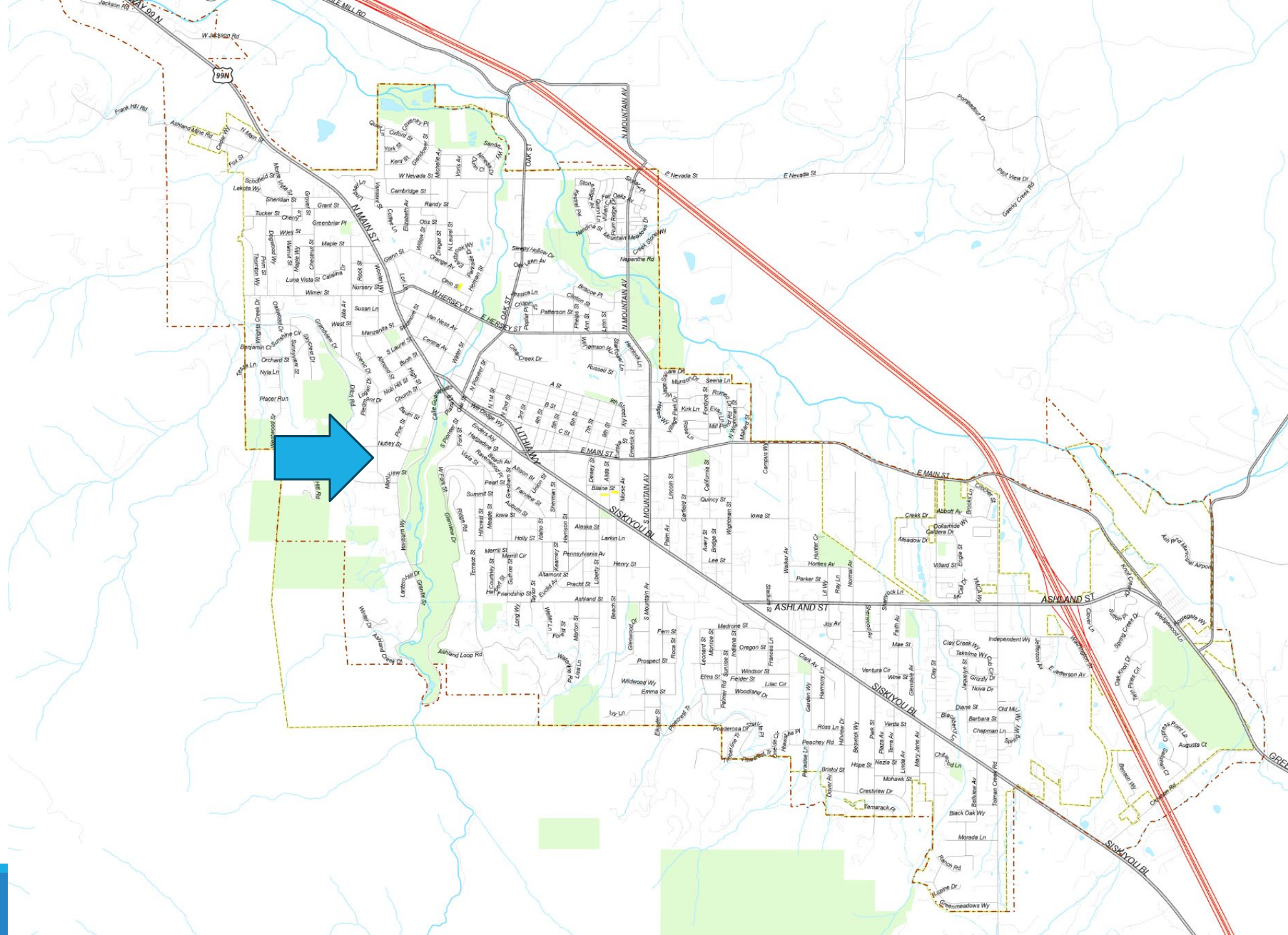
PLANNING  
COMMISSION  
DEC 9, 2025

# 40 Scenic & Tax Lot 7302

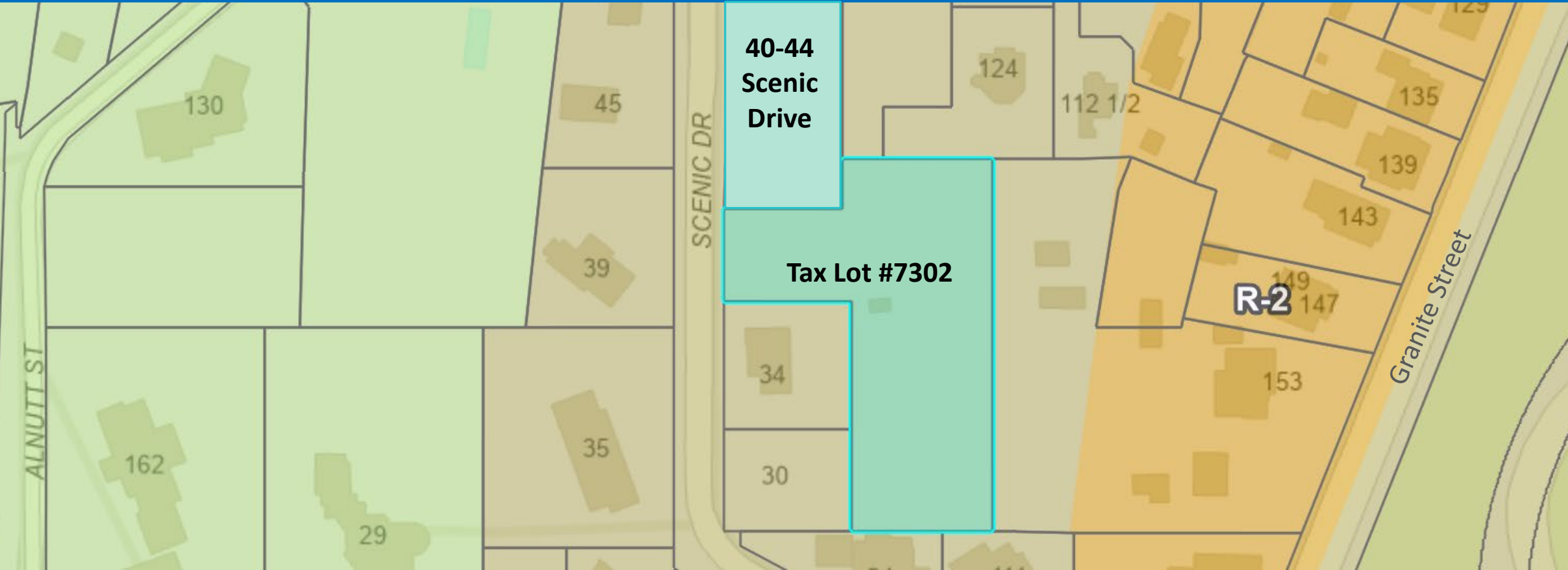
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The application is a request for concurrent **Outline and Final Plan** approval for a five-lot Performance Standards Option (PSO) subdivision. The proposed subdivision includes four new residential lots and one existing residential lot for the properties located at 40 Scenic Drive and the vacant adjacent Tax Lot #7302.

The application includes a **Physical & Environmental Constraints Review Permit** to construct a driveway on hillside lands, and a request for an **Exception to the Street Standards** to not install parkrow planting strip and instead retain the existing curb-tight sidewalk. The application also includes a request for a **Tree Removal Permit**; ten trees are proposed for removal and seven of these are significant.

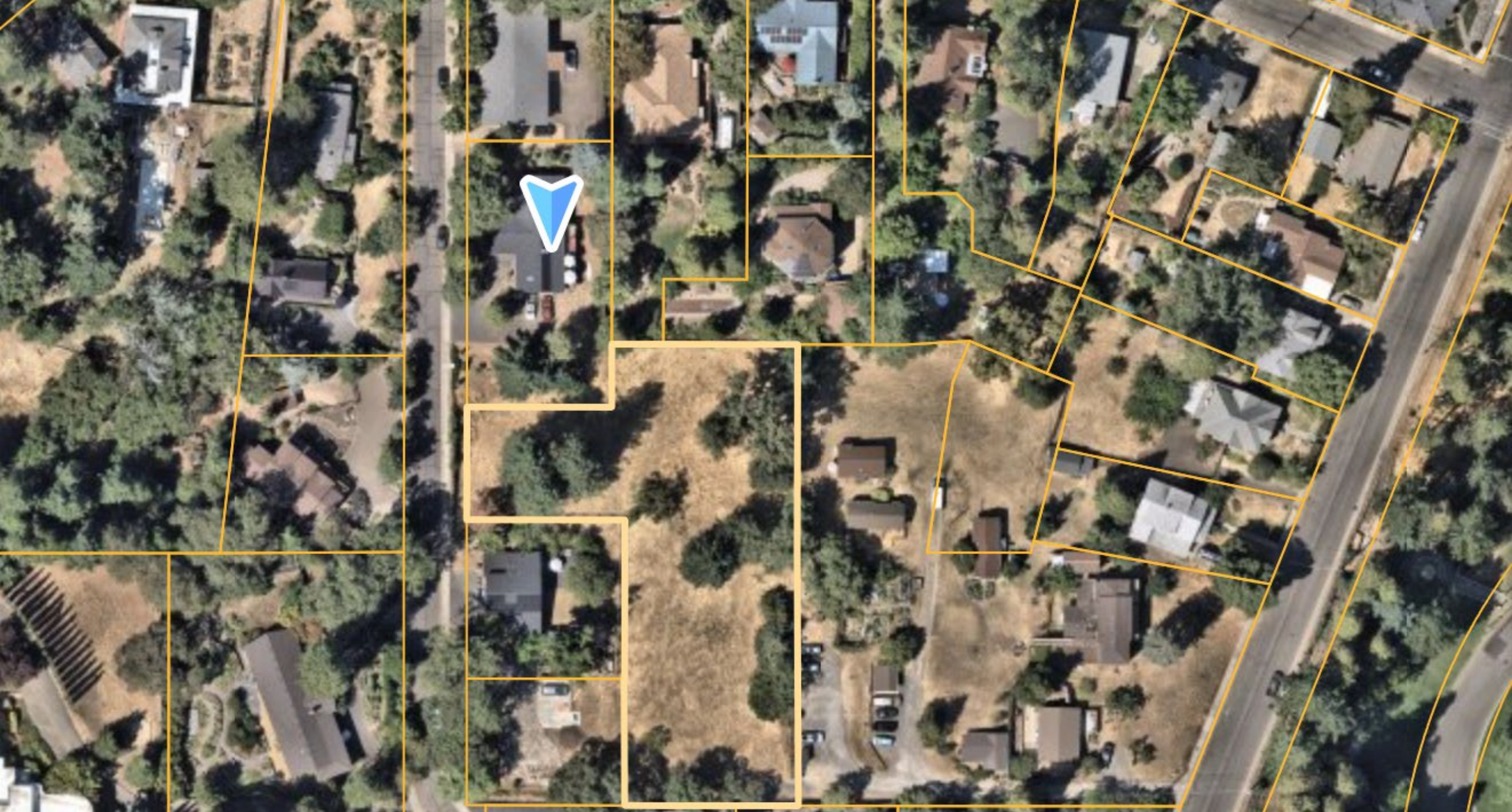


# Subject Properties



Zoning and vicinity map



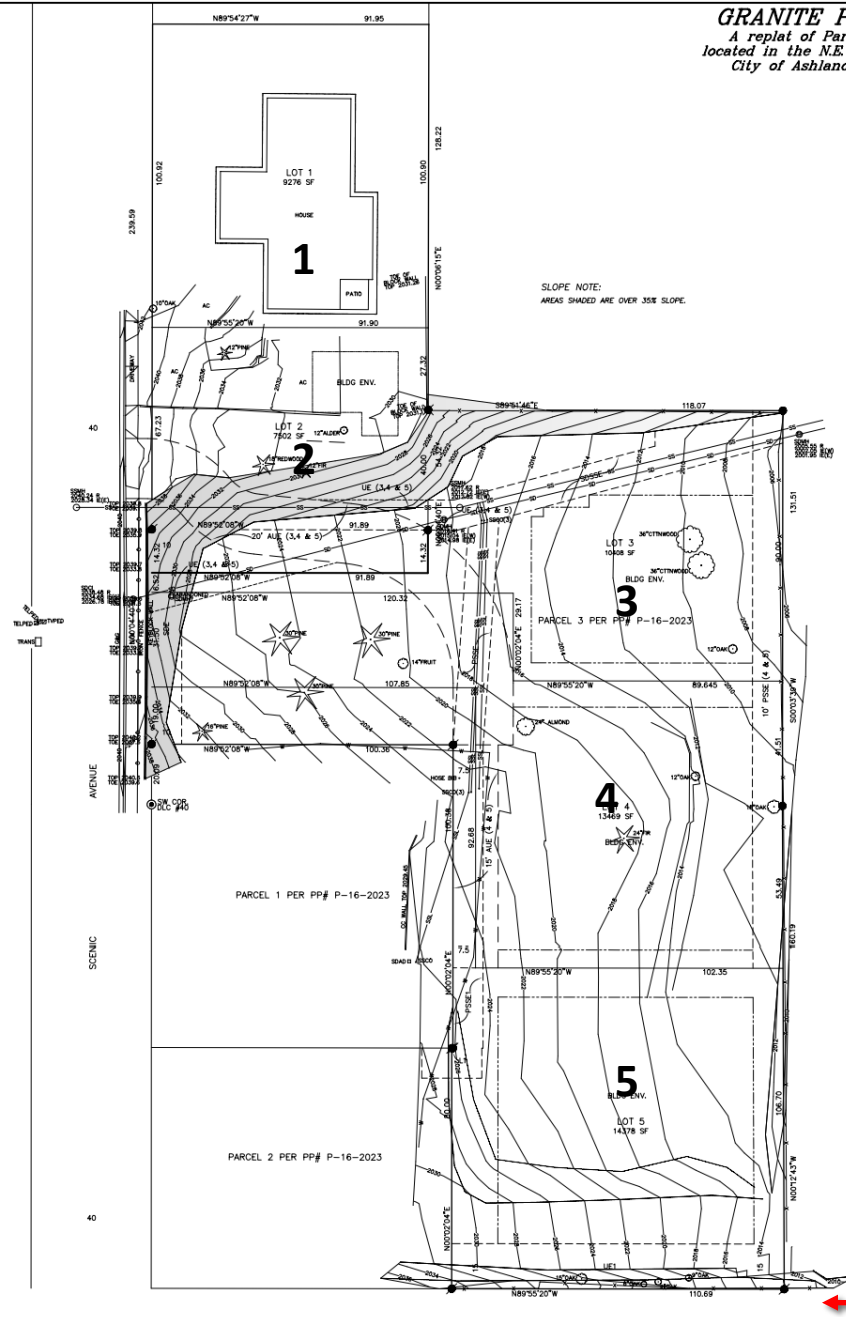


# Performance Standard Options (PSO)

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AMC 18.3.9

**CLARENCE PINES SUBDIVISION**  
 A replat of Parcel 3 per PP# P-16-2023 &  
 located in the N.E. 1/4 of Sec. 8, T.39S, R.1E, W.M.  
 City of Ashland Jackson County, Oregon



SLOPE NOTE:  
 AREAS SHADED ARE OVER 35% SLOPE.

- TOPOGRAPHIC LEGEND:**
- WM = WATER METER
  - WV = WATER VALVE
  - FL = FIRE HYDRANT
  - ARV = AIR RELEASE VALVE
  - ML = METER LINE
  - SSMH = SANITARY SEWER MANHOLE
  - SSCO = SANITARY SEWER CLEANOUT
  - SSL = SANITARY SEWER LINE
  - SSLAL = SANITARY SEWER LATERAL
  - SM = GAS METER
  - GV = GAS VALVE
  - GL = GAS LINE
  - TEL PED = TELEPHONE PEDestal
  - T = TELEPHONE LINE
  - CATV PED = CABLE TV PEDestal
  - CTV = TELEVISION LINE
  - OHPL = OVERHEAD POWER LINE
  - UHPL = UNDERGROUND POWER LINE
  - OHUL = OVERHEAD UTILITY LINE
  - UHUL = UNDERGROUND UTILITY LINE
  - SODI = STORM DRAIN GUTTER INLET
  - SODM = STORM DRAIN MANHOLE
  - SODG = STORM DRAIN GUTTER INLET
  - SODC = STORM DRAIN CATCH BASIN
  - SD = STORM DRAIN LINE
  - SG & GUTTER = GUTTER & GUTTER
  - VC = VERTICAL CURB
  - CS = SIDEWALK
  - DW = DRIVEWAY
  - CC = ASPHALT CONCRETE
  - CS = CONCRETE
  - ER = EDGE OF PAVEMENT
  - ER = EDGE OF GRAVEL ROAD
  - ACB = ASPHALT CONCRETE BASE
  - CMP = CORRUGATED METAL PIPE
  - RCMP = REINFORCED CONCRETE PIPE
  - HPRE = HIGH DENSITY POLYETHYLENE PIPE
  - E = INVERT ELEVATION

- LEGEND:**
- ⊙ = FD. 2.5" BRASS CAP MKD. SWAIN SURVEYING IN CONC. STEP PER FS11188.
  - ⊙ = FD. 3/4" IRON PIN PER FS4774.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD SWAIN RLS759 PER FS6707 OR 9206.
  - = FD. 5/8" IRON PIN & ALUM. CAP MKD. DROSSOS LS90718 PER FS23880.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER FS19235.

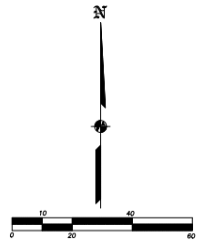
- PP# = PARTITION PLAT NO.  
 OR/CO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 LT = SEE COURSE DATA TABLE.  
 SDDSSE = STORM & SANITARY SEWER EASEMENT PER DOC. 82-16476, OR/CO.  
 SDE = STORM DRAIN EASEMENT PER DOC. 85-13343, OR/CO.  
 FS = FILED SURVEY #.  
 PPSSE1 = PRIVATE SANITARY SEWER EASEMENT PER PP# P-16-2023. (10' WIDE)  
 -F- = FENCE LINE.  
 UE1 = PRIVATE UTILITY EASEMENT PER PP# P-16-2023.  
 AUE = PROPOSED ACCESS AND PUBLIC & PRIVATE UTILITY EASEMENT (LOTS BENEFITTING).  
 PPSSE = PROPOSED PRIVATE SANITARY SEWER EASEMENT (LOTS BENEFITTING).  
 UE = PROPOSED PUBLIC & PRIVATE UTILITY EASEMENT (LOTS BENEFITTING).

**BASIS OF BEARINGS**  
 SURVEY NO. 23880.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

**COURSE DATA TABLE**

NUM	BEARING	DISTANCE
LT 1	S89°52'08"E	0.38

**ELEVATION DATUM:**  
 NVD 1929 (1956 ADJUSTMENT) PER CITY OF ASHLAND EM AT W'LY  
 INTX OF ROCK & MAPLE. 3" BRASS DISK IN MON CASE. ELEV 1880.908'.



REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENOVS: 6-30-27	FILE: TENTATIVE SUBDIVISION PLAT REDEVELOPER'S MAP # 391EGBAS TL'S 7302 & 5701 FOR: SUNCREST HOMES, LLC PO BOX 1313 TALENT, OR 97540	DATE: 17 JULY 2025 SCALE: 1 Inch = 20 Feet DRAWN BY: JEH CHECK BY: ORIGIN: REVISIONS OF: JEH 241009
	L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS 225 E. 11TH STREET, SUITE 201 TALENT, OREGON 97550 PHONE: (541) 772-7792 FAX: (541) 772-7793 www.ljfriar.com	

© L.J. FRIAR & ASSOCIATES, P.C. 2025

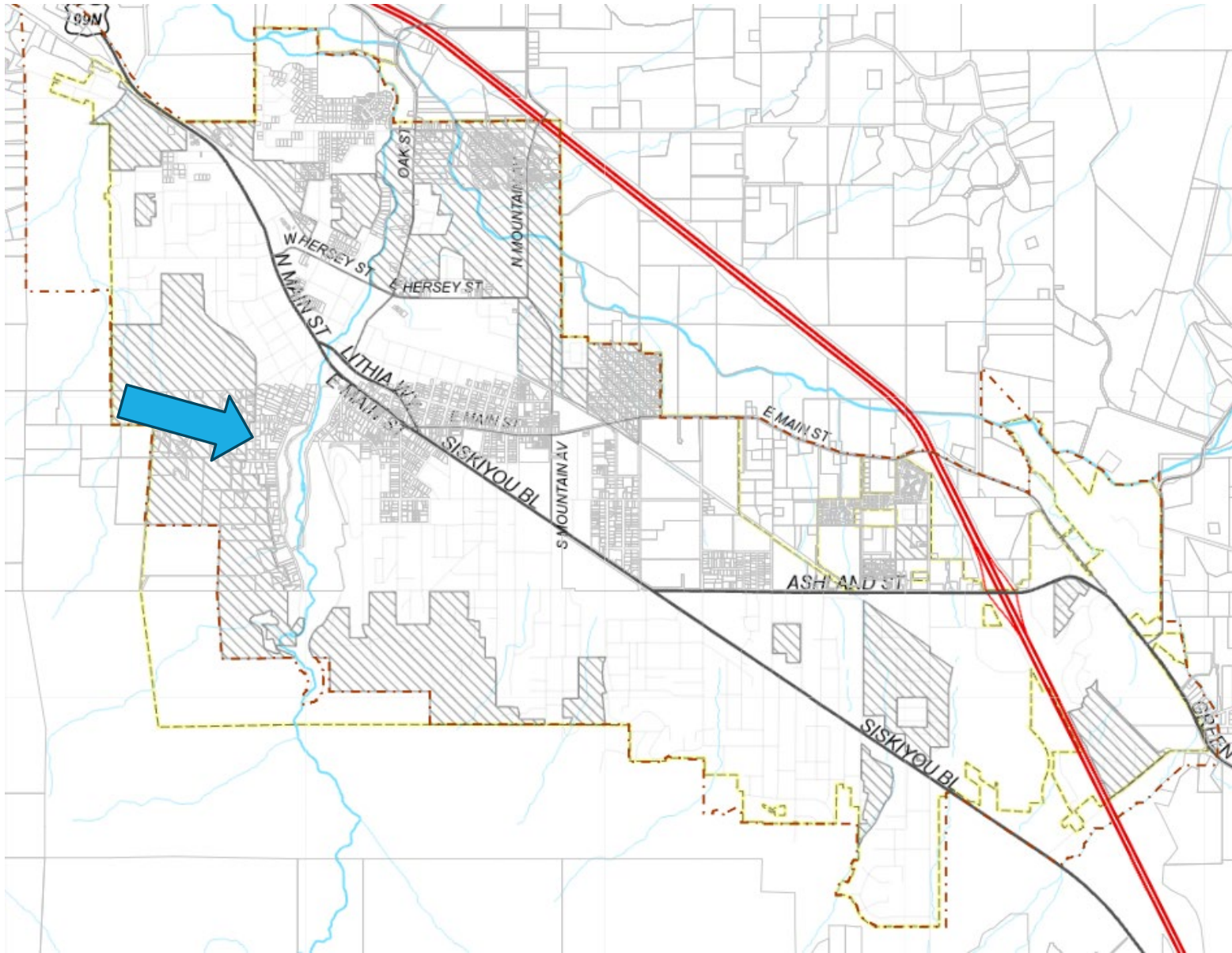
# Performance Standards Purpose

## AMC 18.3.9.010

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The purpose of this chapter is to allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity, and innovation; use the natural features of the landscape to their greatest advantage; provide a quality of life equal to or greater than that provided in developments built under the standard zoning codes; be aesthetically pleasing; provide for more efficient land use; and reduce the impact of development on the natural environment and neighborhood.

# Performance Standards Use

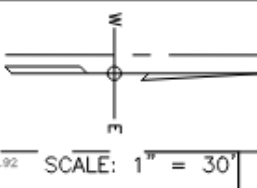
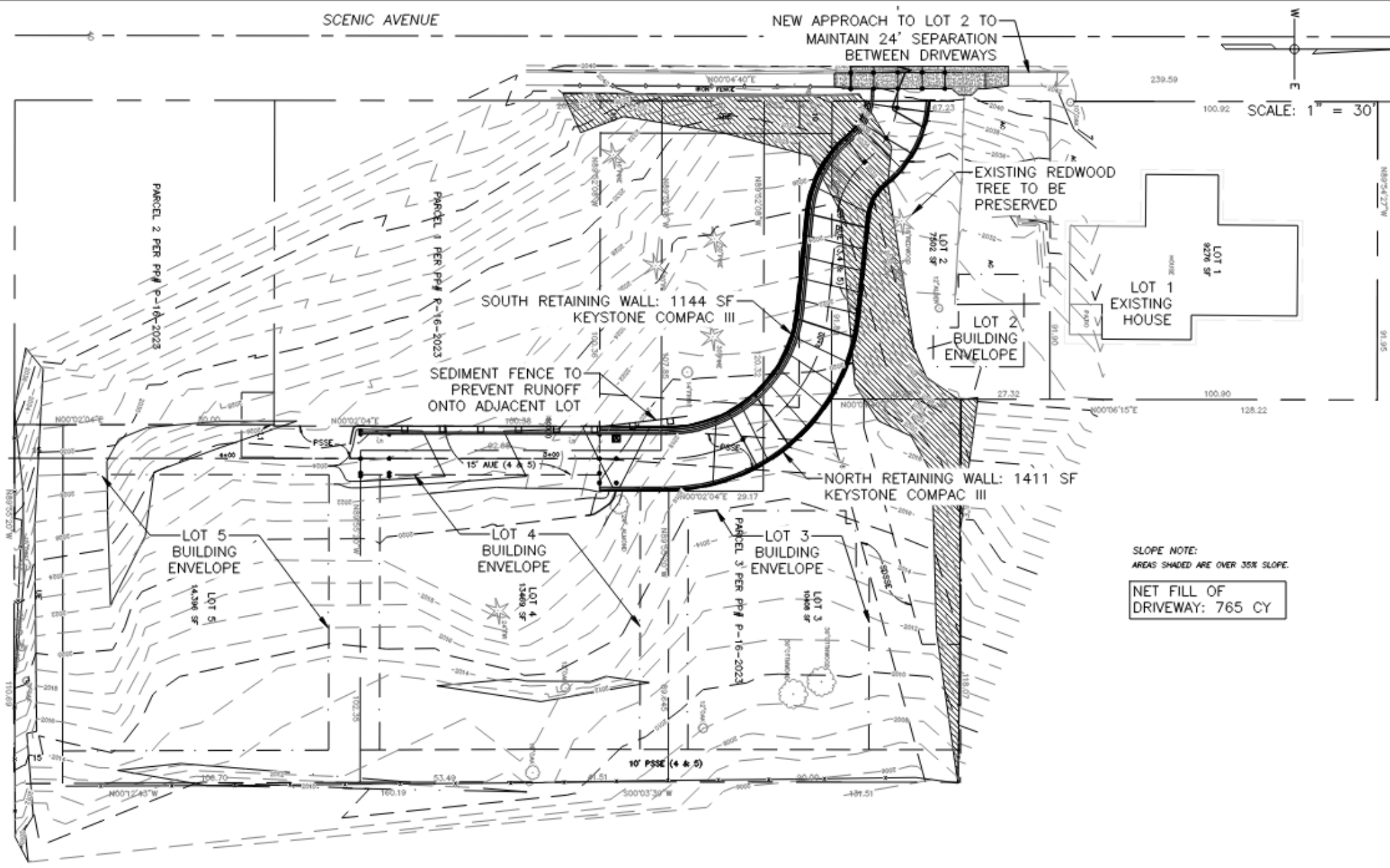


1. The parcel is larger than two acres and is greater than 200 feet in average width.
2. That development under this chapter is necessary to protect the environment and the neighborhood from degradation which would occur from development to the maximum density allowed under subdivision standards, or would be equal in its aesthetic and environmental impact.
3. The property is zoned R-2 or R-3.
4. The property is developed as a cottage housing development.

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3. The property is zoned R-2 or R-3.
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DRAWN BY: JRM  
 FILE NAME: 2023\_07\_14\_10:30:00  
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**CIVIL  
 STRUCTURAL  
 PLANNING**  
 kas@kasinc.com  
 www.kasinc.com

**KAS**  
 Associates, Inc.  
 Medford, OR 97501  
 304 S. Holly Street  
 Ph: (541) 772-5807

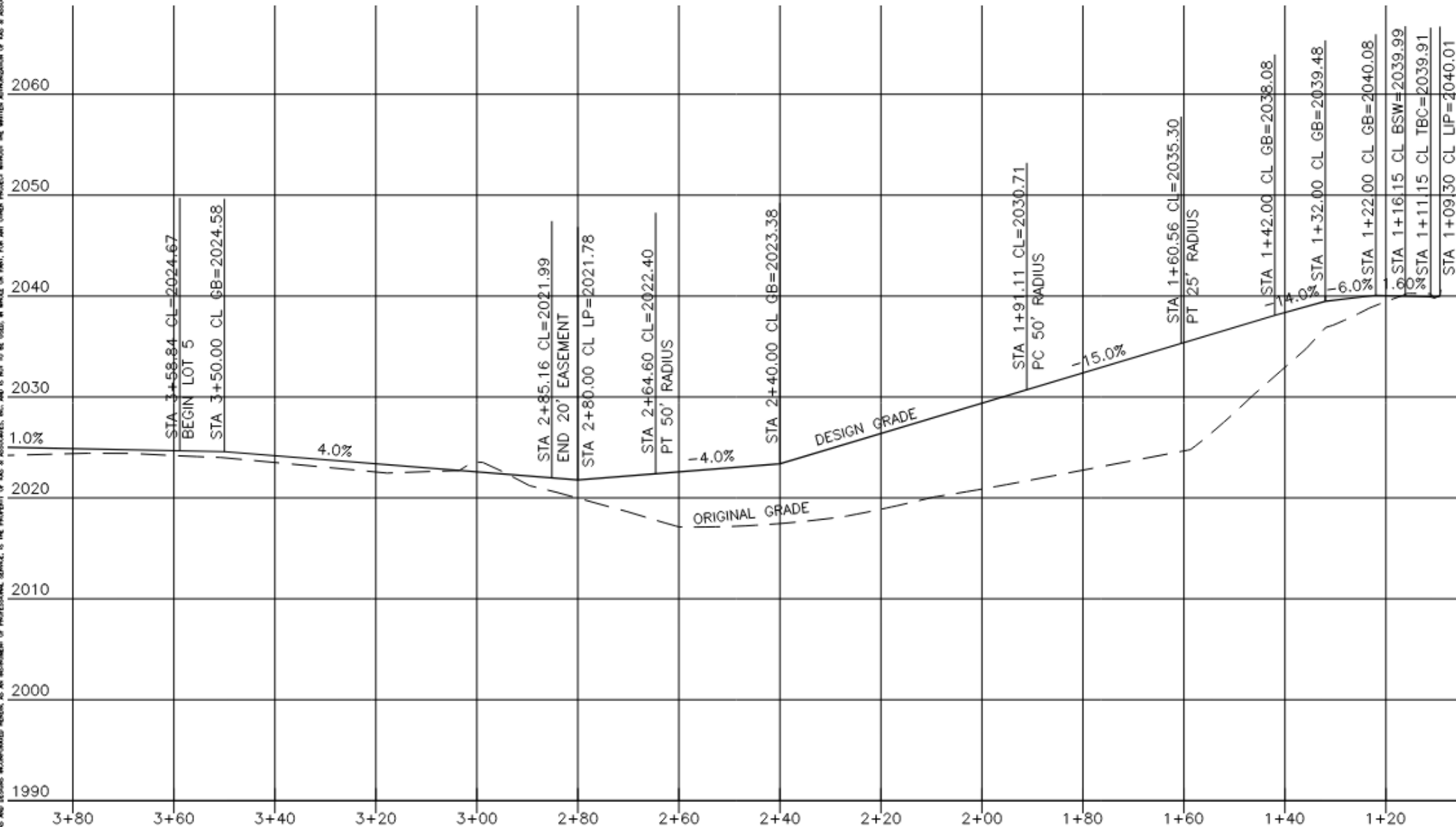
**PLANNING**  
**GRADING & EROSION  
 CONTROL PLAN**

CITY OF ASHLAND  
 GRANITE PINES  
 SUBDIVISION  
 SCENIC AVENUE  
 ASHLAND, OR 97520

SHEET NO.  
**P1**

**MASTER GRADING & EROSION CONTROL PLAN**  
 SCALE: 1" = 30'

SLOPE NOTE:  
 AREAS SHADED ARE OVER 35% SLOPE.  
 NET FILL OF  
 DRIVEWAY: 765 CY



**DRIVEWAY PROFILE**

HORIZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 10'



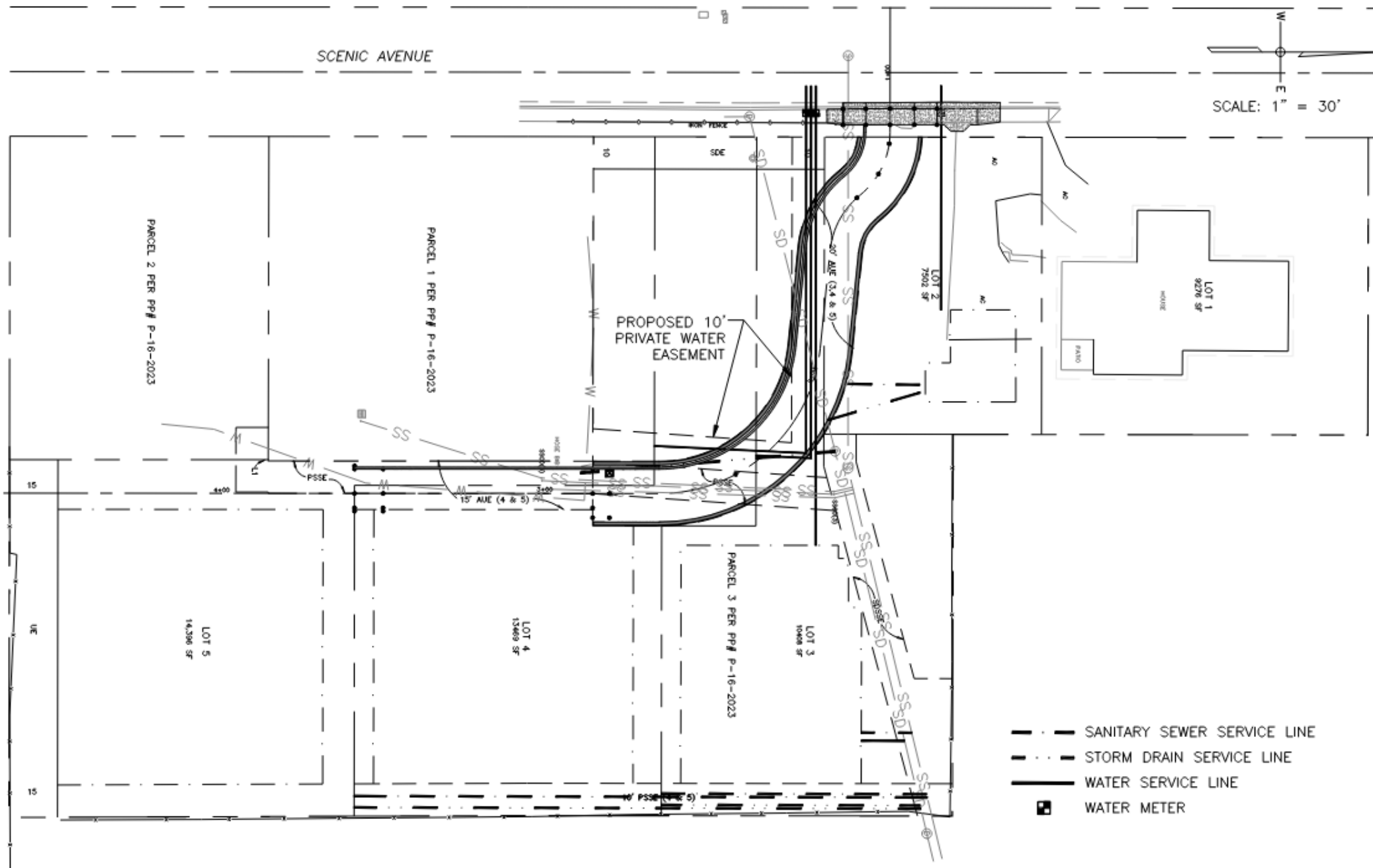
**KAS**  
 CIVIL  
 STRUCTURAL  
 PLANNING  
 Medford, OR 97501  
 304 S. Holly Street  
 Ph: (541) 772-5807  
 kas@kasinc.com  
 www.kasinc.com

**PLANNING**  
**DRIVEWAY PROFILE**

CITY OF ASHLAND	DATE: 8-6-23
DRAWN BY: ASZ	DATE: 8-6-23
CHECKED BY: SJP	DATE: 8-6-23
APPROVED:	DATE:
<b>GRANITE PINES</b> SUBDIVISION	SCENIC AVENUE ASHLAND, OR 97520

SHEET NO.  
**P2**

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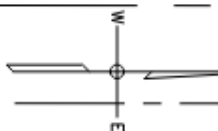


**MASTER UTILITY PLAN**

SCALE: 1" = 30'

- SANITARY SEWER SERVICE LINE
- STORM DRAIN SERVICE LINE
- WATER SERVICE LINE
- WATER METER

SCALE: 1" = 30'



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www.kasinc.com



Medford, OR 97501  
304 S. Holly Street  
Ph: (541) 772-5807

**PLANNING  
UTILITY PLAN**

CITY OF ASHLAND  
DRAWN BY: ASZ DATE: 8-6-25  
CHECKED BY: SJP DATE: 8-6-25  
APPROVED: DATE: \_\_\_\_\_

**GRANITE PINES  
SUBDIVISION**  
SCENIC AVENUE  
ASHLAND, OR 97520

SHEET NO.  
**P3**

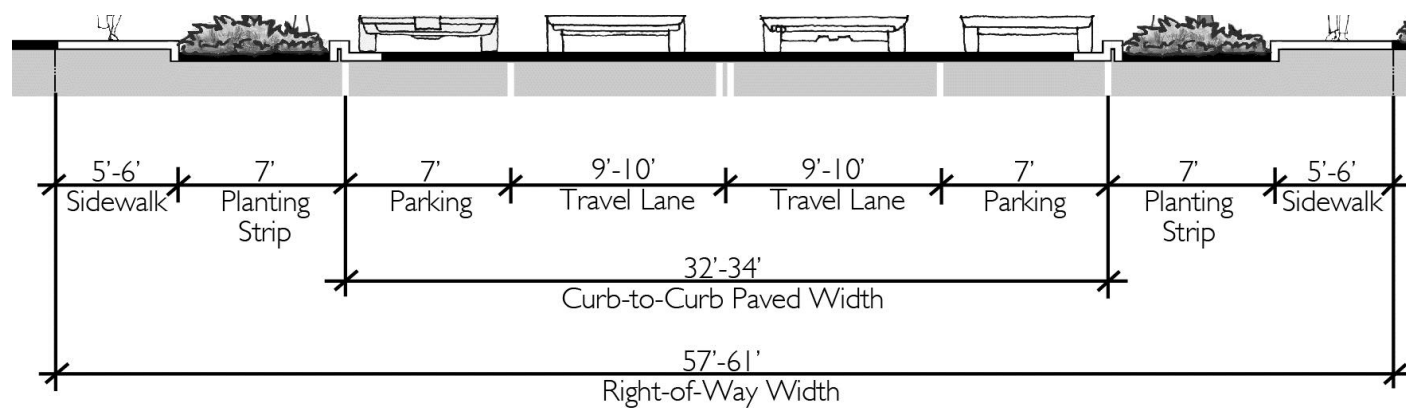
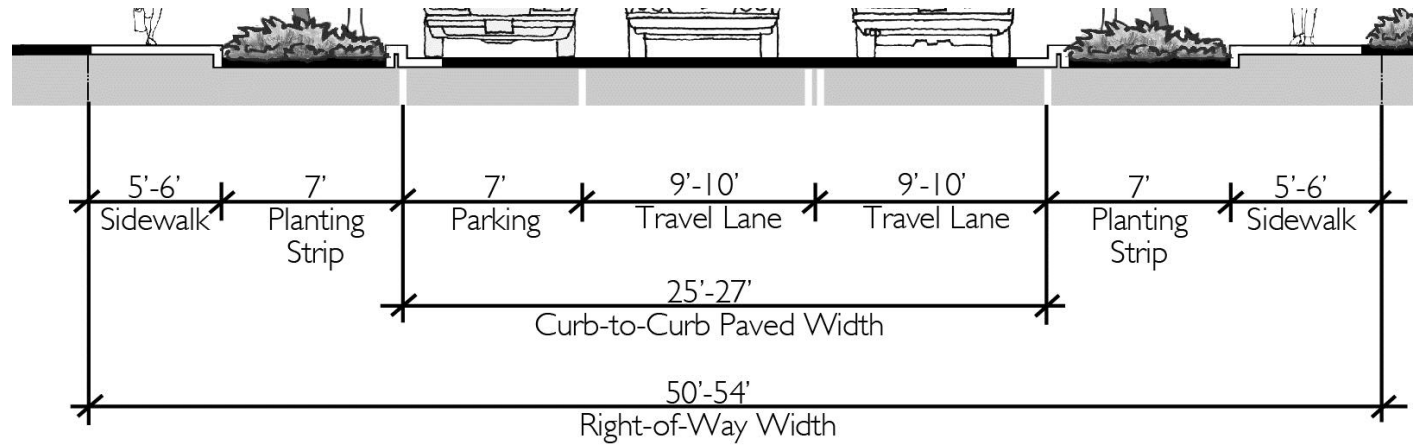
# Exception to Street Standards

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AMC 18.4.6.020.B

TO NOT INSTALL PARKROW

# Street Standards







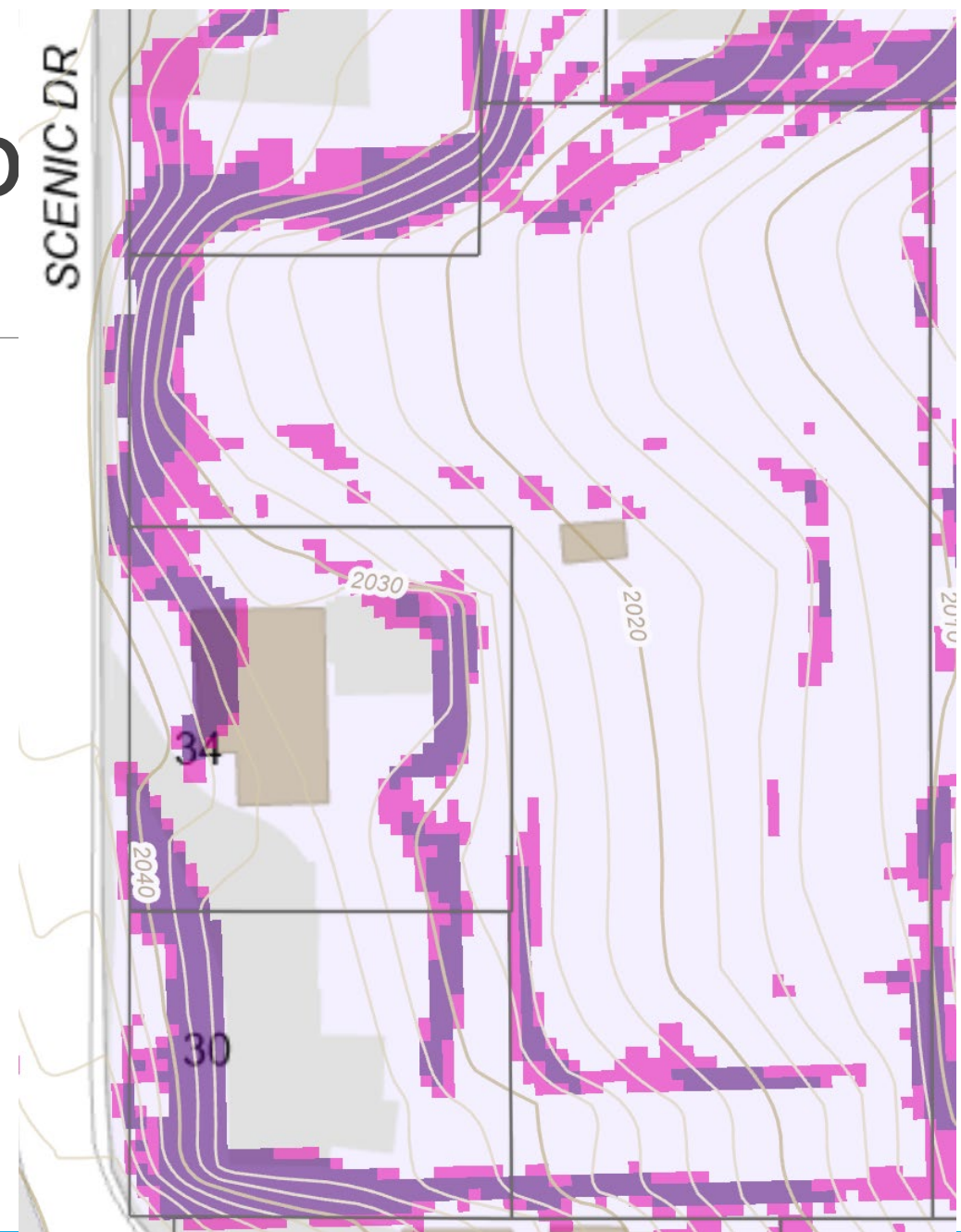
# Physical & Environmental Constraints Review

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# Physical & Environmental Co Review

As part of the application (PA-T1-2021-00168) and appeal (APPEAL-2022-00014) that created vacant tax lot #7302 in 2022, a condition was included to address the slopes in excess of 25-35 percent on the lot:

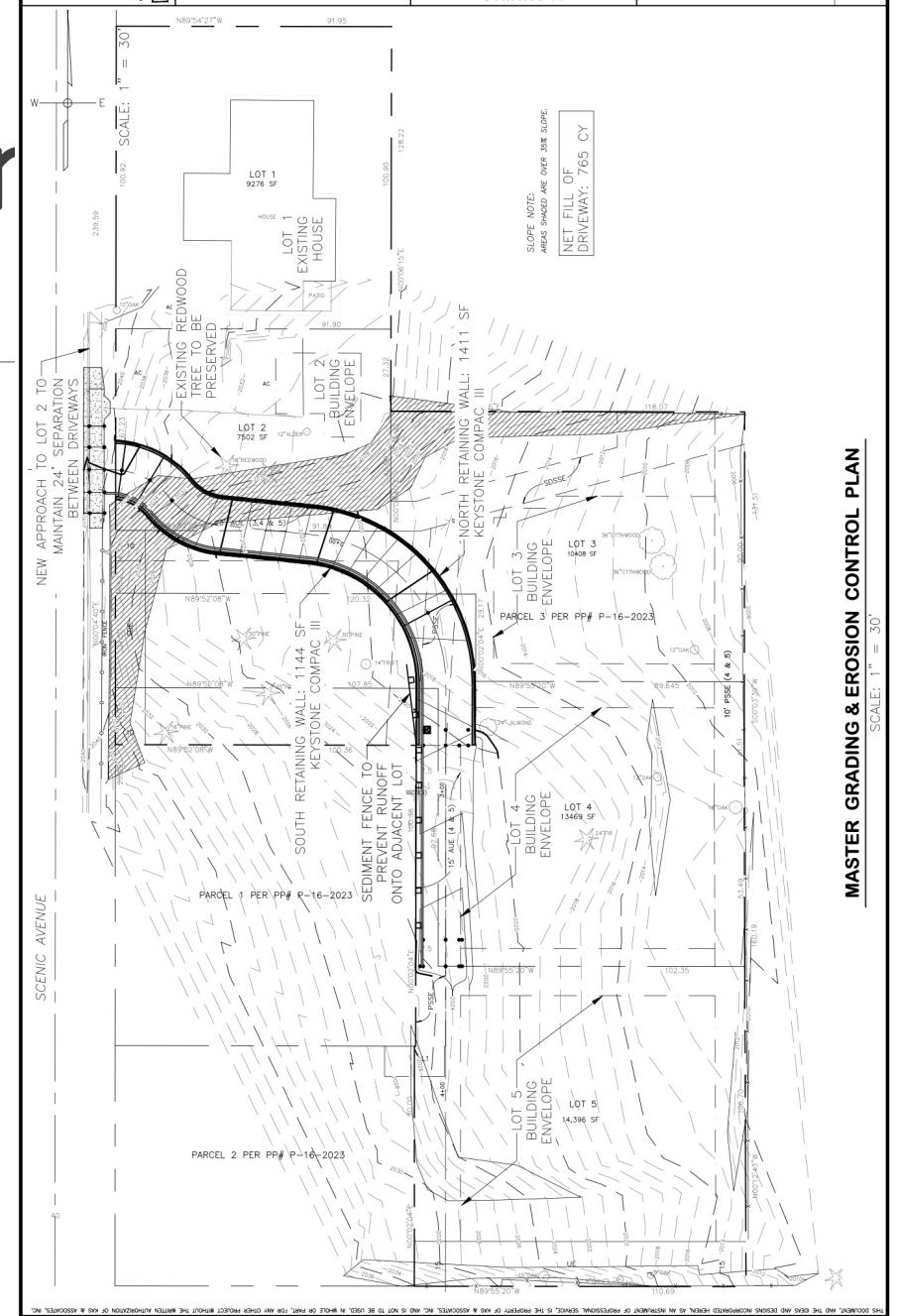
*“That any future developments of Parcel 3 shall demonstrate compliance with vehicle standards of AMC 18.4. The applicant’s proposal to satisfy this requirement by providing primary vehicular access from Scenic Drive will require a separate approval of a Physical and Environmental constraints review.”*



# Physical & Environmental Cor Review

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*“That any future developments of Parcel 3 shall demonstrate compliance with vehicle standards of AMC 18.4. The applicant’s proposal to satisfy this requirement by providing primary vehicular access from Scenic Drive will require a separate approval of a Physical and Environmental constraints review.”*



# Tree Removal & Tree Preservation/Protection

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# Tree Removal Count

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The Tree Removal & Protection Plan identifies 11\* trees for removal and notes that seven of these qualify as *'Significant Trees'*.

Tree #1162 was inadvertently counted twice in the Tree Inventory/Tree Removal count.

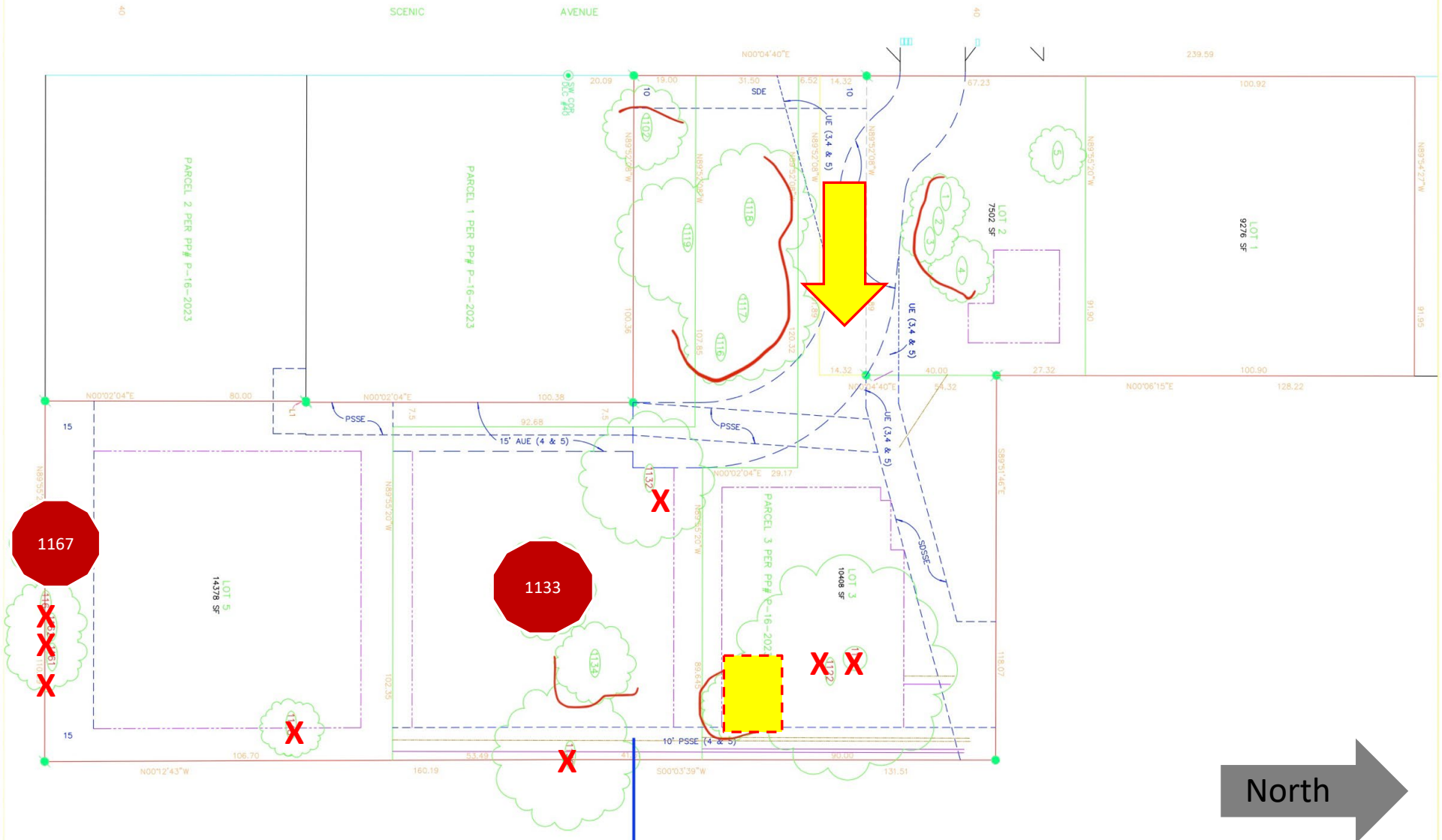
This leaves ten trees to be removed in the original request, seven of which are "Significant Trees on the subject properties.

# Tree Management Advisory Committee

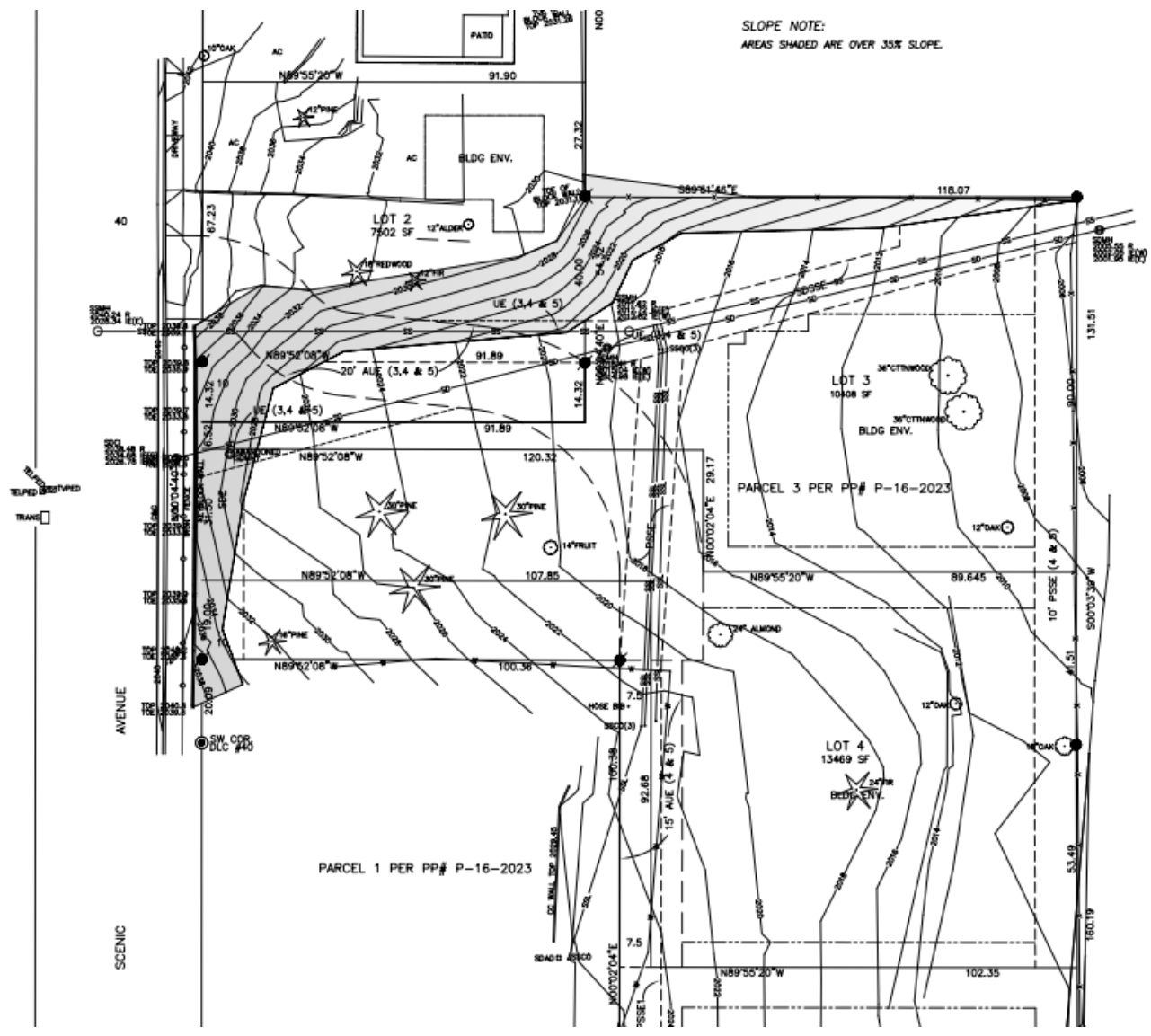
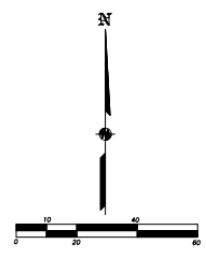
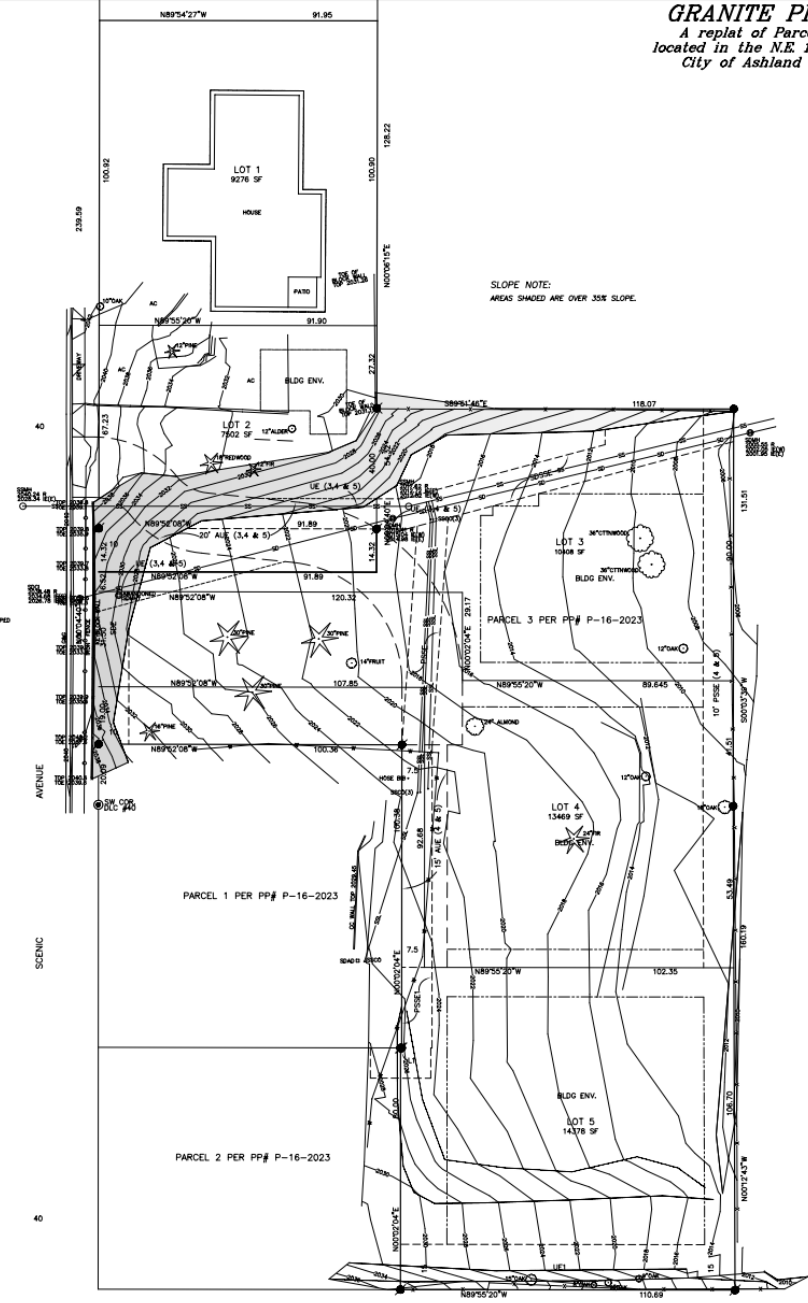
## 12/4 Review & Recommendations

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- ❑ At the Tree MAC meeting, applicant indicated they were no longer requesting removal of **Tree #1133**, and would instead apply for a Tree Removal Permits if needed with the building permits.
- ❑ There was discussion regarding modifying the building envelopes for tree preservation; the applicant indicated that they were willing to modify the building envelope on Lot 3, in the SE corner, but not for Lot 4.
- ❑ Tree MAC noted that the large pines being protected on either side of the driveway showed thoughtful design, but expressed concern that as fill is brought in with driveway construction, the change in grade may ultimately be problematic. Tree MAC wanted to emphasize that the Tree Protection Plan should ensure that no fill be pushed up against the pines' root zones.
- ❑ Tree MAC noted that of the trees proposed for removal along the southern edge, several had previously been topped, however Tree #1167 was in good shape. Tree MAC encouraged either routing the power around the critical root zone of Tree #1167, or using directional boring, to preserve and protect the tree. Tree MAC noted that no significant roots should exist below about three feet.



**GRANITE PINES SUBDIVISION**  
*A replat of Parcel 3 per PP# P-16-2023 &  
 located in the N.E. 1/4 of Sec. 8, T.38S, R.1E, W.M.  
 City of Ashland Jackson County, Oregon*



# Modified Condition #2 (Trees)

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~~#2) All recommendations of the Ashland Tree Management Advisory Committee, where consistent with the applicable ordinances and standards and with final approval of the Staff Advisor, shall be conditions of approval unless otherwise modified herein.~~ **Tree #1133 shall be preserved and protected as proposed by the applicant. Tree #1167 shall also be preserved and protected by re-routing the electric utility trenching or using directional boring. If the removal of either of these trees is proposed to be removed at a later date, a Type 1 Tree Removal Permit shall be required. A revised Tree Protection Plan shall be provided prior to sitework incorporating the preservation and protection of Trees #1133 and #1167, and noting that driveway fill shall not be pushed into the critical root zones of the pines to be preserved near the driveway.**

# Staff Recommendation

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Staff recommend that the application for Outline & Final Plan Subdivision to create five lots, Physical & Environmental Constraints Review Permit, Exception to the Street Design Standards and Tree Removal Permit be approved subject to the conditions recommended in the staff report in your packets and the modified Condition #2 just described.

REQUEST FOR OUTLINE AND FINAL PLAN  
APPROVAL  
FOR A PERFORMANCE STANDARDS  
SUBDIVISION

44 & 0 Scenic Drive  
391E08AD - 5701 & 7302



# PERFORMANCE STANDARDS SUBDIVISION

- **Five-lot PSO subdivision** from the two existing parent parcels.

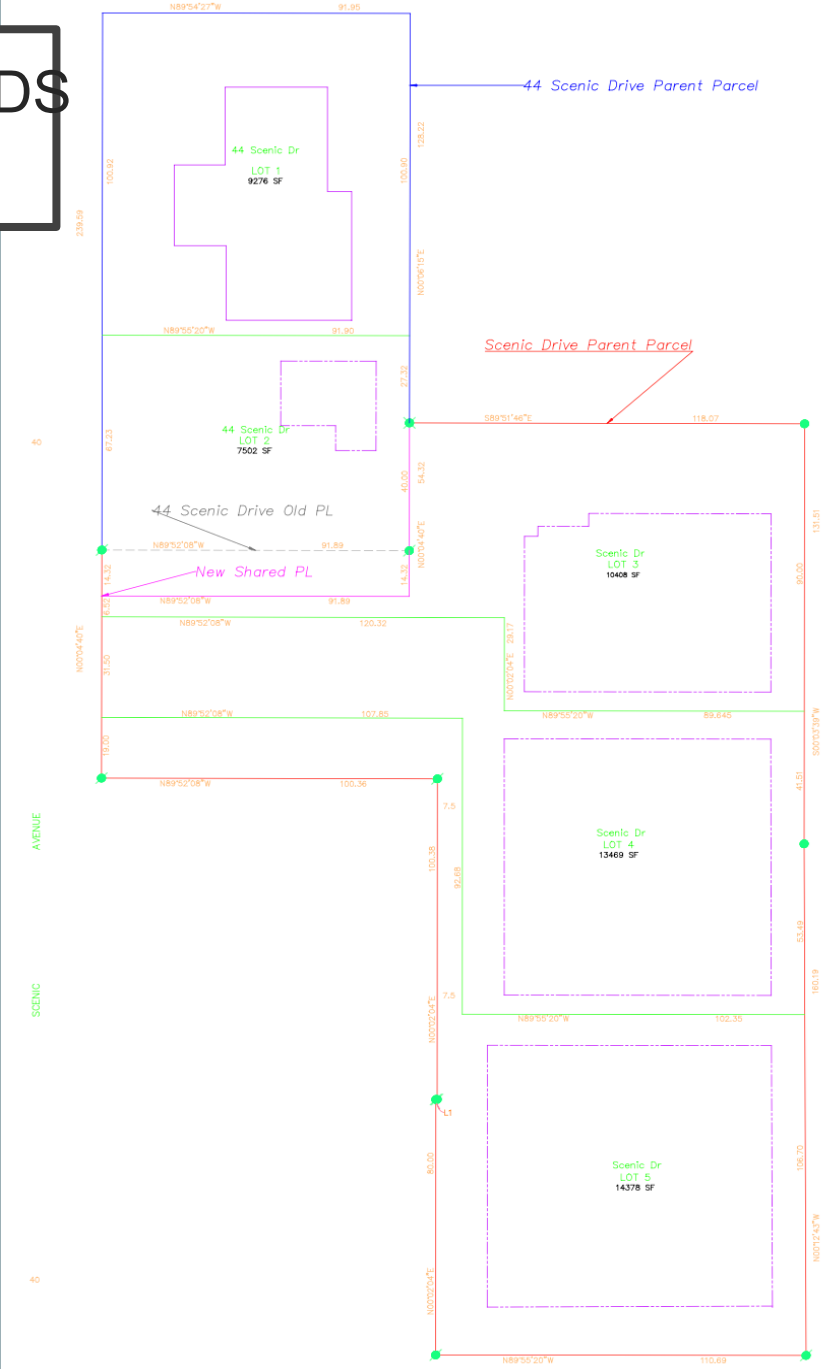
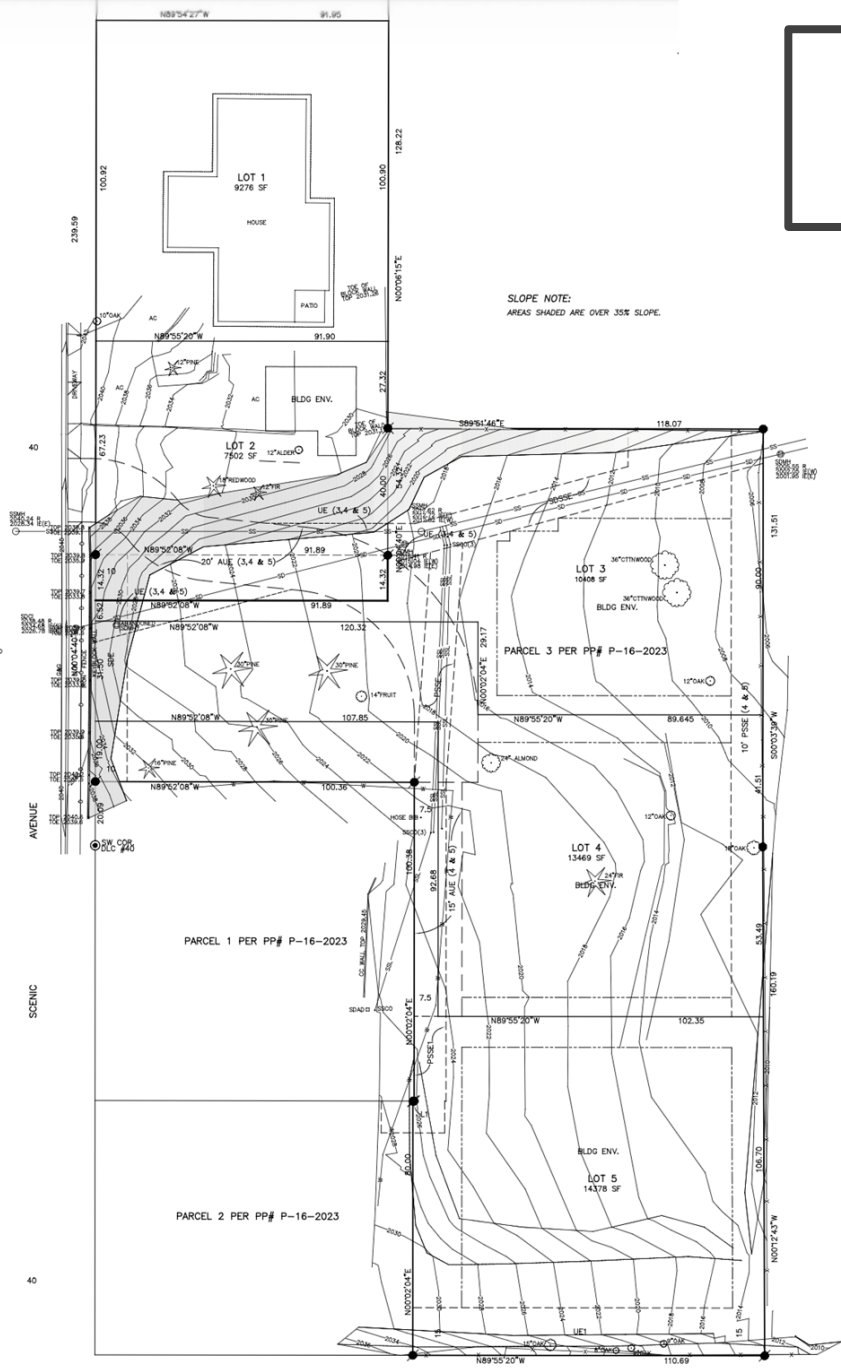
- Lot 1 retains the existing home  
Lots 2–5 are new residential lots.

- PSO allows a more flexible layout that avoids steep slopes and preserves majority of the properties largest trees.

- Proposed shared driveway serves Lots 3–5; existing driveway continues serving Lots 1–2.

- All lots exceed 7,500 sq ft, will comply with lot coverage and MPFA standards.

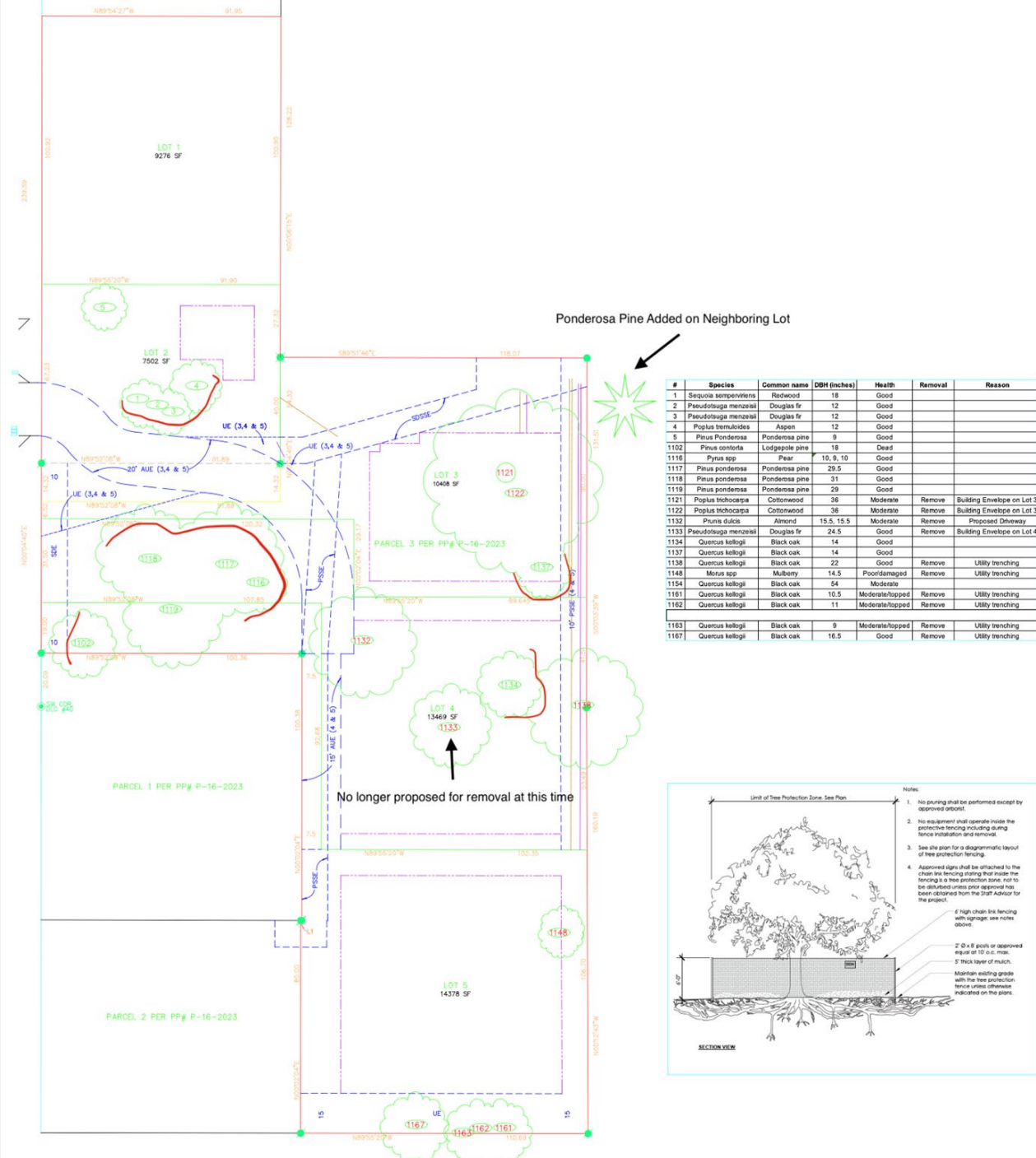
- Layout minimizes grading, works with hillside constraints, and maintains neighborhood character.





# TREE PROTECTION AND REMOVAL

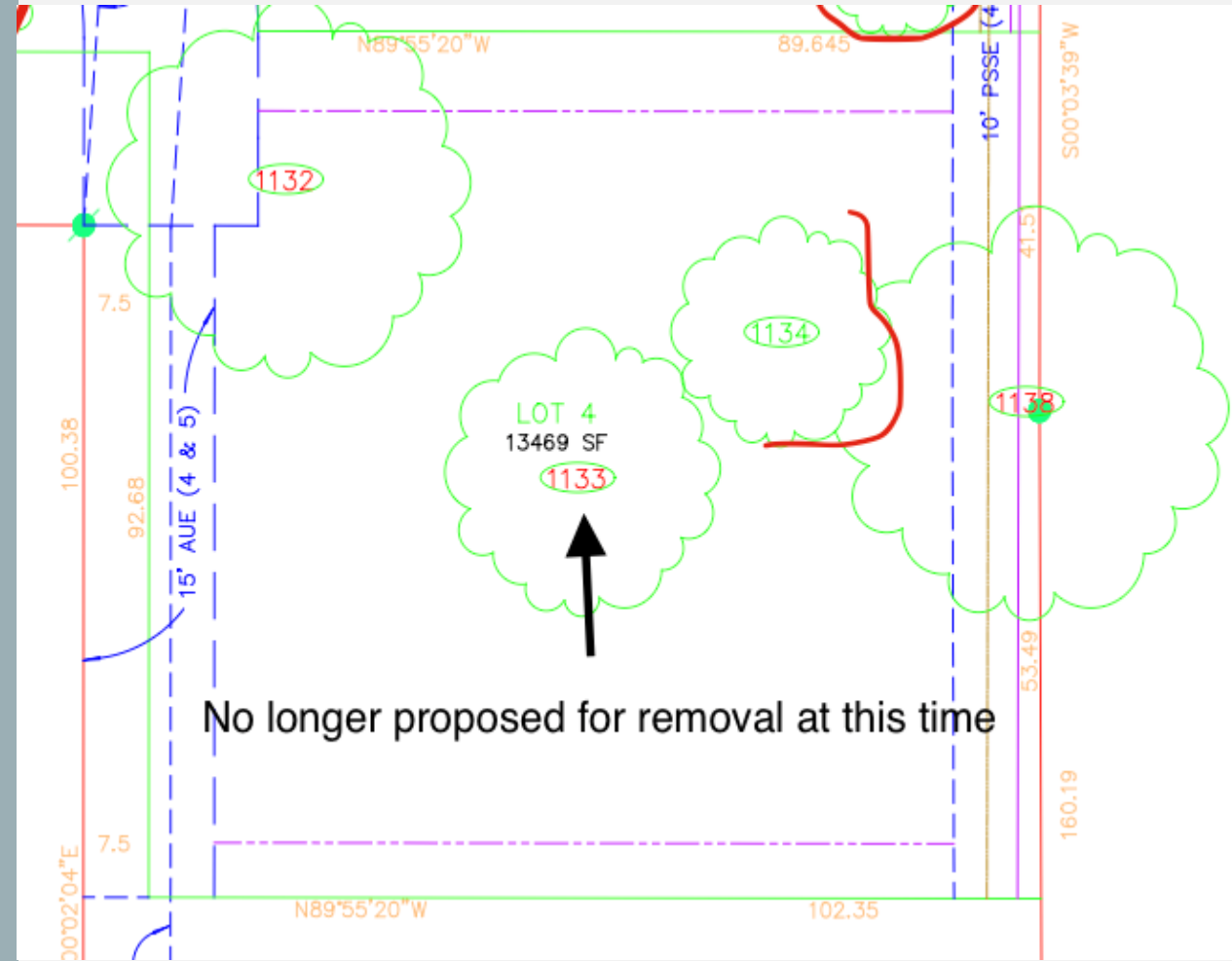
- Nine trees Proposed for Removal
- Tree 1133 no longer proposed for removal pending building design
- Seven mitigation trees proposed (one for every significant tree removed)





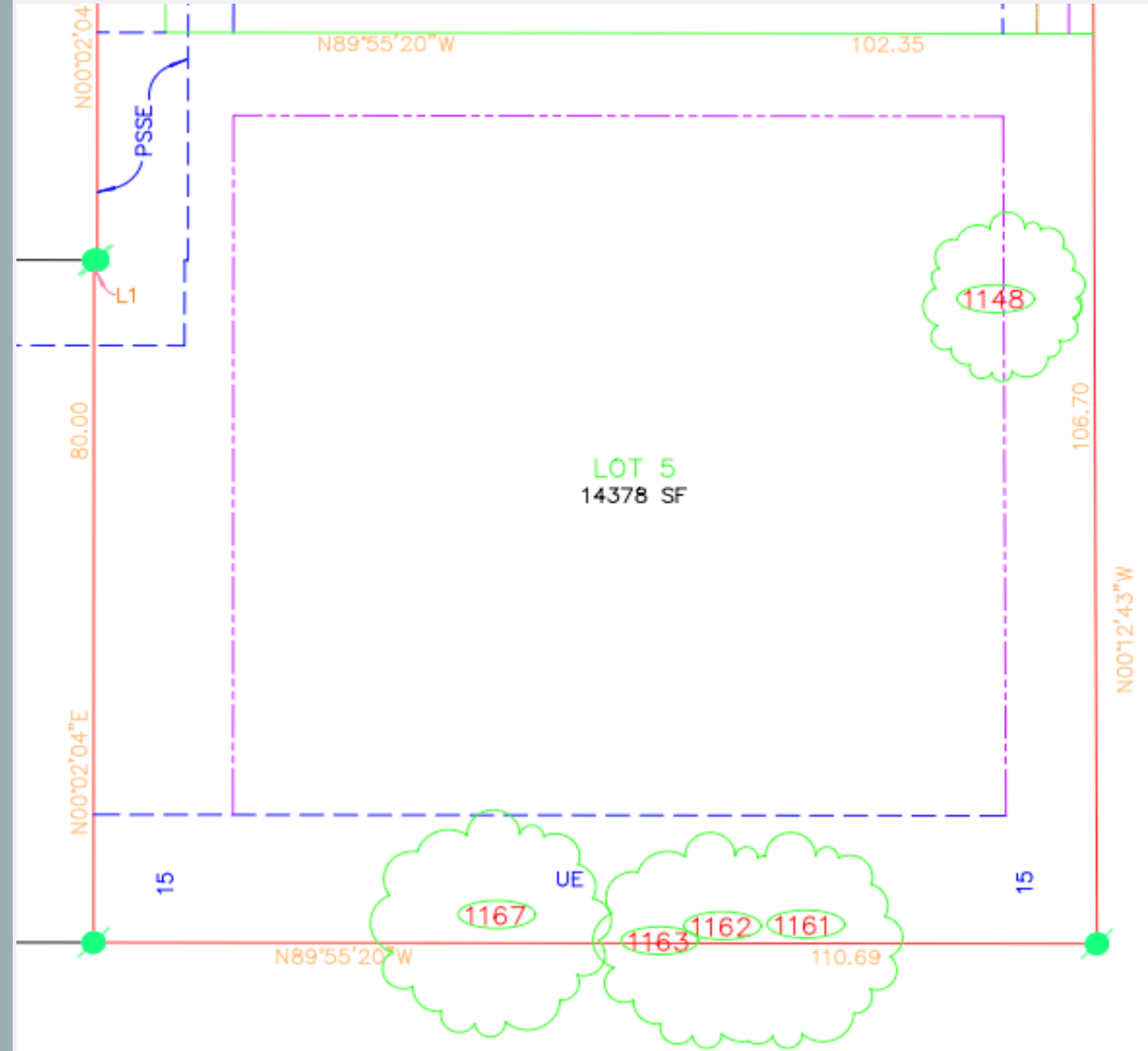
# TREE REMOVAL LOT 4

- Two Trees Proposed for Removal



# TREE REMOVAL LOT 5

- Five Trees Proposed for Removal



# Exception to Street Improvements

- Scenic Drive was improved through an LID, creating a **curb-tight sidewalk** in a **40-ft ROW**, which leaves no space for a park row or new sidewalk.
- Adding full street improvements would require **major grading**, impact **steep slopes**, and remove trees unnecessarily.
- The existing sidewalk system already provides **safe, continuous pedestrian access** and fits the character of the street.
- The exception is fully allowed where **topography or prior LID work** limits compliance and still meets the intent of the Street Standards.
- Keeping the existing improvements is the **least impactful and most practical** solution for this site.



34 Scenic Dr

Ashland, Oregon

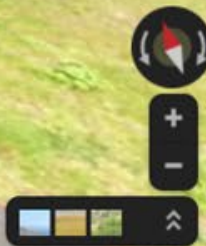


Google

Street View - Apr 2019



Google





CITY OF  
ASHLAND

*Better Together*



2262 Ashland St.

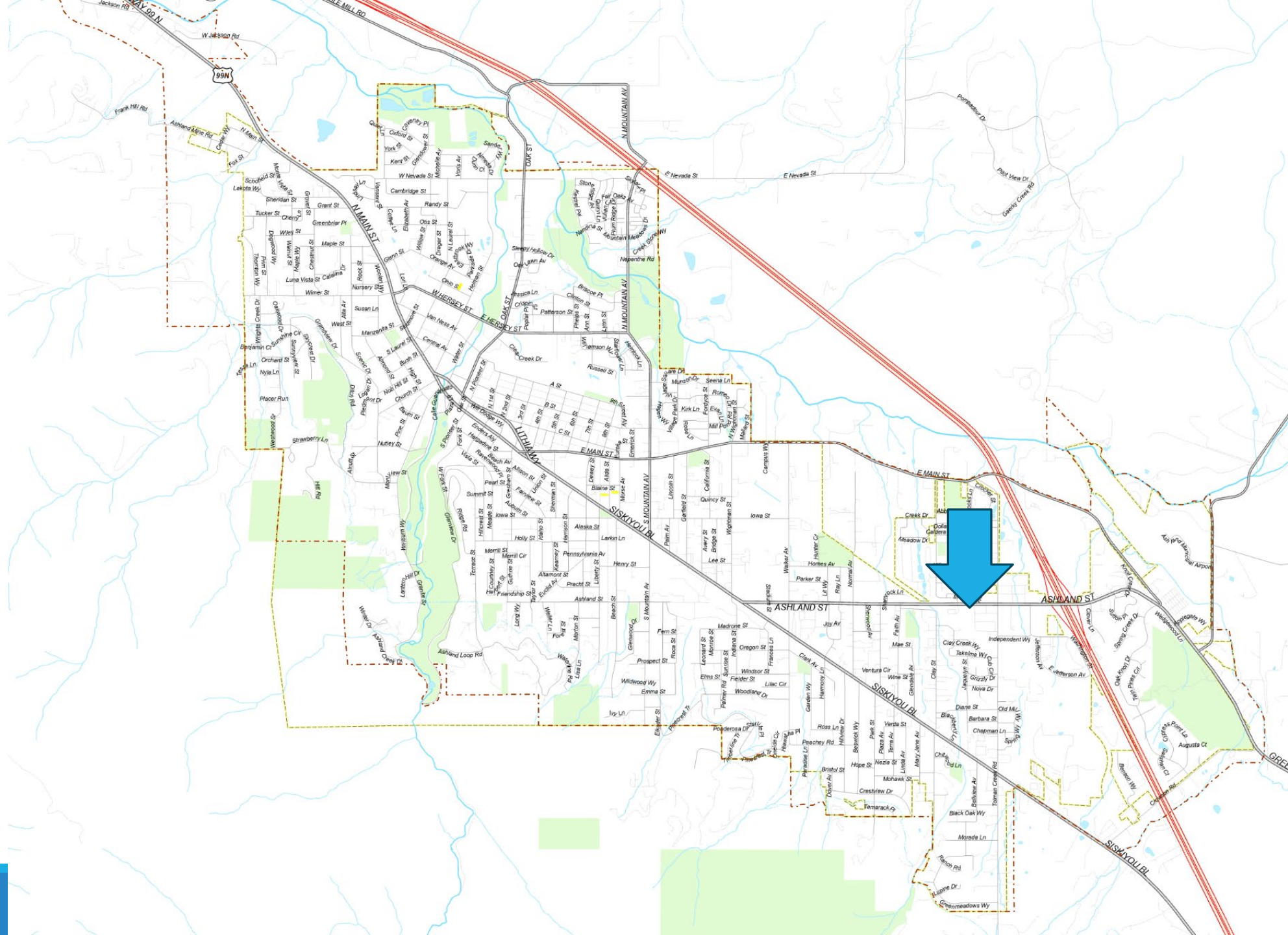
PLANNING  
COMMISSION

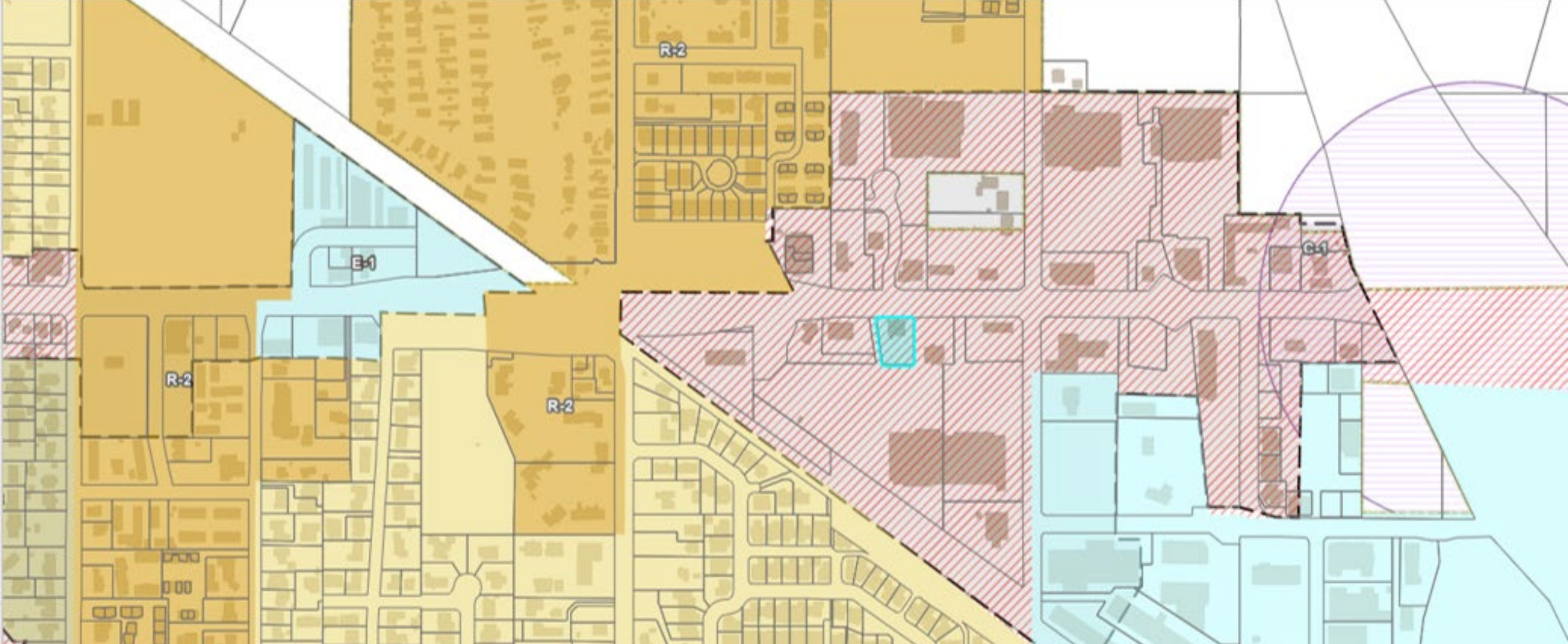
DEC 9, 2025

Present Proposal:  
Commercial Site Design Review  
2262 / 2270 Ashland St.

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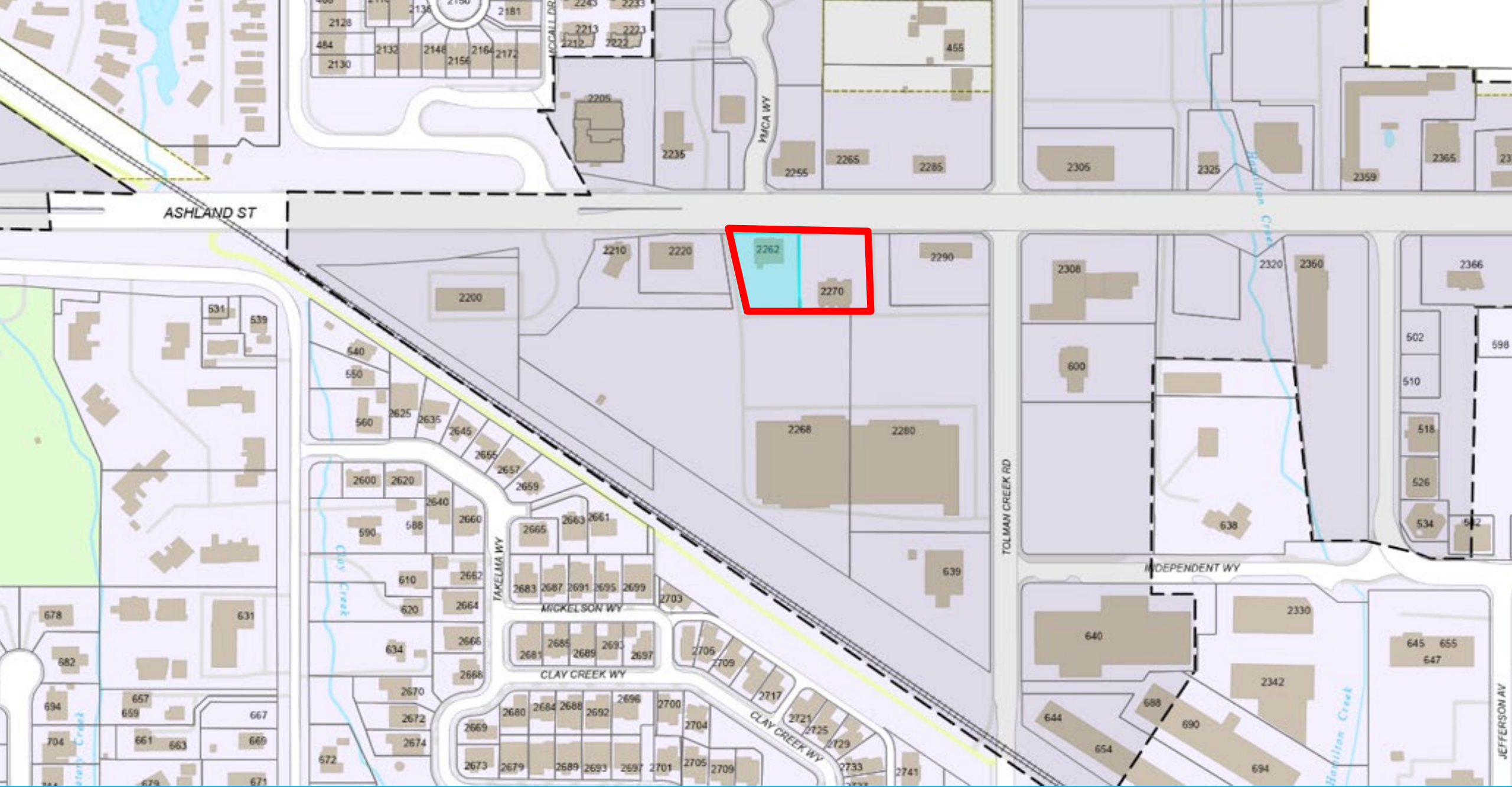
PA-T2-2025-00062





# Zoning and vicinity map

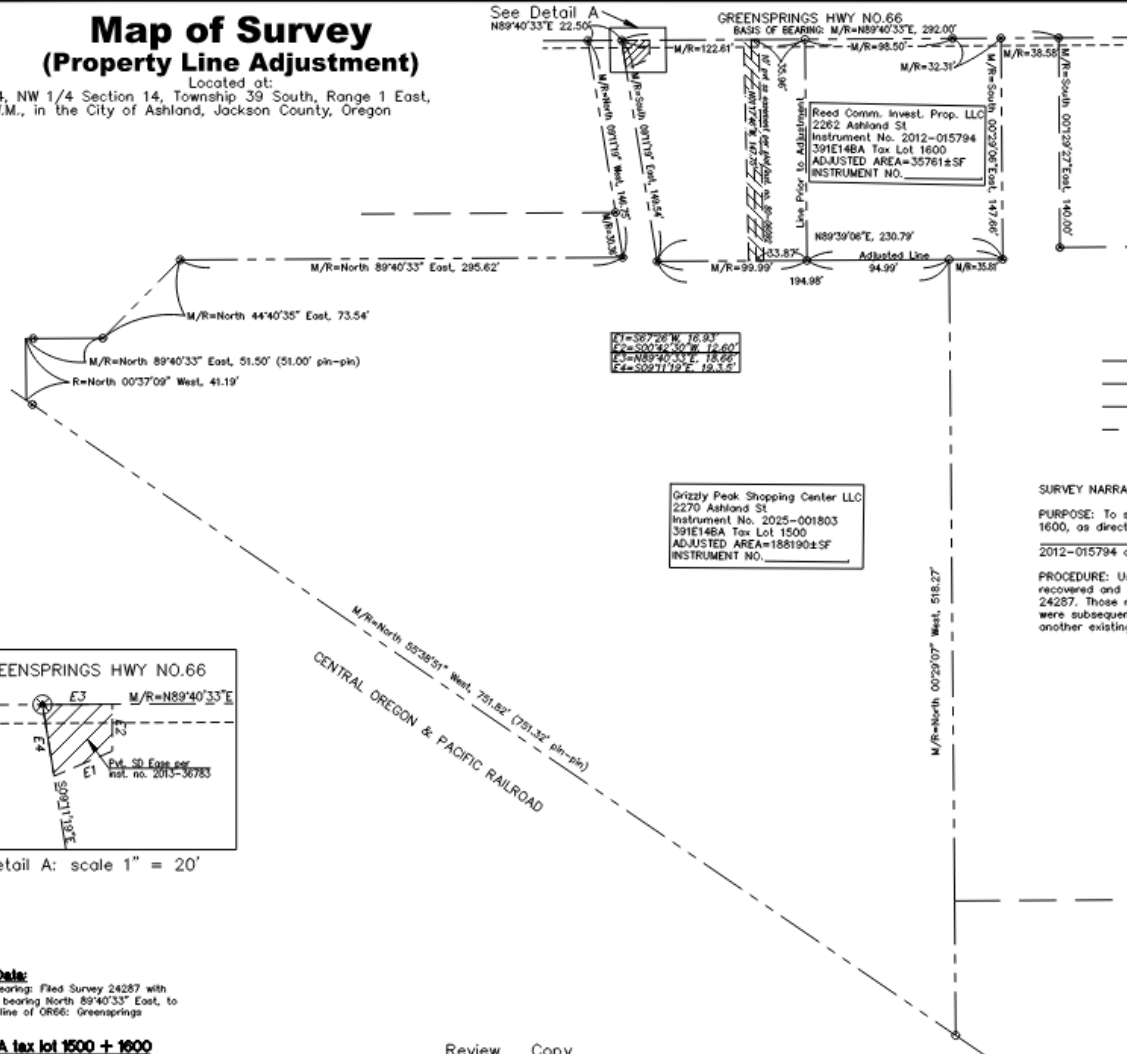






# Map of Survey (Property Line Adjustment)

Located at:  
NE 1/4, NW 1/4 Section 14, Township 39 South, Range 1 East,  
W.M., in the City of Ashland, Jackson County, Oregon



RECEIVED  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
This survey consists of \_\_\_\_\_  
sheet(s) Map \_\_\_\_\_  
page(s) Narrative \_\_\_\_\_  
JACKSON COUNTY  
SURVEYOR

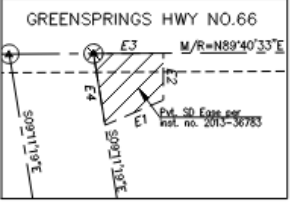
- ⊗ Found 5/8" Rebar w/Cap Marked "Neathamer Surveying" per Filed Survey 24287
- Found 5/8" Rebar per Filed Survey 7475
- M/R Measured matches Record per Filed Survey 24287
- Existing Property Lines
- Adjusted Property Line
- Tax Lot Lines
- Existing Easements

N=50°22'00" W, 18.93'  
E=50°12'00" W, 12.60'  
E=N89°40'33" E, 18.28'  
E=50°21'19" E, 12.31'

Grizzly Peak Shopping Center LLC  
2270 Ashland St  
Instrument No. 2025-001803  
391E148A Tax Lot 1500  
ADJUSTED AREA=188190±SF  
INSTRUMENT NO. \_\_\_\_\_

SURVEY NARRATIVE: to comply with ORS 209.250  
PURPOSE: To survey and adjust a common line between tax lot 1500 and tax lot 1600, as directed by my Client and per approved Ashland Planning Application No. \_\_\_\_\_ and being within the properties described in instrument no. 2012-015794 and instrument no. 2025-001803.

PROCEDURE: Using a Trimble R12i base and rover and S-6 Robotic Total Station, 1 recovered and tied in the monuments shown hereon per filed survey 7475 and 24287. Those monuments fit very good with their respective record positions and were subsequently held. The adjusted line runs from an existing monument to another existing monument, thus no monuments were set on this survey.



Detail A: scale 1" = 20'

**Survey Date:**  
Basis of Bearing: Filed Survey 24287 with an applied bearing North 89°40'33" East, to the south line of OR66: Greensprings Highway.

**391E148A tax lot 1500 + 1600**

Review Copy



**Pariani Land Surveying**  
PHONE: (541) 890-0131 EMAIL: JON@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JOHN R. PARIANI  
#51282  
Renews: December 31, 2028

Township 39 South, Range 1 East  
NE 1/4, NW 1/4 Section 14  
**MAP OF SURVEY  
PROPERTY LINE ADJUSTMENT**

**Grizzly Peak  
Shopping Center  
Ashland, OR 97520**

PROJECT NO.	2025-979
DATE:	September 29, 2025
DRAWN BY:	JRP
REVIEWED BY:	CJP/MBJH
APPROVED BY:	JRP
HORIZ SCALE: 1" = 50'	VERT SCALE:

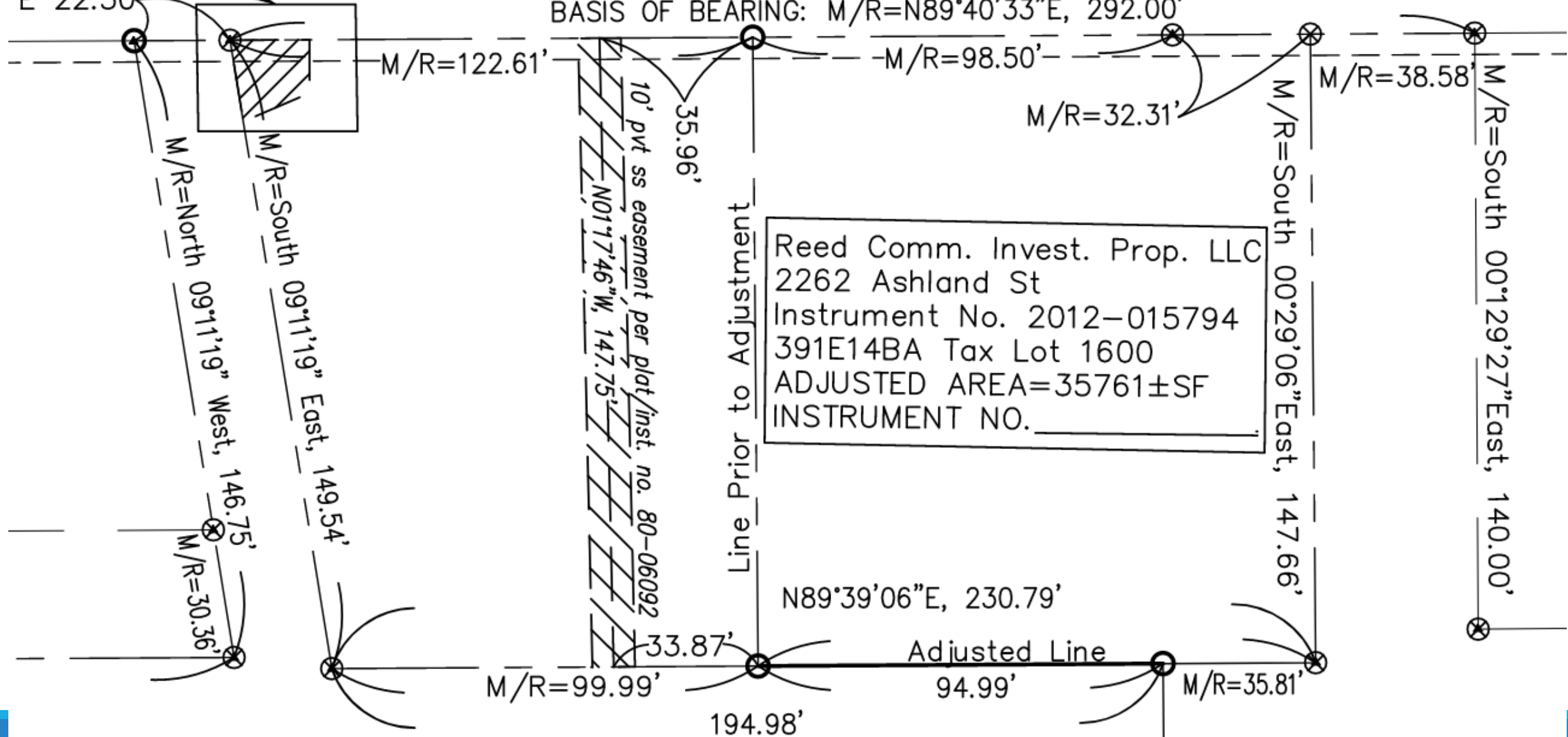
SHEET	1 of 1
DRAWING NO.	PLA-1
REV. NO.	

detail A

"E 22.50'

# GREENSPRINGS HWY NO.66

BASIS OF BEARING: M/R=N89°40'33"E, 292.00'





Street View



Rear View

# Demo and redevelopment

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An application for Commercial Site Design Review to redevelop the property at 2262 Ashland St.

The proposal is for phased redevelopment with two commercial two-story buildings.

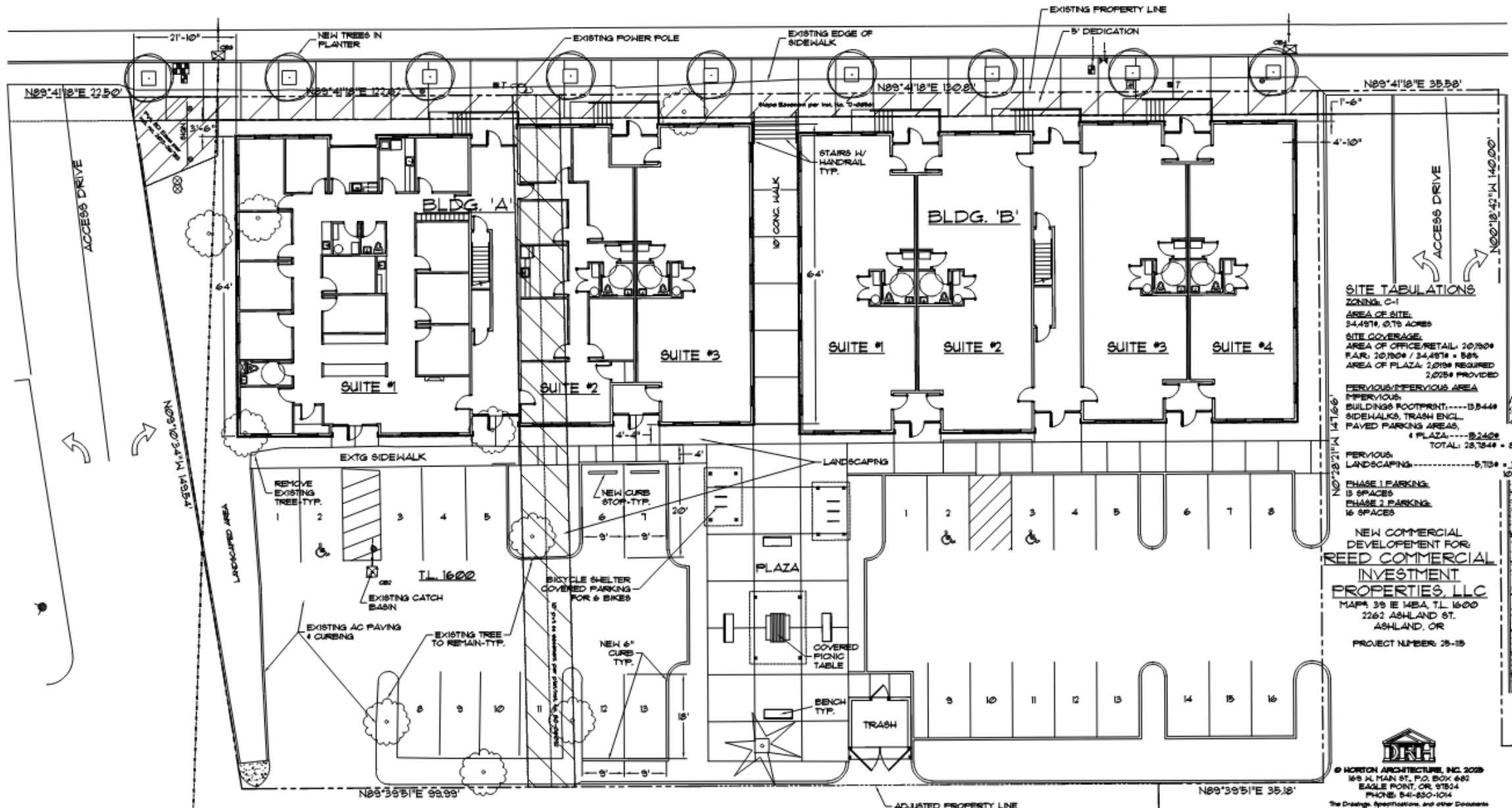
The proposal includes first demolishing the existing office building and constructing building 'A' followed by the future demolition of the restaurant and the construction of building 'B.'

# Site Design Review

PA-T2-2025-00059



ASHLAND ST.



**SITE TABULATIONS**  
 ZONING: C-1  
 AREA OF SITE: 34,497 ± SQ. FT. ACRES  
 SITE COVERAGE: 13.5%  
 AREA OF OFFICE/RETAIL: 20,700 ±  
 P.A.R.: 20,700 / 34,497 ± = 60%  
 AREA OF PLAZA: 2,015 ± REQUIRED  
 2,025 ± PROVIDED

PREVIOUS/PREVIOUS AREA  
 PREVIOUS: BUILDINGS FOOTPRINT: 13,544 ±  
 SIDEWALKS, TRASH ENCL., PAVED PARKING AREAS, PLAZA: 8,240 ±  
 TOTAL: 21,784 ± = 63%

PREVIOUS LANDSCAPING: 5,713 ± = 17%

PHASE 1 PARKING: 13 SPACES  
 PHASE 2 PARKING: 16 SPACES

NEW COMMERCIAL DEVELOPMENT FOR  
**REED COMMERCIAL INVESTMENT PROPERTIES, LLC**  
 MAP# 39 IE 14BA, T.L. 1600  
 2262 ASHLAND ST.  
 ASHLAND, OR  
 PROJECT NUMBER: 25-15



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 165 W. MAIN ST., P.O. BOX 682  
 EAGLE POINT, OR 97524  
 PHONE: 541-830-1014

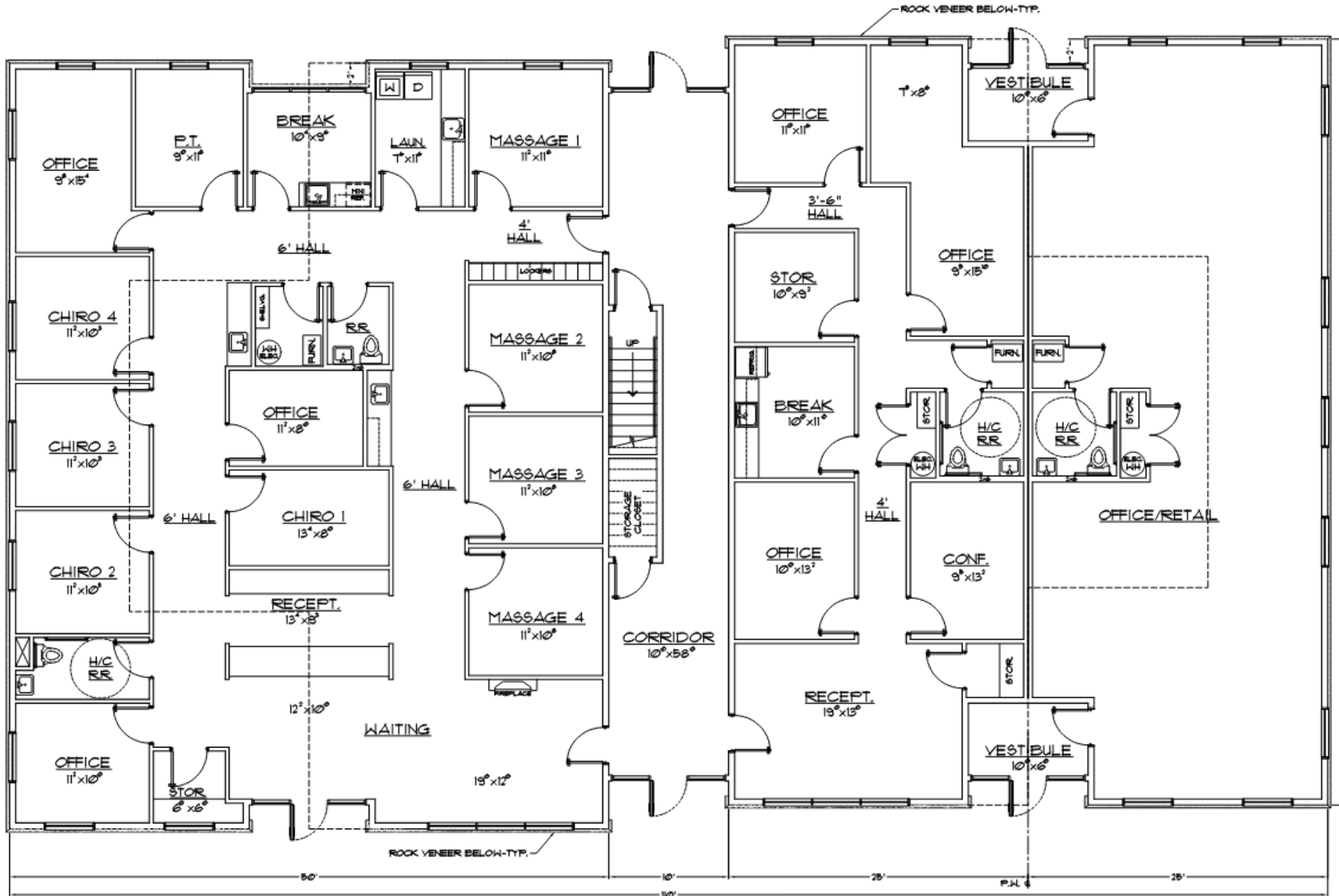
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DATE: 18 NOVEMBER 2025

DRAWING NUMBER: A-1

NORTH  
**SITE PLAN** 1"=20'  
 MAP# 39 IE 14BA T.L. 1600

# BUILDING A Downstairs



**BUILDING 'A'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP# 39 IE 145A, T.L. 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-15



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A-2

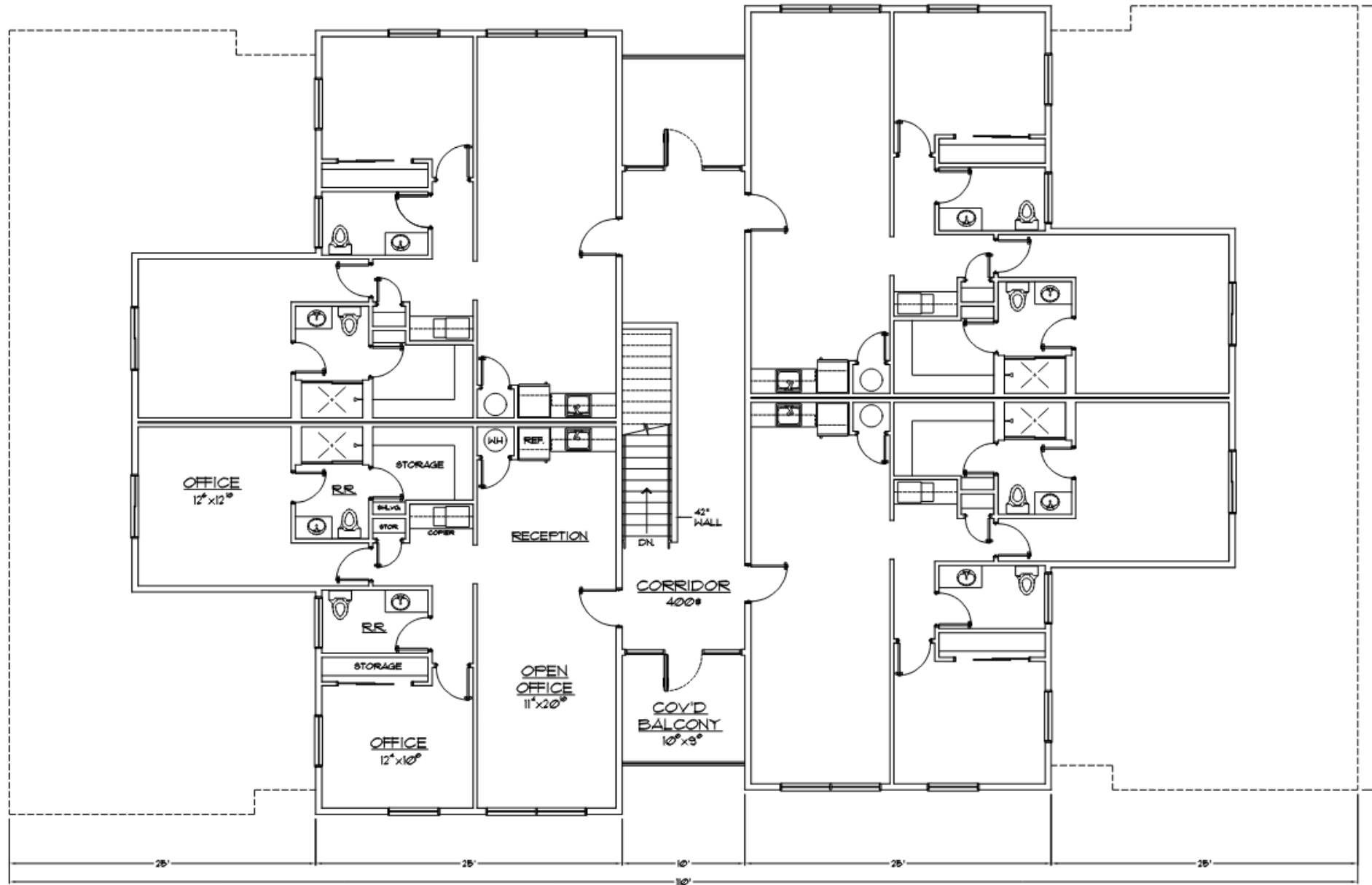
SUITE #1

SUITE #2

SUITE #3

REF. NORTH  
**FLOOR PLAN**  
BUILDING 'A': 6320# OFFICE/RETAIL  
SCALE: 1/8"=1'-0"

# BUILDING A Upstairs



**BUILDING 'A'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP# 39 IE 14BA, T.L. 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-115



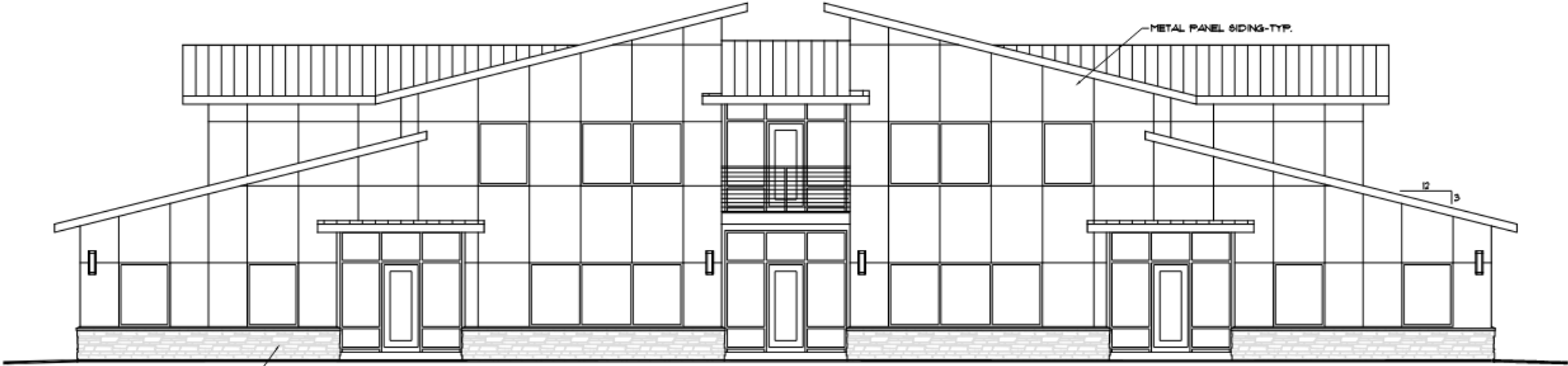
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DATE:  
18 NOVEMBER 2025

DRAWING NUMBER:  
A-3

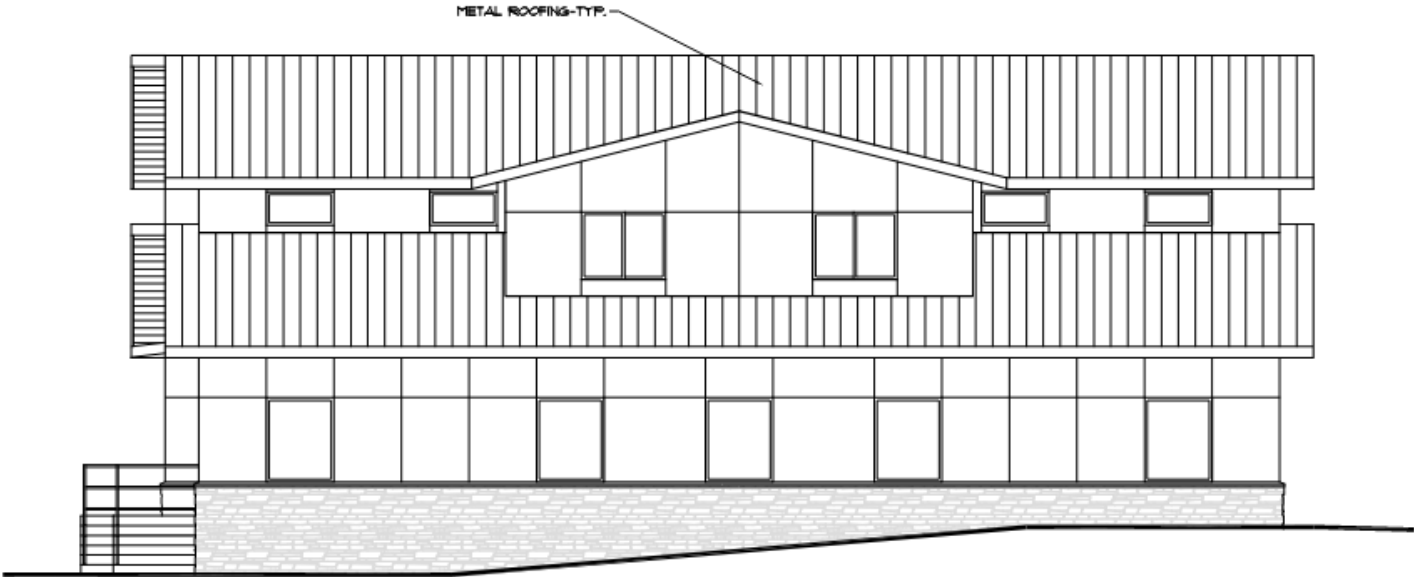
REF NORTH  
**UPPER FLOOR PLAN**  
BUILDING 'A': 4,030# OFFICES  
1/8" = 1'-0"

# BUILDING A



**SOUTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

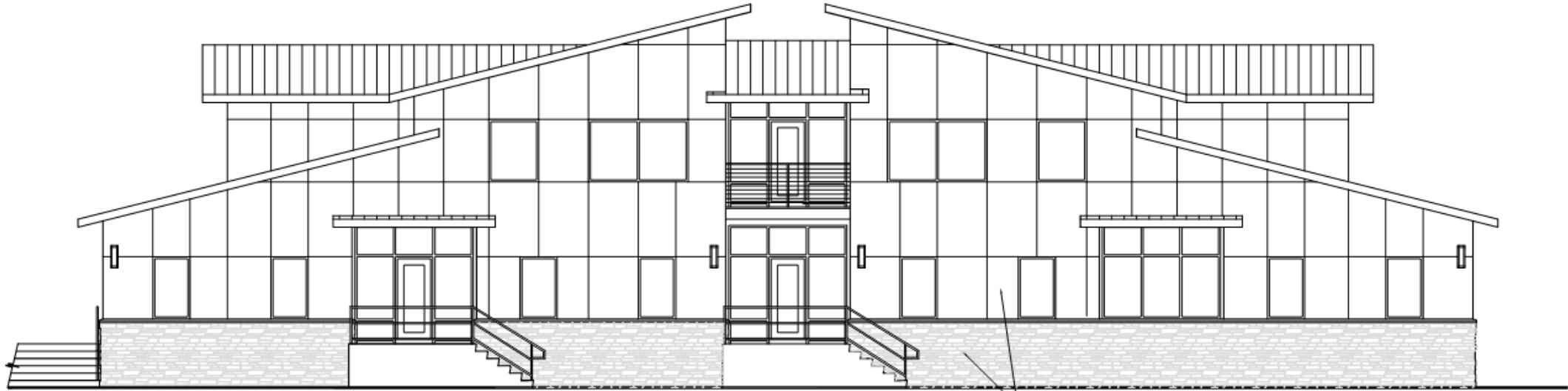
1/8" = 1'-0"

**BUILDING 'A'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP# 39 1E 14BA, T.L. 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-115

  
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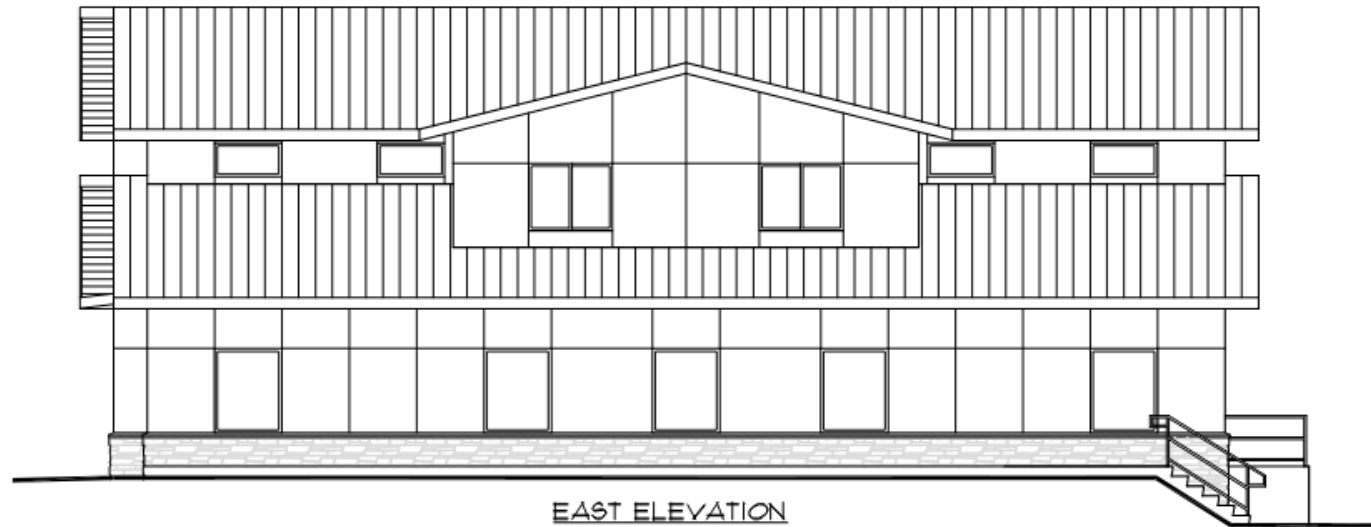
DATE:  
18 NOVEMBER 2025  
DRAWING NUMBER:  
A-4

# BUILDING A



**NORTH ELEVATION**  
(ASHLAND STREET)  
1/8"=1'-0"

SEE NOTES ON SHEET A-4 FOR MATERIALS



**EAST ELEVATION**  
1/8"=1'-0"

**BUILDING 'A'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP# 39 1E 14B4, T.L. 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-115



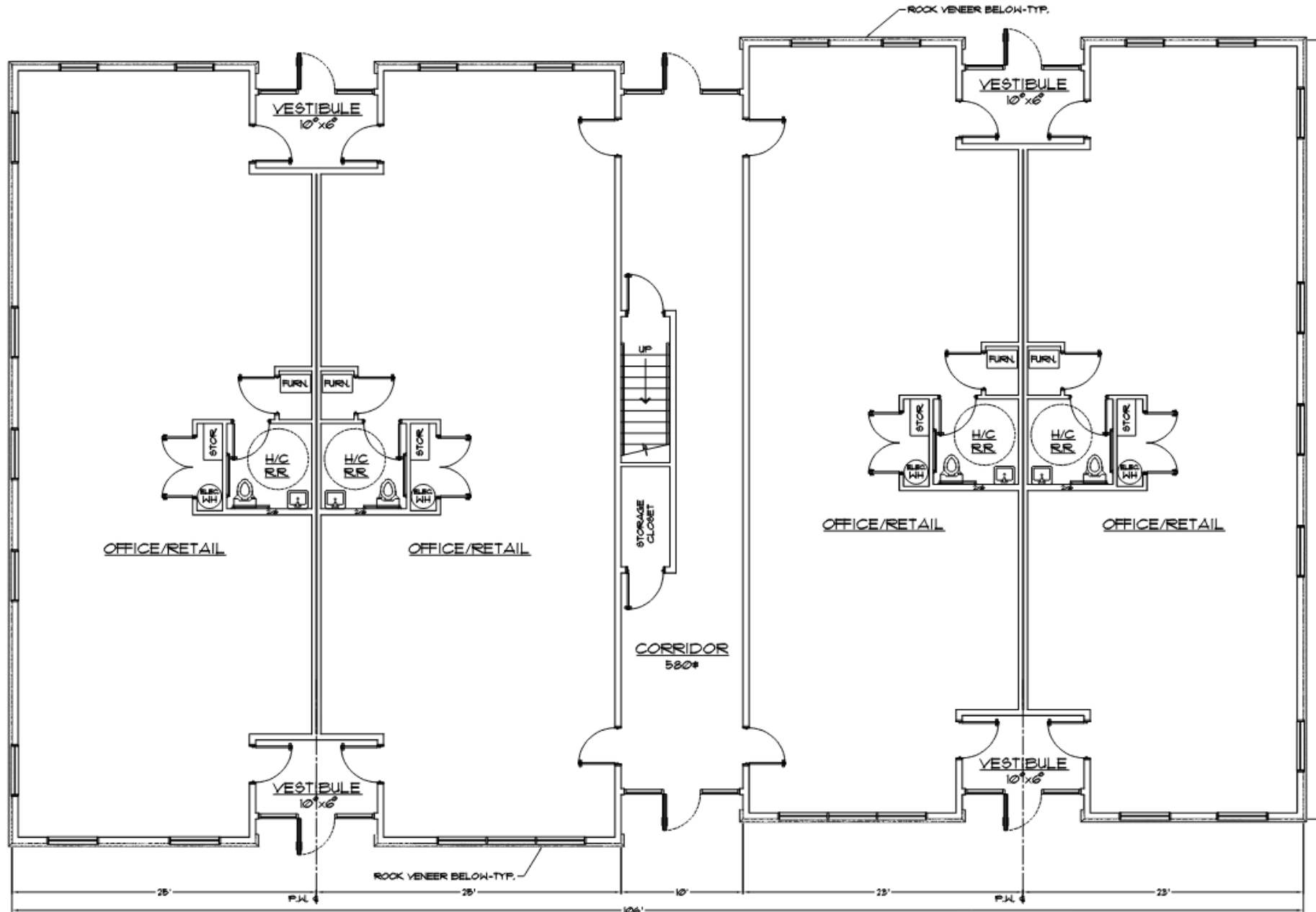
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DATE:  
18 NOVEMBER 2025

DRAWING NUMBER:  
A-5

# BUILDING B Downstairs



**BUILDING 'B'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP#: 39 IE 14BA, TL 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-115



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DATE: 18 NOVEMBER 2025

DRAWING NUMBER:  
**A-6**

SUITE #1

SUITE #2

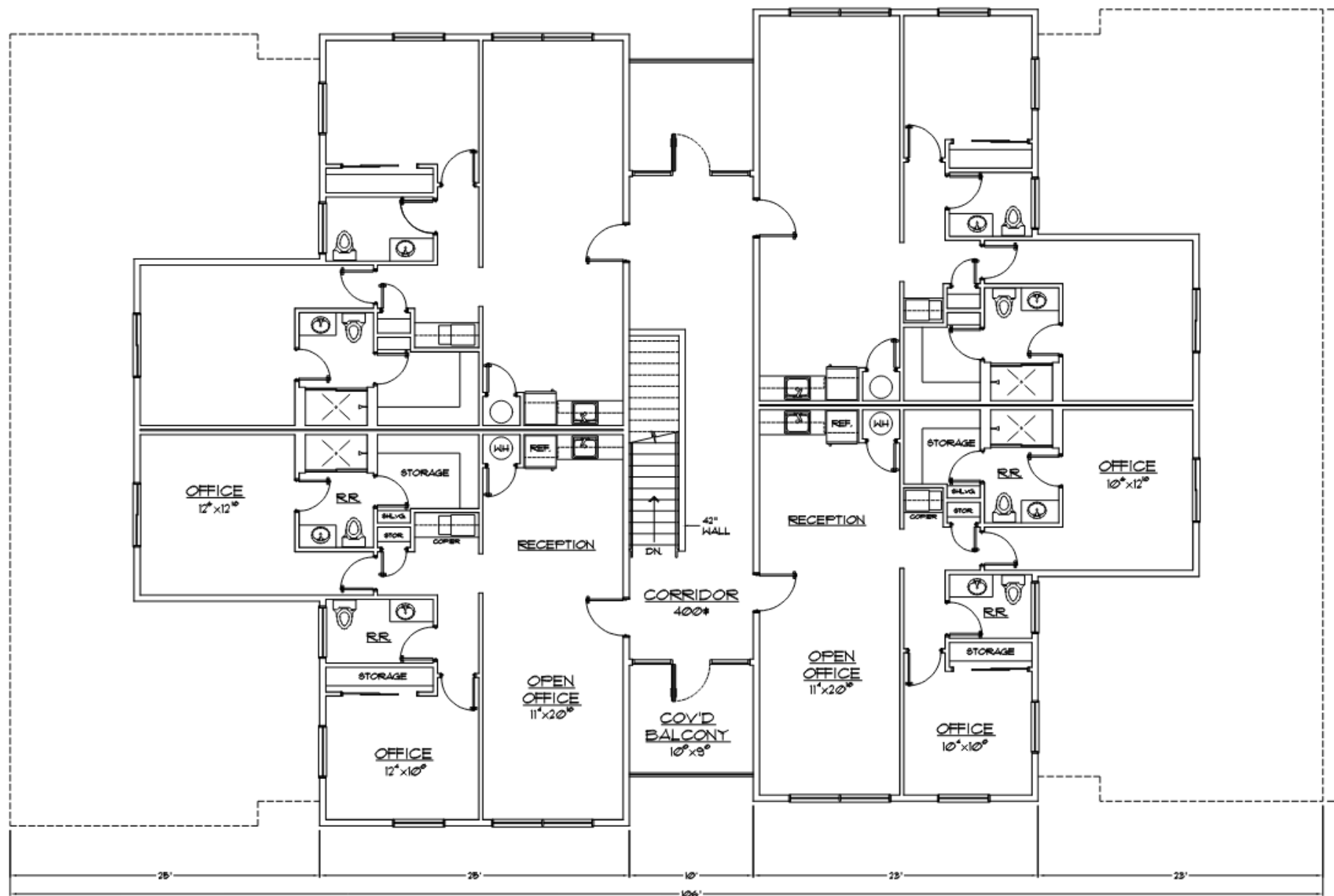
SUITE #3

SUITE #4



**FLOOR PLAN**  
BUILDING 'B': 6,264# OFFICE/RETAIL  
SCALE: 1/8"=1'-0"

# BUILDING A Upstairs



**BUILDING 'B'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP# 39 IE M&A, T.L. 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-15



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DATE:  
18 NOVEMBER 2025

DRAWING NUMBER:  
A-1

REF. NORTH  
**UPPER FLOOR PLAN**  
BUILDING 'B': 3,114# OFFICES  
SCALE: 1/8" = 1'-0"

# BUILDING A



**BUILDING 'B'**  
NEW COMMERCIAL  
DEVELOPMENT FOR:  
**REED COMMERCIAL  
INVESTMENT  
PROPERTIES, LLC**  
MAP# 39 1E 14B4, T.L. 1600  
2262 ASHLAND ST.  
ASHLAND, OR  
PROJECT NUMBER: 25-115



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DATE:  
18 NOVEMBER 2025

DRAWING NUMBER:  
A-8





# EXISTING TREE REMOVAL

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1. All trees as noted with 'EX' are to be removed via an approved Tree Removal Permit
2. There are several conditions that warrant this removal and they are as follows:
  - A. They are within the footprint of propose building construction.
  - B. When Existing Asphalt and neighboring Curbing are to be replaced the work required for this to happen will significantly impact the root zone of the trees during the course of this work. This will impact the the immediate health of these tree as well as their ability to maintain their their individual support against wind and other mitigating factors.
  - C. Several of these trees are Sweetgums and have a natural tendency to promoted surface rooting continuing the negative impact on their immediate surroundings.
3. The planting as shown deliniates new tree planting in numbers intended to more than compensate for the loss of any trees currently on-site.



Existing trees as noted per provided survey.

# Staff recommendation

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Staff recommends that the Commission continue the hearing to a date certain, **January 13**, to allow for corrected notice of the tree removals.

Deliberations should occur at the continued hearing once all testimony has been received.

# Approval Criteria

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SITE DESIGN REVIEW

# Approval Criteria

## Site Design Review

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

- A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.
- E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist.
  - 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty;
  - 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards; or
  - 3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of section 18.2.3.090.

# Approval Criteria

## Tree Removal

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree that is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.
  - b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
  - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
  - d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  - e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.



Questions?

12/9/25

I am here this evening in support of Yuan Yuan restaurant. The new owner of their building is requesting approval to tear down their building. Yuan Yuan is a family run local business & has been at that site for 21 years. Family-run local businesses are the bedrock of this town! Ashland Planning Commission should be doing everything they can to assist hard working families succeed in their businesses, not make it harder than it already is to keep their business viable. I request that the Planning Commission take into account Yuan Yuan's owners' needs when deciding on this planning action.

Lisa Spencer

960 Harmony Lane  
Ashland

[lisaclaire1955@yahoo.com](mailto:lisaclaire1955@yahoo.com)

541-821-7328