



Planning Commission Minutes

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.

March 10, 2026
REGULAR MEETING
***DRAFT* Minutes**

I. CALL TO ORDER:

Chair Verner called the meeting to order at 7:00 p.m. at the Civic Center Council Chambers, 1175 E. Main Street.

Commissioners Present:

Lisa Verner
Jay Lininger
Susan MacCracken Jain
Russell Phillips
John Maher

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Supervisor
Nick Schubert, Associate Planner
Michael Sullivan, Executive Assistant

Absent Members:

Kerry KenCairn
Eric Herron

Council Liaison:

Jeff Dahle (absent)

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- City Council reviewed the following ordinances for adoption at its March 3rd meeting:
 - Ordinance 3286: Allows removal of hazardous or infested trees as certified by an arborist.
 - Ordinance 3287: Permits privately owned murals to be maintained privately.
 - Ordinance 3288: Prohibits building permits if code violations are present, unless needed to rectify the violation.
- Three ordinances approved at first reading:
 - Updated Chapter 6.5 to clarify marijuana dispensaries include more than just medical.
 - Exemptions for heat pumps and mechanical devices from noise regulations if they meet manufacturer specs.
 - Addressed various compliance issues.

2. Advisory Committee Liaison Reports – None





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III. **CONSENT AGENDA**

Approval of Minutes

1. February 24, 2026 Special Meeting Minutes

Commissioners Maher/ Lininger m/s to approve the consent agenda as presented. Commissioner MacCracken Jain abstained from the vote due to her absence from the February 24th meeting. Voice Vote: Commissioners Maher, Lininger, Phillips, and Verner: AYE. Motion Passed 4-0.

IV. **PUBLIC FORUM** – None

V. **TYPE II PUBLIC HEARING – CONTINUED**

PLANNING ACTION: PA-T2-2026-00066

SUBJECT PROPERTY: a portion of Tax lot 8600 of map 39-IE-04-AD

APPLICANT: Rogue Planning & Development Services, LLC

OWNER: CT Properties, LLC

DESCRIPTION: A request for concurrent outline plan and final plan approval for a Performance Standards Option (PSO) Subdivision to divide 'Area 7' into four new lots. The application also includes a request for residential Site Design Review approval, and the removal of a single non-hazard tree. **COMPREHENSIVE PLAN DESIGNATION:** North Mountain Plan; **ZONING:** NM-MF; **MAP:** 39-IE-04-AD; **TAX LOT:** 8600

Planning Supervisor Derek Severson noted that a revised staff report had been submitted with minor, non-substantive changes (see attachment #1).

Ex Parte Contact

Commissioners Maher, Phillips, and Verner disclosed site visits. No ex parte contact was disclosed.

Staff Presentation

Associate Planner Nick Schubert presented the application. The 18,000 square foot area would be divided into four lots to accommodate one duplex and three triplex buildings, providing 11 total dwelling units. The property is zoned North Mountain Multifamily (NM-MF) and regulated by the North Mountain Neighborhood Plan (see attachment #2).

Mr. Schubert explained that as the final component of Kestrel Park subdivision which began in 2018, the development must comply with Performance Standards Option requirements for subdivisions of three or more lots in the North Mountain area. Civil improvements including sidewalks, curbs, gutters, park roads with street trees, and the alley are being installed around Area 7.





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The application included a request to remove a multi-stem cherry tree located within a proposed building envelope. Staff initially questioned whether this was a regulated tree based on its shrub-like form, but the Tree Management Advisory Committee unanimously recommended approval since the tree is located within the building envelope.

Staff recommended approval of the application with the eight conditions suggested by staff.

Questions of Staff

Commissioner Lininger asked about solar access standards and the "mill pond standard" referenced as a functional equivalent. Mr. Goldman explained this functional equivalent has been used in previous North Mountain developments including early phases of Kestrel and the Overlook subdivision, addressing situations where steep slopes and grading make standard solar access calculations impractical. The standard allows shadows up to 5 feet in height on northerly buildings.

Commissioner MacCracken Jain asked about parking availability, noting one space per unit was provided. Mr. Goldman confirmed that parking bays are being created as part of new street installations.

Applicant Presentation

Amy Gunter from Rogue Planning and Development Services, accompanied by Kyle Taylor from Taylor Elements and CT Properties, presented the proposal. Ms. Gunter explained this area was previously pulled from a larger subdivision application to address design concerns and neighbor feedback. The development proposal features two lots accessed from Patton Lane with primary orientation toward the street, and two lots accessed from a public alley. Buildings are designed with daylight basements to work with the steep terrain, as the hard rock subsurface prevented cutting buildings further into the hillside (see attachment #3).

Mr. Taylor provided context on why Area 7 was originally pulled from the application, citing both topographical challenges and neighbor concerns. The redesign addressed these issues by separating buildings to allow view corridors, widening the alley to 20+ feet, and providing adequate backup space for vehicles.

Public Comments

Rich Kinsinger/Mr. Kinsinger expressed satisfaction that their concerns about alley width and traffic access had been addressed by the applicant through the design changes.

Jeff Thompson/Mr. Thompson requested that the proposed alley not be named "Mariposa Court" to avoid confusion with the existing Mariposa Street.

Chair Verner closed the Public Hearing and Public Record at 7:44 pm.



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Deliberations and Decision

The Commissioners generally praised the applicant for listening to community concerns and returning with an improved design.

Regarding the alley naming concern, staff confirmed that addressing is handled by the City through the development process, and the existing condition requiring approved addressing would cover this issue.

Commissioners Maher/MacCracken Jain m/s to approve the application as presented with the conditions recommended by staff. Roll Call Vote: Commissioners Maher, MacCracken Jain, Lininger, Phillips, and Verner: AYE. Motion passed 5-0.

VI. OPEN DISCUSSION

The Commission discussed the Transportation System Plan (TSP) revision, particularly regarding evacuation routes as wildfire season approaches. Mr. Goldman explained that the plan is funded by ODOT but the contract has not yet been executed, causing delays. The TSP effort is expected to take 1-2 years once initiated. Mr. Goldman agreed to provide an update on the contract status after speaking with Public Works Director Scott Fleury.

The Commission agreed to cancel the March 24, 2026 meeting.

VII. ADJOURNMENT

Meeting adjourned at 7:54 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*

**ASHLAND PLANNING DEPARTMENT
STAFF REPORT**

Before the Planning Commission – March 10, 2026

PLANNING ACTION: PA-T2-2026-00066
OWNER: CT Properties LLC
APPLICANT: Rogue Planning & Development Services, LLC

LOCATION: *a portion of* Tax Lot 8600 assessor map 39-1E-04-AD
ZONE DESIGNATION: North Mountain Multi-Family (NM-MF)
COMP. PLAN DESIGNATION: North Mountain

ORDINANCE REFERENCES:

18.2.4	General Regulations for Base Zones
18.2.5	Standards for Residential Zones
18.3.5	North Mountain Neighborhood District
18.3.9	Performance Standards Overlay
18.4	Site Development & Design Standards
18.5.1	General Review Procedures
18.5.2	Site Design Review
18.5.3	Land Divisions & Property Line Adjustments
18.6.1	Definitions

APPLICATION DATE: January 26, 2026
PUBLIC NOTICE: February 16, 2026 **22 days prior to hearing**
MEETING DATE: March 10, 2026

PROPOSAL: A request for concurrent Outline and Final Plan approval for a four-lot Performance Standards Option (PSO) subdivision and a request for residential Site Design Review approval to construct three triplex buildings. The fourth building, a duplex, is not subject to Site Design Review. The application also includes a request to remove a single non-hazard tree.

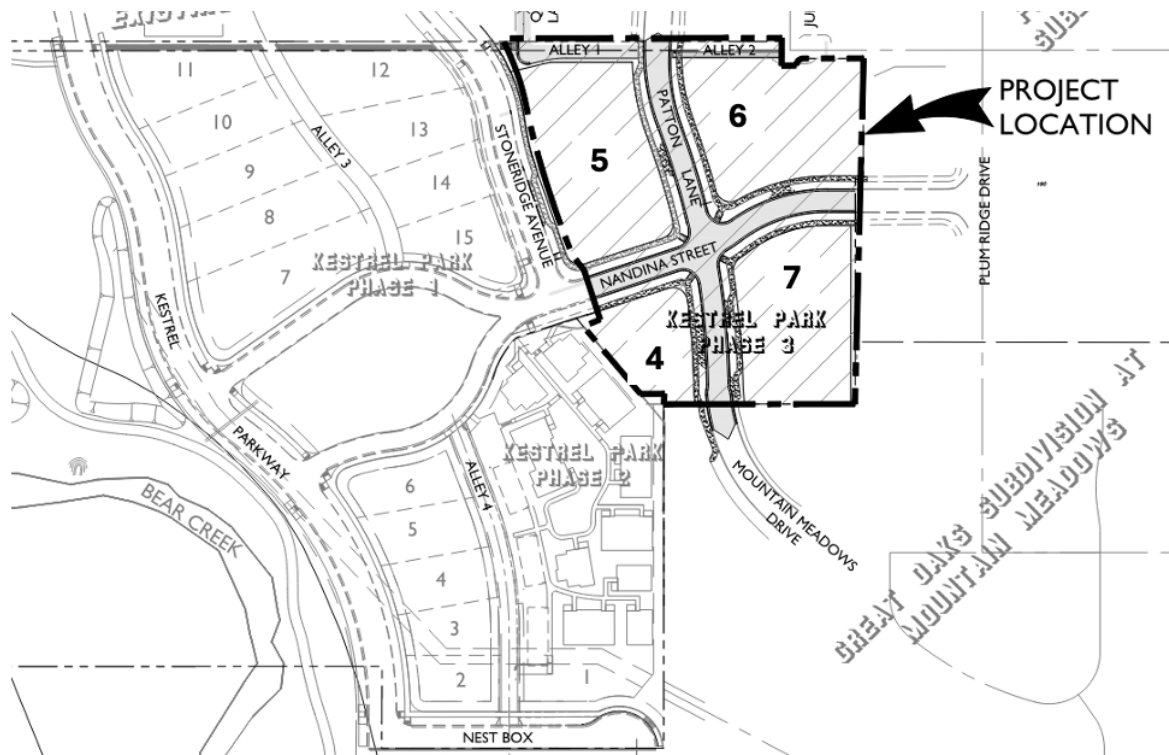
The property was created as lot 31 of Kestrel Park Phase II and was reserved for this final phase of the Kestrel Park Subdivision. The property is zoned “North Mountain-Multi Family” (NM-MF) and is regulated by the North Mountain Neighborhood Plan (NMNP). The NMNP is codified at Ashland Municipal Code (AMC) 18.3.5 and applies to all properties within the North Mountain Neighborhood Plan area (adopted by City Ordinance 2800 in April 1997).

I. Introduction and Background

This is the final component of the third phase of the Kestrel Park Subdivision. This phase is the culmination of the entire Kestrel Park Subdivision which began in 2018 and we do not attempt to provide a complete background and roadmap to all the previous approvals and appeals of the prior phases. The staff report prepared for the original outline approval for Phase 3 plan (see PA #T2-2024-00054) has an extensive planning history of all previous phases.

1) Background

The subject property is a portion of Lot 31 (of Phase 2) and was reserved for this final phase. The previously approved Phase 3 of the subdivision (presently under construction) connects both Nandina Street and Patton Lane / Mountain Meadows Drive to create four blocks that have been identified previously as areas four, five, six and seven (shown below).



The Residential development for areas four, five, and six as well as the related public improvements have all been approved, however the plat has not been recorded yet as the construction of those improvements is ongoing.

As relevant to this application, during the original Outline Plan approval for Phase 3, Area 7' was removed from consideration at the last minute. The design for area seven has been modified and now proposed to subdivide 'Area 7' into four new lots, with one lot proposed to be developed with a duplex and the remaining three lots proposed to be developed with triplexes.

The reason to refer to this application as 'Area 7 of Phase 3' is that, while the subdivision of 'Area 7' is being addressed individually, it is still the applicant's intent to file a final plat for all of Phase 3 together.

2) Site Description

The subject property is Tax lot #8600 of Assessor Map 39-1E-04-AD; it does not presently have an assigned street address. The application also includes three tax lots owned by the City of Ashland; tax lot 4700 a 0.05-acre strip of land along the north, as well as tax lots 7800 & 4900 which are both 'street plugs' to be vacated for street R-O-W. The property was created as lot-31 of Kestrel Park Phase II and was reserved for this final phase of the Kestrel Park Subdivision.

The property is 2.27 acres in size and slopes from east to west at approximately 15% and is zoned North Mountain Multi-Family (NM-MF).

3) Proposal

The AMC requires that all applications involving the creation of three or more lots in the NMNP to be processed in accordance with AMC 18.3.9 the ‘Performance Standards Option and PSO Overlay’ chapter (see: AMC 18.3.5.040.K). The proposed PSO subdivision includes a total of 4-lots for residential development. The application includes a request for Site Design Review approval for three multifamily triplexes, with the fourth lot proposed with a duplex. This provides a total of 11-dwelling units for all of ‘Area 7’.

II. Project Proposal – Outline Plan Subdivision and Residential Site Design Review.

1) Performance Standards Option (PSO) Subdivision – Outline Plan Approval

The preliminary final plat for all of Phase 3 of the Kestrel Subdivision is shown below. As mentioned above, construction of civil improvements is underway, and the present application only relates to the subdivision of Area 7* - highlighted in red dashed line below.



The approval criteria for Outline Plan include eight items which are summarized as follows:

- 1) The development meets all applicable ordinance requirements of the city.
- 2) Adequate key City facilities can be provided including water, sewer, paved access.

* Condition of Approval #2 from PA -T2-2025-00059: “All proposed public improvements including sidewalks, curbs, gutters, park rows with irrigated street trees and the alley shall be installed, including surrounding Area 7, prior to the recording of final plat. [emphasis added]

- 3) The natural features, such as wetlands and large trees, are included in unbuildable areas.
- 4) The development of the land will not prevent adjacent land from being developed.
- 5) There are adequate provisions for the maintenance of common open space.
- 6) The proposed density meets the base and bonus density standards.
- 7) The development complies with the street standards.
- 8) The proposed development meets the common open space standards.

The application includes detailed written responses to each of the approval criteria and design standards, and by their reference they are incorporated herein as if set out in full. Next, we briefly address each of the approval criteria, and any needed conditions of approval to demonstrate compliance with the applicable standards.

The first approval criterion is that *“the development meets all applicable ordinance requirements of the city.”* This first approval criterion is all-encompassing allowing the Planning Commission to address all city standards, even outside of Chapter 18 of the AMC. The application materials explain that the proposal utilizes the Performance Standards Option Chapter 18.3.9, and that the development demonstrates compliance with the standards from AMC 18.3.9.050 – 18.3.9.080. The application materials emphasize that as a Performance Standards Options proposal, the application is not required to meet the minimum lot size, lot width, lot depth or setback standards of part 18.2. With the application materials fully considered staff concluded that findings can be made that all applicable ordinance requirements will be met.

The second approval criterion is that *“adequate key City facilities can be provided including water, sewer, paved access.”* Staff reiterates that this is a portion of the third phase of the Kestrel Park Subdivision and that all city facilities were sized with the capacity for this phase in mind. Staff note that all relevant public improvements were approved with the original phase 3 outline plan and that they are currently under construction. Planning staff have consulted with the Engineering Department in Public Works regarding the civil plans and have confirmed that the proposed infrastructure will meet all city standards, and that there is sufficient capacity for the proposed development. Staff conclude that findings can be made that this approval criterion is met.

The third approval criterion is that *“the natural features, such as wetlands and large trees, are included in unbuildable areas.”* The previous phases of the subdivision have addressed floodplain and wetland areas. For this phase the subject property has no identified natural features or wetlands to consider with the exception of the single multi branched tree that is proposed for removal and is discussed further below. Staff believe findings can be made that this approval criterion is met.

The fourth approval criterion is that *“the development of the land will not prevent adjacent land from being developed.”* The subject property is surrounded by land that has already fully developed, and a finding can be made that this approval criterion is met.

The fifth approval criterion is that *“there are adequate provisions for the maintenance of common open space.”* Staff restate what was set out in the previous phase 3 approval: That the existing HOA’s were formed for the earlier phases of the Kestrel Park. *“The three phases are*

also tied together through monetary commitments (HOA Dues) for the maintenance of common areas and improvements such as the site's wetlands, common spaces, park benches, park row vegetation and irrigation and street trees." Staff conclude that the HOA provides sufficient evidence of the provisions for the ongoing maintenance for the common open space and that findings can be made that this approval criterion is met.

The sixth approval criterion is that *"the proposed density meets the base and bonus density standards."* The ultimate density of the Kestrel Park subdivision has been a significant point of emphasis of previous phases. This is because the subdivision spans multiple zones of different density, and that in addition to maximum density the NMNP also has a requirement for a minimum density of between 75% and 110% of each zone's base density. In previous phases there has been a table detailing the number of units in each phase, acreage and required densities. The remaining number of units required was summarized in the Planning Commission's outline plan phase 3 findings as follows: *"The Planning Commission concludes that Area 7 will need to develop with at least two but not more than eighteen units, and a condition of approval to that effect has been included below."* (PA-T2-2024-00054 section 2.4.6 at p.7). Staff would note that the 11 proposed dwelling units are greater than two, and less than 18. Staff conclude that findings can be made that this approval criterion will be met.

The seventh approval criterion is that *"the development complies with the street standards."* As mentioned previously all of the associated civil improvements have been previously approved during the original Phase 3 outline and final plan approval. Additionally, as was stated in the previous land use approval, all properties were required to sign in favor of and agree to participate in a Local Improvement District (LID) for the future construction of a bridge across Bear Creek to connect Nevada Street to Oak Street. As such, a condition was included to require that all properties within the Kestrel Park Subdivision sign a similar agreement prior to signature of the final survey plat. The subject properties here are within the subdivision and are subject to that original condition which has been included below. Staff conclude that with the condition of approval findings can be made that this approval criterion will be met.

The eighth and final approval criterion is that *"the proposed development meets the common open space standards."* Here we restate what was set out in the original phase 3 outline plan approval:

"The application notes the following: "The Kestrel Park Subdivision is 13.48 acres in size of which 5.13 acres was dedicated as open space (Bear Creek Riparian Area) and another .7 acres was platted as private open space for the subdivision's on-site wetlands and a couple of smaller landscape areas - located at various street corners as common neighborhood landscaping, for a total of 5.82 acres or roughly 43% of the subdivision's acreage of which only 8% is required with Performance Standard Subdivisions and an additional 4% for Site Review applications. Additionally, each of the proposed multi-family units do include an additional 8% recreational space (porches/patios)."

Staff conclude that findings can be made that this approval criterion will be met.

Staff conclude, based on the above, that findings can be made that the Outline Plan Approval Criteria criterion will be met.

2) Final Plan Approval

The approval criteria for Final Plan are intended to ensure substantial conformance between Outline Plan approval and Final Plan approval when the two are requested as separate procedural steps. When both Outline and Final plan are filed concurrently, as is the case here, there is no procedural separation between the two, and the concurrent Final Plan proposal is identical to the Outline Plan in terms of number of dwelling units, yard depths, distances between buildings, common open spaces, building sizes, building elevations and exterior materials, standards resulting in density bonuses, and street standards. Based on the above Staff conclude that findings can be made that the final plan approval criteria are met.

3) NMNP Supplemental Design Standards

The NMNP also included Supplemental Approval Criteria that require that there is conformity with both the “*general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation*” as well as the “*specific design requirements as provided in the North Mountain Neighborhood Design Standards.*” The NMNP includes detailed Design standards for both roads and architectural design. The application states that the NMNP design standards are fully met and include detailed dimensions on the site plan showing that porches meet the correct sizes. Additionally, there are standards for garage setbacks, however in this application there are no proposed garages as all parking is off the proposed alley. The remainder of the architectural standards are discussed below under the Site Design Review approval criteria. Staff conclude that findings can be made that the Supplemental Approval Criteria criterion will be met.

4) Residential Site Design Review

The applicability section of Site design review is provided at AMC 18.5.2.020.B and requires Site Design Review for “*Three or more dwelling units on a lot*” as is proposed on three of the lots in this application.

The first criterion of approval for Site Design Review is that “*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.*” PSO subdivisions are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by AMC 18.3.9. By virtue of being a PSO development this approval criterion is effectively not applicable. Staff conclude that findings can be made that this approval criterion will be met.

The second criterion of approval for Site Design Review is that “*The proposal complies with applicable overlay zone requirements (part 18.3).*” The only applicable overlay zone is the North Mountain Neighborhood District at AMC 18.3.5 which governs all development in the NMNP area. Included in the NMNP standards are the Site Development and Design Standards at AMC 18.3.5.100. When printed these standards occupy 30 pages, so we do not address each item individually. That said the building elevations and renderings make clear that the architectural design requirements are clearly met as the proposed buildings features include covered porches, eaves, and building offsets. The site plans have dimensions shown that the three single family

common wall buildings each include the required setback and offset for the garages as illustrated in AMC 18.3.5.100.A.4.a. Staff conclude that findings can be made that this approval criterion will be met.

The third criterion of approval for Site Design Review is that *“The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided below.”* Because the development is regulated by the NMNP many of the regulations in 18.4 are not in effect. AMC 18.3.5.020 provides in part that “where the provisions of this chapter conflict with comparable standards described in any other ordinance, resolution or regulation, the provisions of the North Mountain Neighborhood district shall govern.” That said, the site plan clearly demonstrates that the driveway spacing meets or exceeds the 24’ requirement as well as details on recycling and refuse area. The application materials include a detailed landscaping plan showing that all portions of a lot not otherwise developed are to be landscaped.

The buildings are proposed to be separated to respond to the character of the neighborhood, rather than developed as a single apartment building on one tax lot. The application proposes to comply with building separation requirements of the Performance Standards Options chapter, and to apply a “Mill Pond” standard for solar access to allow shading five-feet up the wall of the first story’s living space. The lower level is considered a basement here, not a story.

The “Mill Pond” solar access standard is not codified, but was first allowed with the Mill Pond subdivision, a Performance Standards Options subdivision in the 1980’s, where the flexibility of the Performance Standards meant that there were not always standard setbacks between buildings. The “Mill Pond” standard allowed a shadow to be cast to the bottom windowsill of the first story living space on the property to the north as functionally equivalent to “Standard A” Solar Access. This standard has been allowed for a number of subdivisions over the last 40 years, and in staff’s assessment, the Planning Commission can reasonably make a finding that the shading proposed is functionally equivalent to Standard A. A condition is recommended below to require that the building permit submittals demonstrate compliance with the “Mill Pond” shading described in the application, and with that staff conclude that findings can be made that this approval criterion will be met.

The fourth criterion of approval for Site Design Review is that *“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.”* As discussed above the proposed street network and proposed City facilities have been sized specifically for the proposed density. The application includes detailed civil plans and staff are confident that findings can be made that this approval criterion has been met.

The last criterion of approval for Site Design Review is that *“The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsections below, are found to exist...”* There are no exceptions requested to the above standards and staff is confident that findings can be made that this criterion of approval has been met.

5) Tree removal

The application includes a request to remove what is described as a ‘multi stem’ cherry tree which is located in the proposed building envelope of the multi family housing. Staff have doubts about whether the proposed tree is regulated based on the photos and site visits. Based on the trees form it presents more like a shrub rather than a dominate trunk that then splits. The Tree Management Advisory Committee (MAC) reviewed the application also questioned if the proposed tree removal was in fact a regulated tree, while also unanimously recommending approval of the proposed removal. Based on the location the proposed removal meets the criteria of approval for removal as it is located within the building envelope.

6) Public Input

Notice was posted at the property frontage and mailed to all properties within 200’ on February 13th, 2026. At present no public comment has been received.

III. Procedural – Approval Criteria

1) Outline Plan Approval Criteria

AMC 18.3.9.040.A.3 provides the approval criteria and standards for Outline Plan approval:

A.3 Approval criteria for Outline Plan. The planning commission shall approve the Outline Plan when it finds all of the following criteria have been met:

- A. the development meets all applicable ordinance requirements of the city.
- B. adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.
- C. the existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.
- D. the development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.
- E. there are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- F. the proposed density meets the base and bonus density standards established under this chapter.
- G. the development complies with the street standards.
- H. the proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

2) Final Plan Approval Criteria

AMC 18.3.9.040.B.5 provides the approval criteria and standards for Final Plan approval:

5. Approval Criteria for Final Plan. Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- c. The common open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

3) Supplemental Approval Criteria

AMC 18.3.5.030.C provides the approval criteria and standards for development in the NMNP.

C. Supplemental Approval Criteria. In addition to the criteria for approval required by other sections of this ordinance, applications within the NM district shall also meet all of the following criteria.

1. The application demonstrates conformity to the general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation.
2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.

4) Site Design Review Approval Criteria

AMC 18.5.2.050 provides the approval criteria and standards for 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.

5) Tree Removal Approval Criteria

AMC 18.5.7.040 provides the approval criteria and standards for tree removal.

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.

IV. Conclusion and Recommendations

Staff recommend that the Planning Commission approve concurrent Outline Plan and Final Plan for the PSO subdivision and the requested tree removal. Staff also recommend that the Planning Commission approve Site Design Review for the three proposed triplex buildings.

If the Planning Commission approves the application, staff recommends including the following conditions of approval below:

- 1) ~~That a~~ All proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) ~~That a~~ All new addresses shall be assigned by City of Ashland Planning Department.
- 3) ~~That p~~ Permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way, including but not limited to permits for driveway approaches, street improvements, utilities or any necessary encroachments.
- 4) ~~That t~~ The properties within the project sign in favor and agree to participate in a local improvement district (LID) for future construction of the Nevada Street bridge across Bear Creek. The agreement shall be prepared by the City of Ashland and signed by the property owner prior to signature of the final survey plat. Nothing in this condition is intended to prohibit an owner/developer, their successors or assigns from exercising their rights to freedom of speech and expression by orally objecting or participating in the LID hearing or to take advantage of any protection afforded any party by City ordinances and resolutions.
- 5) ~~That a~~ A final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided prior to bringing combustible materials onto the property,

and any new landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.

- 6) ~~That~~ The building permit submittals shall demonstrate compliance with the Mill Pond Standard for solar access described in the application materials, with shading not to extend above the lowest windowsill (five feet) of the first story living space.
- 7) ~~That a~~ A final survey plat shall be submitted within 18 months of Final Plan approval. Prior to submittal of the final subdivision survey plat for review:
 - a. Final electric service, utility and civil plans including but not limited to the water, sewer, storm drainage, electric, street and driveway improvements shall be submitted for the review and approval of the Planning, Building, Electric, and Public Works/Engineering Departments ~~with the Final Plan submittal~~ **prior to the installation of civil improvements.** The street system plan shall include full street designs with cross-sections consistent with the City's Street Design Standards for the proposed residential neighborhood streets and alleys, as approved. Street lights shall be included in keeping with city street light standards. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes; fire hydrant; sanitary sewer lines, manholes and clean-out's; storm drain lines and catch basins; and locations of all primary and secondary electric services including line locations, transformers (to scale), cabinets, meters and all other necessary equipment. Transformers, cabinets and vaults shall be located in areas least visible from streets, while considering the access needs of the utility departments. Any required private or public utility easements shall be delineated on the civil plans. All civil infrastructure shall be installed by the applicants **according to the approved plans**, inspected and approved prior to the signature of the final survey plat.
 - b. ~~That~~ The applicant shall submit a final electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets, street lights and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the ~~signature of the final survey plat~~ **installation of electrical infrastructure.** Transformers and cabinets shall be located in areas least visible from streets and outside of the sidewalk corridor and vision clearance areas, while considering the access needs of the Electric Department. Electric services shall be installed underground to serve all lots within the applicable phase prior to signature of the final survey plat. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be reviewed and approved by the Electric, Engineering, Building and Planning Departments prior to installation of facilities.
 - c. A final storm drainage plan detailing the location and final engineering for all storm drainage improvements associated with the project shall be submitted for review and approval by the Departments of Public Works, Planning and Building

Divisions **prior to the installation of infrastructure.** The storm drainage plan shall demonstrate that post-development peak flows are less than or equal to the pre-development peak flow for the site as a whole, and that storm water quality mitigation has been addressed through the final design.

- d. A final grading and erosion control plan shall be submitted for the review and approval of the Building, Planning and Engineering divisions **prior to the commencement of any sitework.**
 - e. ~~That a~~A parking lot tree canopy plan shall be prepared by a licensed landscape architect or International Society of Arboriculture (ISA) certified arborist and provided for review. This plan shall include written certification from the landscape architect/arborist that the final plan as prepared is consistent with ANSI A300 standards.
 - f. ~~That t~~The requirements of the Ashland Fire Department relating to approved addressing; fire apparatus access, fire apparatus access approach, aerial ladder access, firefighter access pathways, and fire apparatus turn-around; fire hydrant distance, spacing and clearance; fire department work area; fire sprinklers; limitations on gates, fences or other access obstructions; and addressing standards for wildfire hazard areas including vegetation standards and limits on work during fire season shall be satisfactorily addressed in the final submittals. Fire Department requirements shall be included in the civil drawings.
 - g. ~~That d~~Draft CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor with the Final Plan submittal. The CC&R's shall describe responsibility for the maintenance of all common use-improvements including driveway, open space, landscaping including trees and street trees, utilities, and stormwater detention and drainage system, and shall include an operations and maintenance plan for the stormwater detention and drainage system.
 - h. A fencing plan which demonstrates that all fencing shall be consistent with the provisions of the "Fences and Walls" requirements in AMC 18.4.4.060, and that fencing around common open space, except for deer fencing, shall not exceed four feet in height. Fencing limitations shall be noted in the subdivision CC&R's. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.
8. Prior to the signature of the final plat:
- a. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation and fire apparatus access shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.
 - b. The final survey plat shall include the dedication of right-of-way necessary to accommodate the proposed street system.
 - c. Subdivision infrastructure improvements including but not limited to utilities, driveways, streets and common area improvements shall be completed according to approved plans, inspected and approved.

- d. Irrigated street trees selected from the Recommended Street Tree Guide and planted according to city planting and spaces standards shall be planted along all street frontages pursuant to the proposed landscape plan, inspected and approved by the Staff Advisor.
- e. Electric services shall be installed underground **according to the approved electric service plan** to serve all lots, inspected and approved. ~~The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.~~
- f. ~~That~~ The sanitary sewer laterals and water services including connection with meters at the street shall be installed **according to the approved plan** to serve all lots within the applicable phase, inspected and approved.



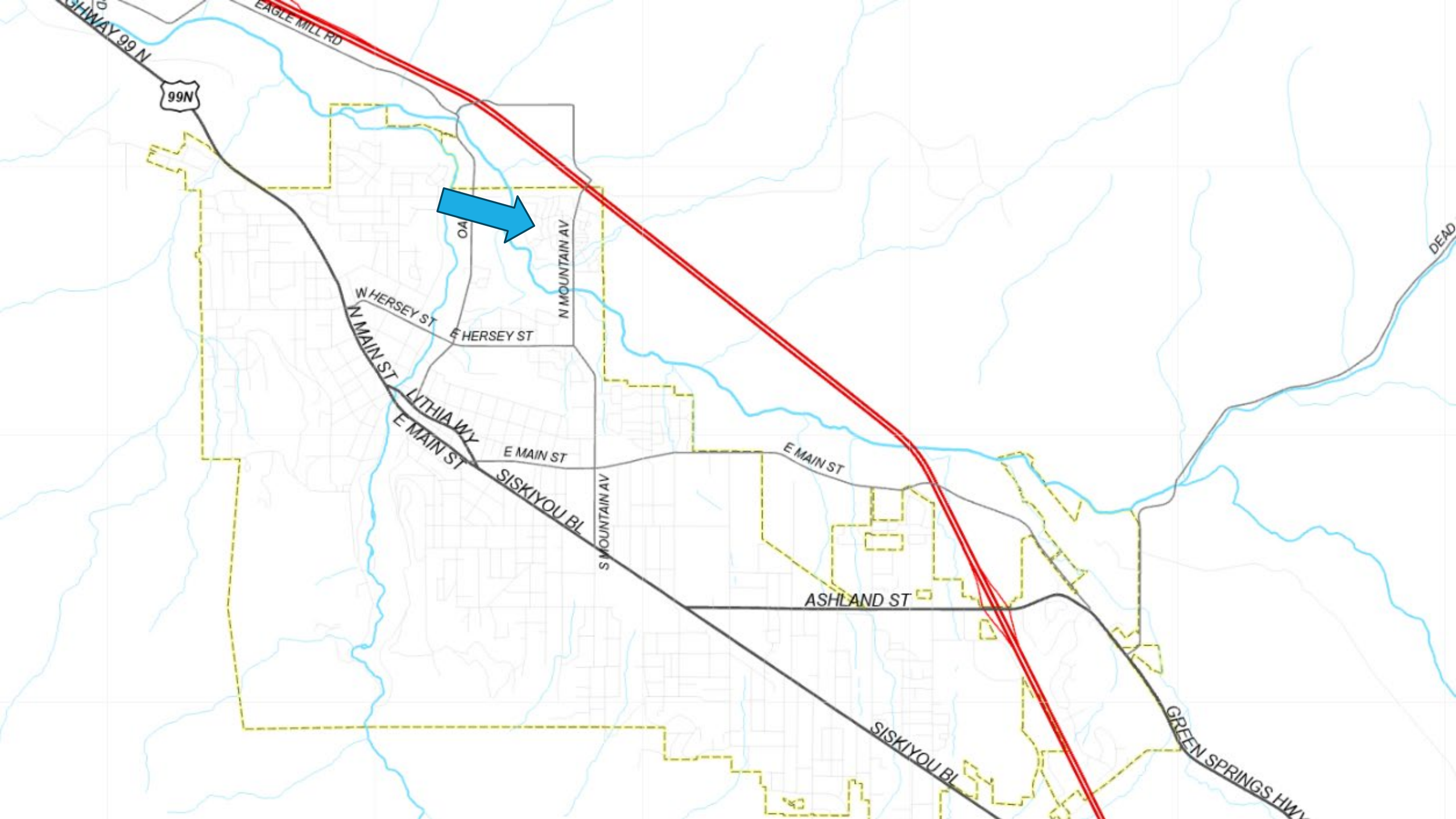
CITY OF
ASHLAND

Better Together



Kestrel Park Phase 3 Area 7

PLANNING
COMMISSION
MARCH 10, 2026



99N

EAGLE MILL RD



OA

N MOUNTAIN AV

W HERSEY ST

E HERSEY ST

N MAIN ST

LUTHIA WY

E MAIN ST

E MAIN ST

SISKIYOU BL

S MOUNTAIN AV

E MAIN ST

ASHLAND ST

SISKIYOU BL

GREEN SPRINGS HWY

DEAD

PLANNING ACTION: PA-T2-2026-00066

SUBJECT PROPERTY: A portion of Tax Lot 8600

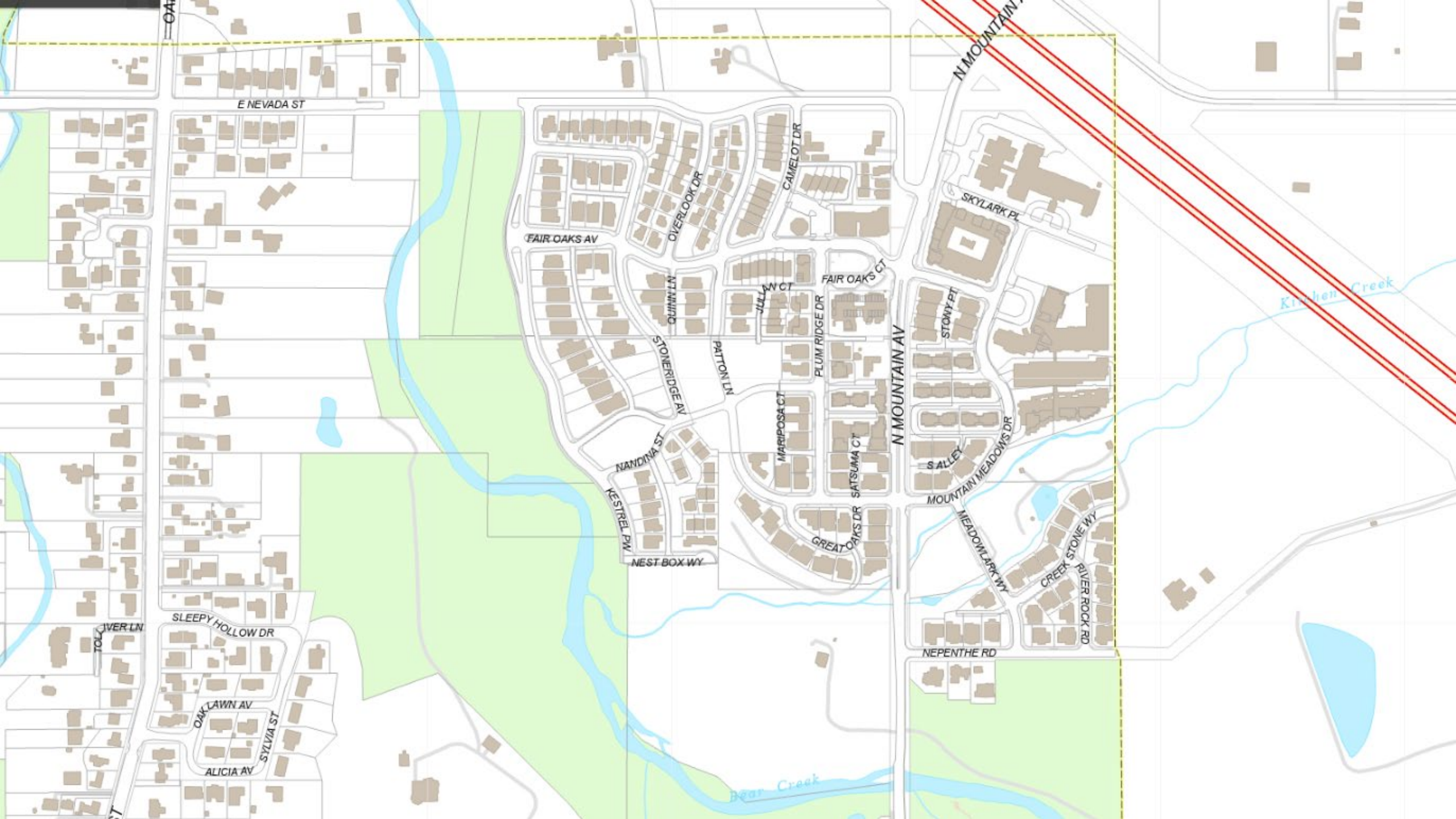
Assessor Map 39-1E-04-AD

APPLICANT: Rogue Planning and Development Services, LLC

OWNER: CT Properties LLC

DESCRIPTION: A request for concurrent Outline and Final Plan approval for a four-lot Performance Standards Option (PSO) subdivision and a request for residential Site Design Review approval to construct three triplex buildings. The fourth building, a duplex, is not subject to Site Design Review. The application also includes a request to remove a single non-hazard tree.

COMPREHENSIVE PLAN DESIGNATION: North Mountain Plan; **ZONING:** North Mountain Multi-Family (NM-MF)



04

E NEVADA ST

FAIR OAKS AV

N MOUNTAIN

SKYLARK PL

Kitchen Creek

OVERLOOK DR

CAMELOT DR

QUINN DR

JILL W CT

FAIR OAKS CT

STONY PT

STONERIDGE AV

PATTON LN

PLUM RIDGE DR

N MOUNTAIN AV

MARIPOSA CT

PLUM RIDGE DR

SATSUMA CT

SALLEY

MOUNTAIN MEADOWS DR

NANDINA ST

KESTREL PW

NEST BOX WY

GREAT OAKS DR

MEADOWLARK WY

CREEK STONE WY

RIVER ROCK RD

NEPENTHE RD

SLEEPY HOLLOW DR

OAK LAWN AV

ALICIA AV

SYLVIA ST

Bear Creek

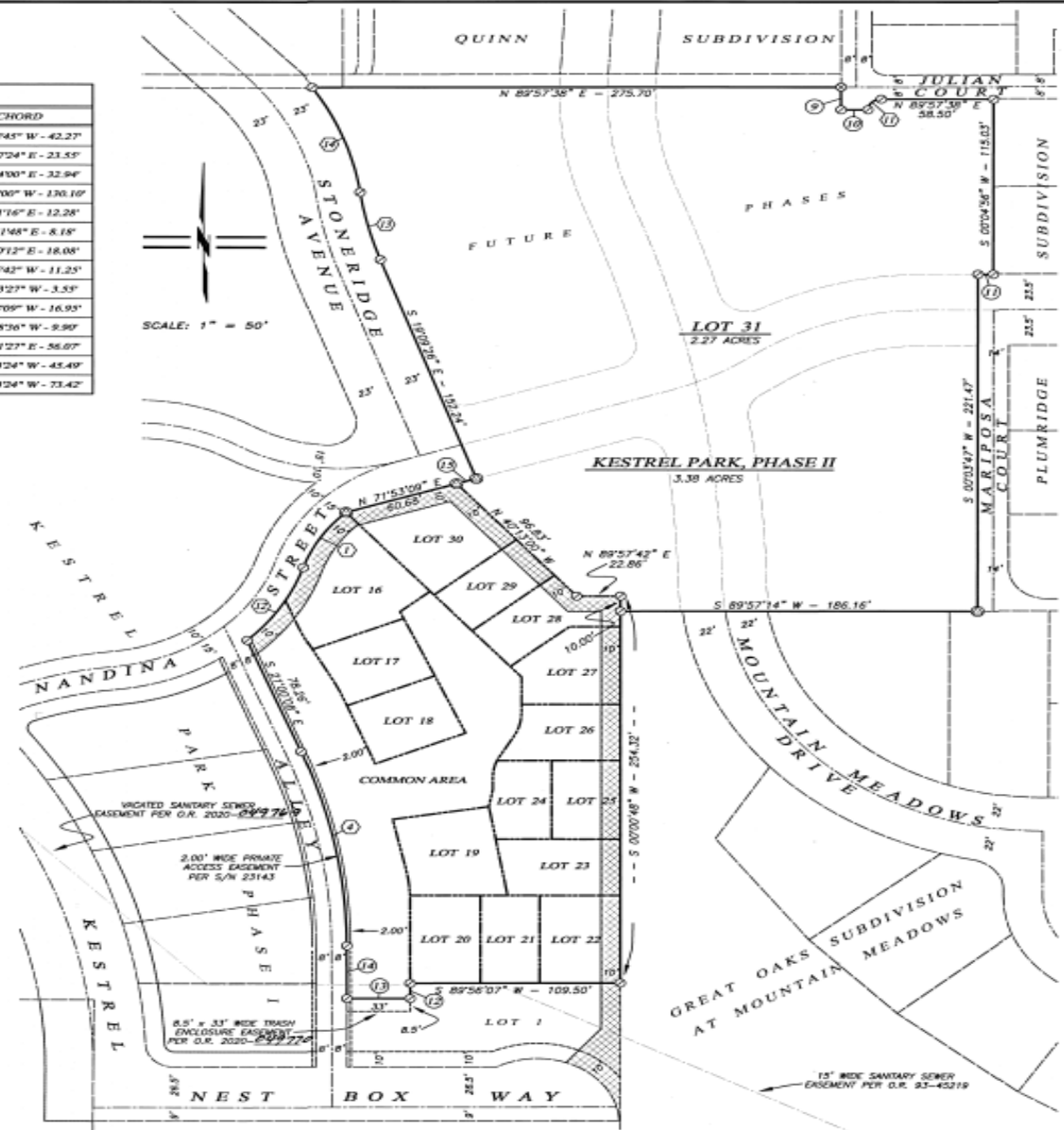
Background

- ❖ The property was created as lot 31 of Kestrel Park Phase II and was reserved for this final phase of the Kestrel Park Subdivision.
- ❖ This final component of the third phase of the Kestrel Park Subdivision is the culmination of the entire Kestrel Park Subdivision which began in 2018.
- ❖ The property is zoned “North Mountain-Multi Family” (NM-MF) and is regulated by the North Mountain Neighborhood Plan (NMNP).
- ❖ The NMNP is codified at Ashland Municipal Code (AMC) 18.3.5 and applies to all properties within the North Mountain Neighborhood Plan area (adopted by City Ordinance 2800 in April 1997).

FLAG	Δ	R	A	T	CHORD
1	28°47'47"	85.00'	42.72'	21.82'	S 31°38'45" W - 42.27'
2	11°45'06"	115.00'	23.59'	11.84'	N 23°07'24" E - 21.55'
3	16°28'05"	115.00'	33.05'	16.64'	N 37°14'00" E - 32.94'
4	20°58'14"	358.00'	130.82'	66.15'	N 10°32'00" W - 130.10'
5	07°02'17"	100.00'	12.28'	6.15'	S 24°31'16" E - 12.28'
6	04°41'12"	90.00'	8.18'	4.09'	S 25°41'48" E - 8.18'
7	09°12'08"	112.67'	18.10'	9.07'	S 67°10'12" E - 18.08'
8	22°31'25"	28.80'	11.32'	5.74'	S 11°15'42" W - 11.25'
9	07°04'05"	28.80'	3.53'	1.78'	S 26°03'27" W - 3.53'
10	29°24'42"	33.20'	17.14'	8.78'	S 14°48'09" W - 16.93'
11	90°01'55"	7.00'	11.00'	7.00'	S 44°58'26" W - 9.90'
12	28°13'11"	115.00'	56.64'	28.91'	N 31°21'27" E - 56.67'
13	11°58'03"	227.60'	45.57'	22.86'	N 13°24'24" W - 45.49'
14	24°38'03"	173.00'	73.98'	37.56'	N 19°54'24" W - 73.42'

FLAG	BEARING	DISTANCE
1	S 40°13'00" E	3.04'
2	S 00°00'48" W	5.27'
3	S 29°35'30" W	13.92'
4	S 00°00'00" W	7.94'
5	S 10°10'25" W	11.58'
6	N 21°29'19" W	9.91'
7	N 28°02'24" W	5.40'
8	N 23°10'43" W	4.88'
9	S 00°00'49" W	15.00'
10	N 89°57'38" E	14.00'
11	S 89°57'31" W	8.01'
12	S 00°03'53" E	10.00'
13	S 89°56'07" W	33.00'
14	N 00°03'23" W	34.71'
15	N 71°53'09" E	10.81'

RECEIVED
 Date 12/29/20 By PS
 This survey consists of
 3 sheet(s) Map
 6 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



KESTREL PARK, PHASE II
A PLANNED UNIT DEVELOPMENT

LIVING SITUATE WITHIN
 NORTHEAST & SOUTHEAST QUARTERS OF SECTION 4
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
KDA Homes, LLC
 604 Fair Oaks Drive
 Ashland, Oregon

LEGEND

- ⊙ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER SURVEY NO. 23143 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16412, 16771 & 17697 (RECOVERED)
- ⊙ 1" BERNTSEN BRASS DISC DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (RECOVERED)
- 5/8" x 3/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (TEST ESTABLISHED)
- ◇ POST-CONSTRUCTION MONUMENT BY APTADAVIT (DEFERRED)
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- ▨ PUBLIC UTILITY EASEMENT (P.U.E.) PER KESTREL PARK, PHASE I

* See Street 23851

BASIS OF BEARING.
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH MOUNTAIN AVENUE, HAVING A RECORD PLAT BEARING OF NORTH 09°03'53" EAST, AS REFERENCED ON SURVEY NO. 23143, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL
 Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 14, 1986
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: OCTOBER 20, 2020
 PROJECT NO. 840-13

FILE: SURVEYS\840-13\KESTREL PARK PH2 I.L.DWG SHEET 2 OF 3

Assessor's Map No. 39 1E 04 06, Tax Lot 2000
 Assessor's Map No. 39 1E 04 AC, Tax Lots 900 & 999
 Assessor's Map No. 39 1E 04 AD, Tax Lots 8600 & 4700



Zoning and Vicinity Map



Proposal - Kestrel Phase 3 Area 7

- ❖ A request for Outline Plan approval for a four (4)-lot Performance Standards Option (PSO) subdivision for residential development.
- ❖ The AMC requires that all applications involving the creation of three or more lots in the NMNP to be processed in accordance with AMC 18.3.9 the 'Performance Standards Option and PSO Overlay' chapter (see: AMC 18.3.5.040.K).
- ❖ The application includes a request for Site Design Review for three (3) triplex buildings.
- ❖ The fourth building, a duplex, is not subject to Site Design Review.
- ❖ This provides a total of 11-dwelling units for all of 'Area 7'.
- ❖ The application also includes a request to remove a single non-hazard tree.

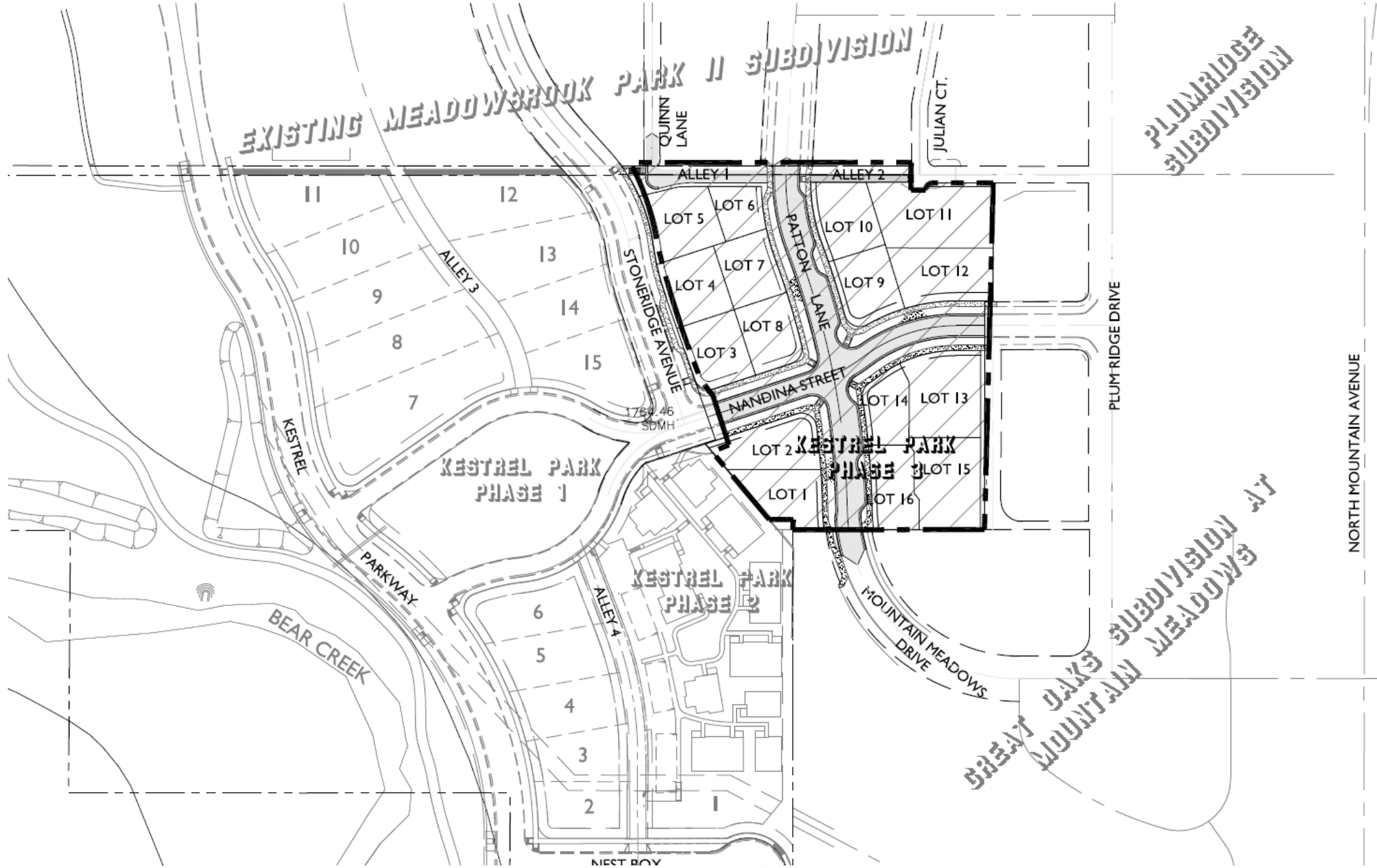


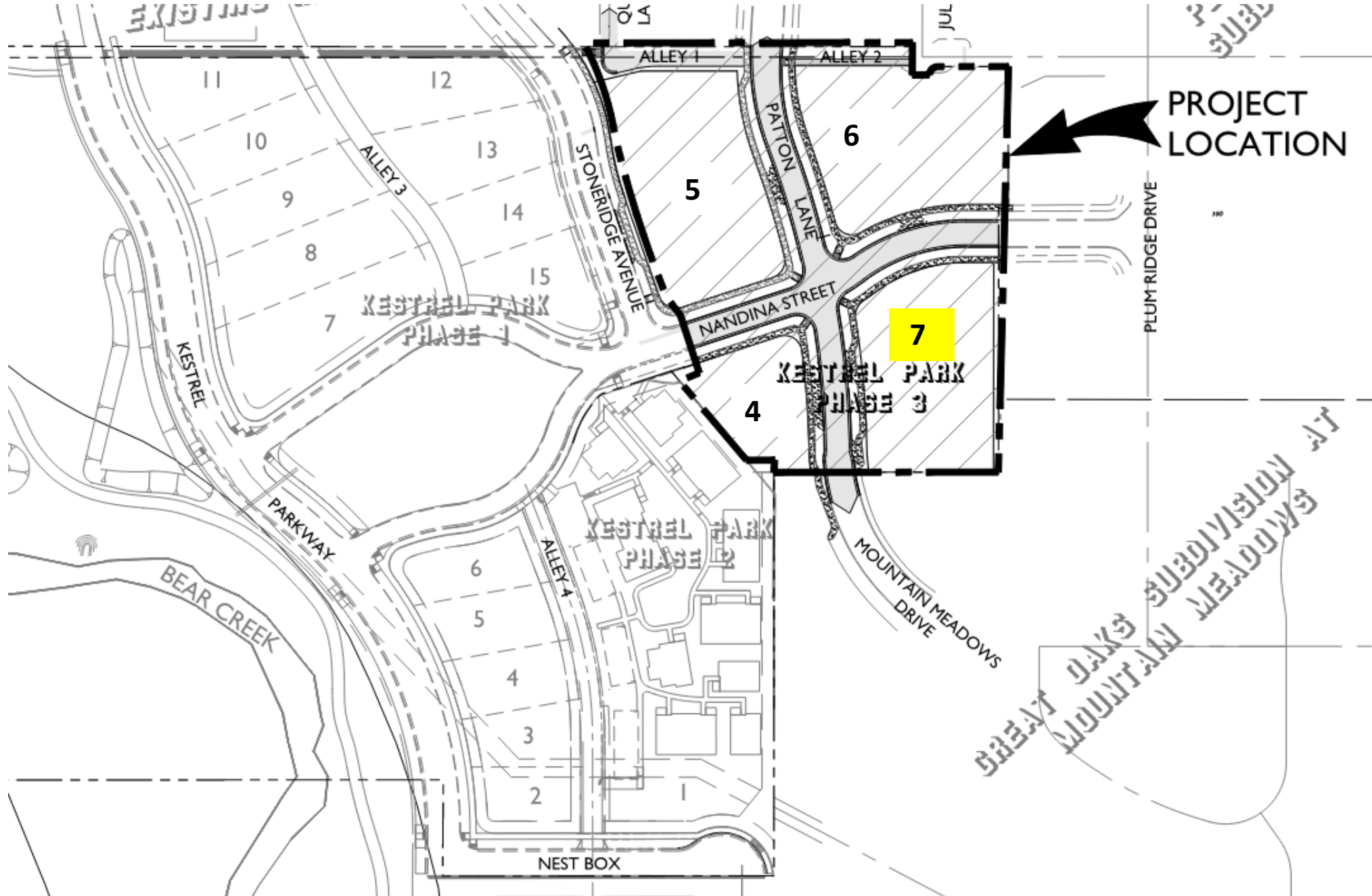
Tue Jun 21 2022

Imagery © 2024 Nearmap, HERE



Nearmap



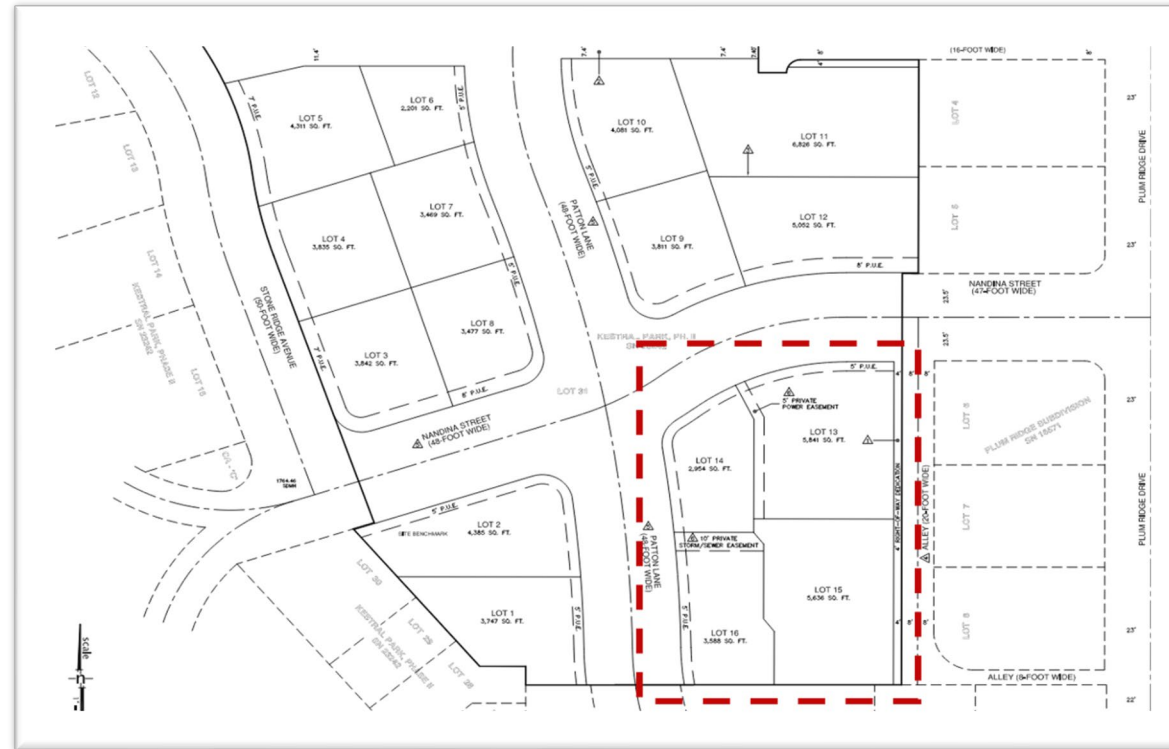


Present Proposal: PSO Subdivision, and Residential Site Design Review

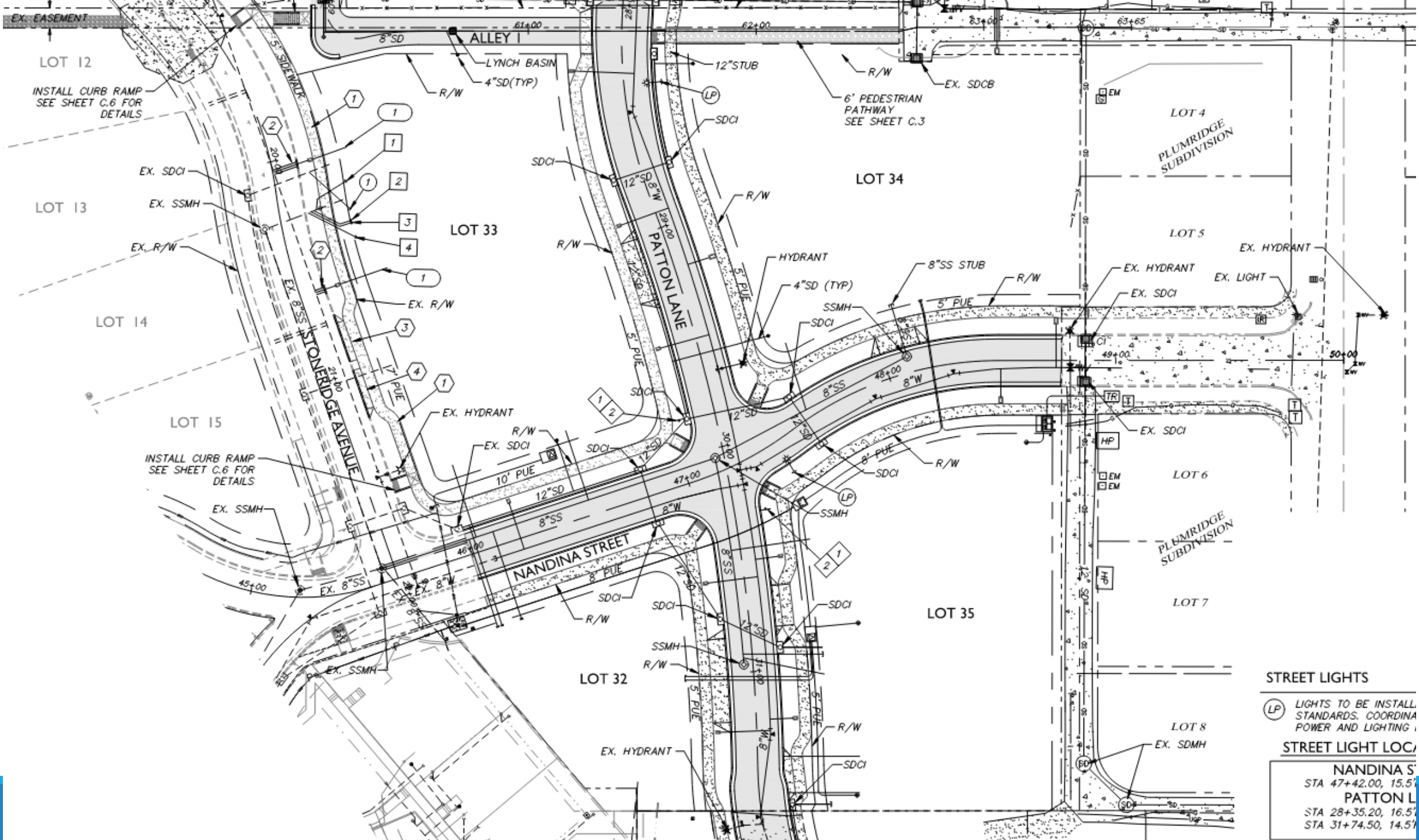
PA-T2-2026-00066

Performance Standards Option (PSO) Subdivision – Outline Plan Approval

The preliminary final plat for all of Phase 3 of the Kestrel Subdivision is shown below. As mentioned above, construction of civil improvements is underway, and the present application only relates to the subdivision of Area 7 - highlighted in red dashed line below.



Condition of Approval #2 from PA -T2-2025-00059 (Phase 3 Final Plan): “All proposed public improvements including sidewalks, curbs, gutters, park rows with irrigated street trees and the alley shall be installed, including surrounding Area 7, prior to the recording of final plat.



STREET LIGHTS

(LP) LIGHTS TO BE INSTALL
STANDARDS. COORDINA
POWER AND LIGHTING

STREET LIGHT LOC.

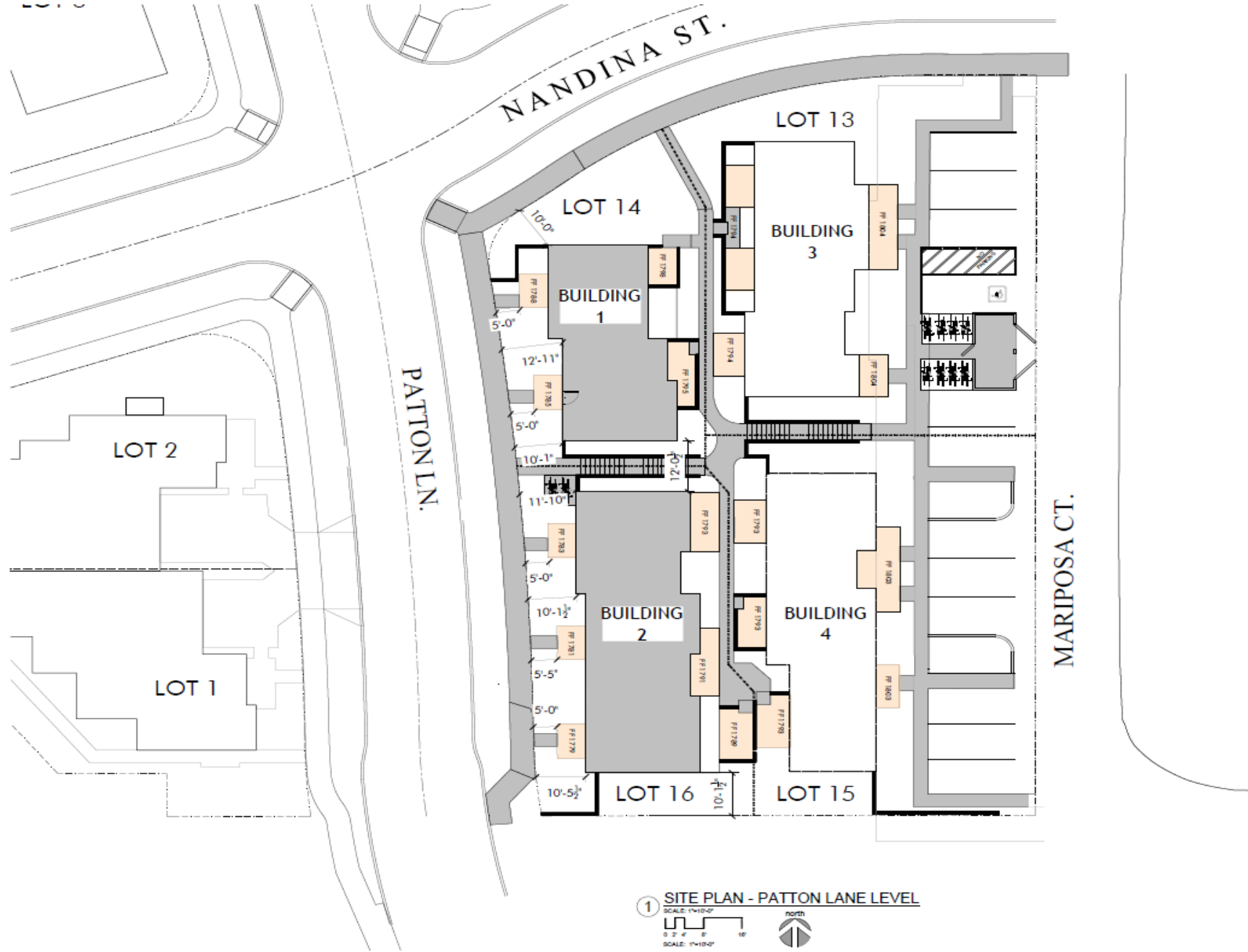
NANDINA S	STA 47+42.00, 15.5'
PATTON L	STA 28+35.20, 16.5'
	STA 31+74.50, 14.5'

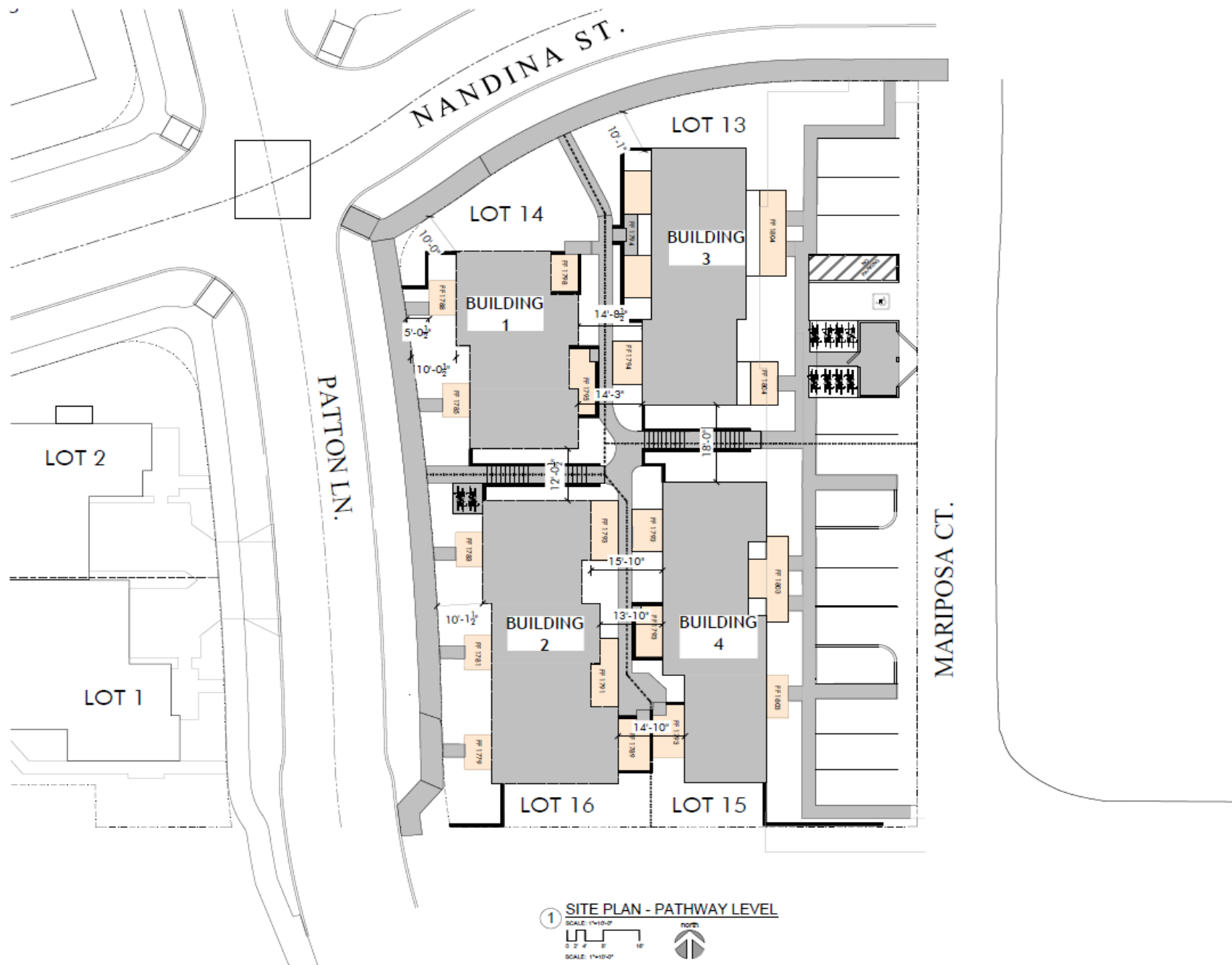


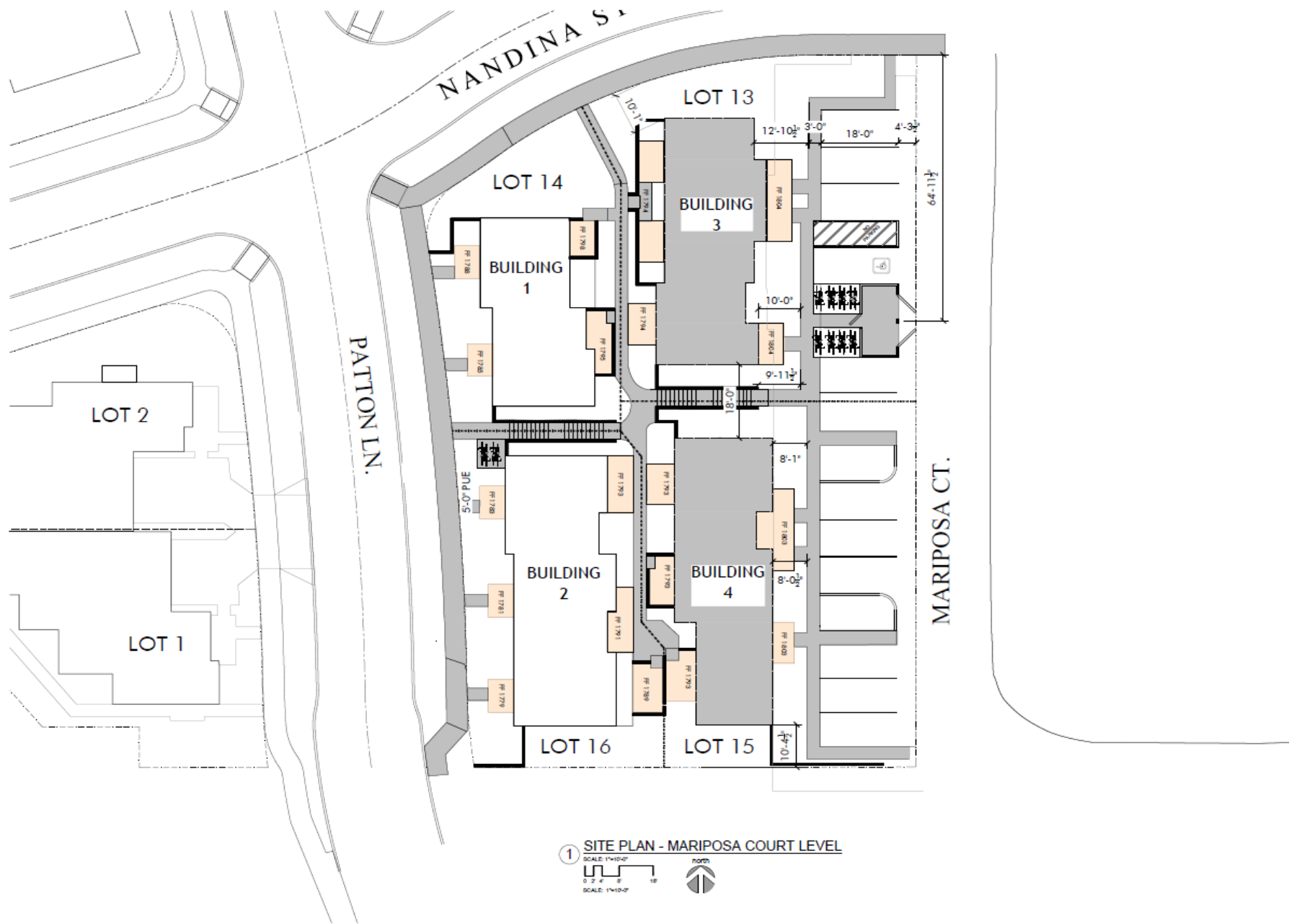
PACIFIC CREST SURVEYING
 Ashland, OR
 contact@pcsurvey.com

PRELIMINARY PUD MAP
KESTRAL PARK, PHASE III
A SUBDIVISION OF LOT 31, KESTRAL PARK PHASE II
 CITY OF ASHLAND, JACKSON COUNTY OREGON

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PUD MAP	JANUARY 11, 2024	TAYLORED ELEMENTS LLC







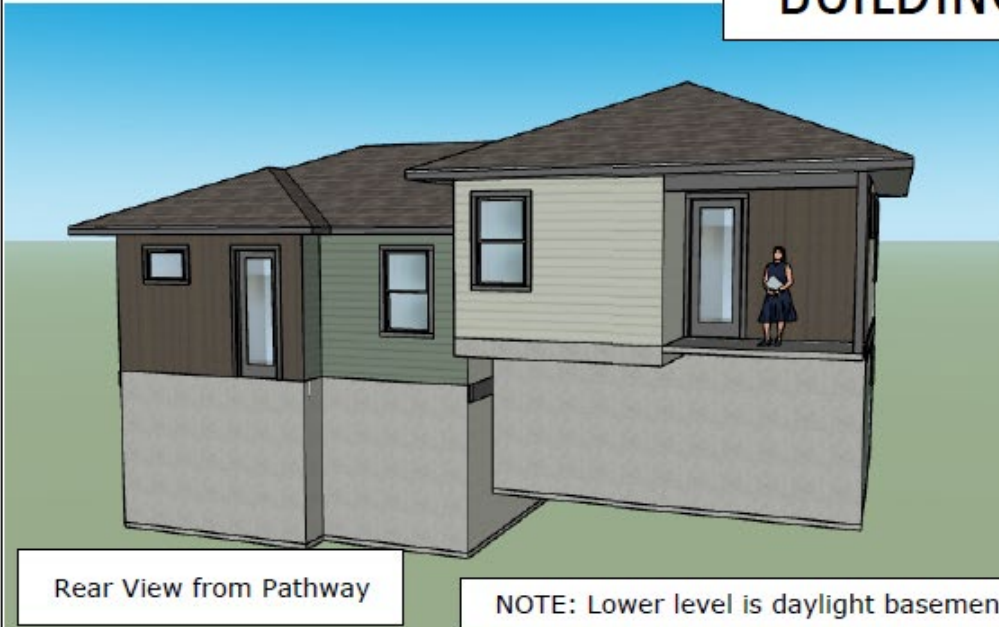
View from the intersection of Nandina Street and Patton Lane



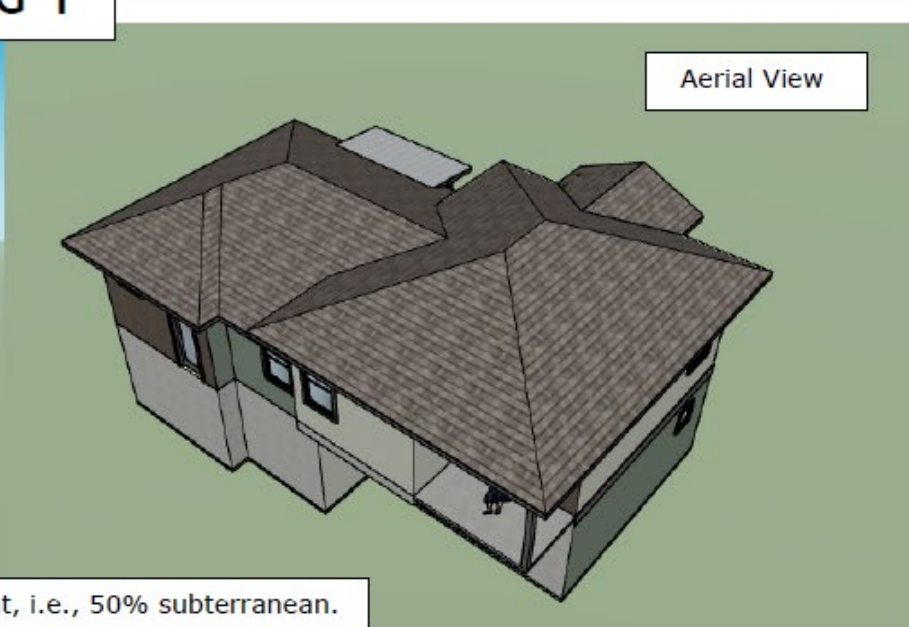
View from S. Patton Lane



BUILDING 1

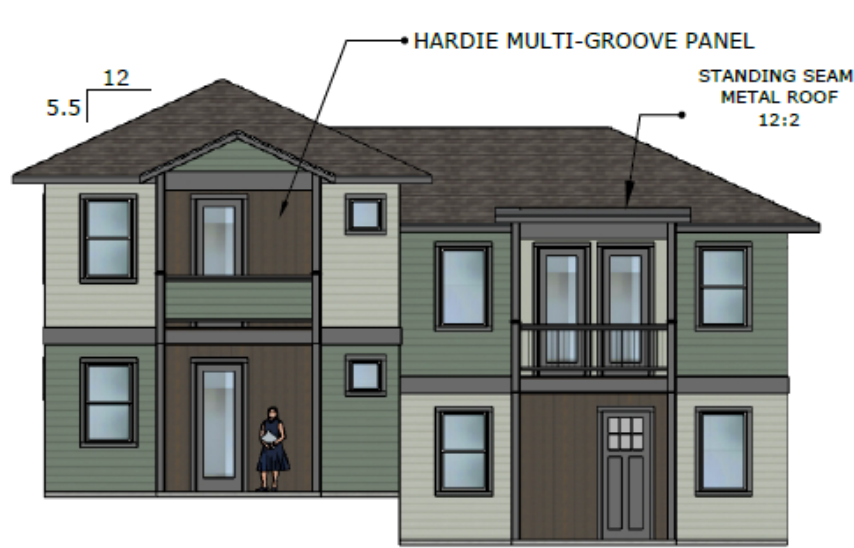


Rear View from Pathway

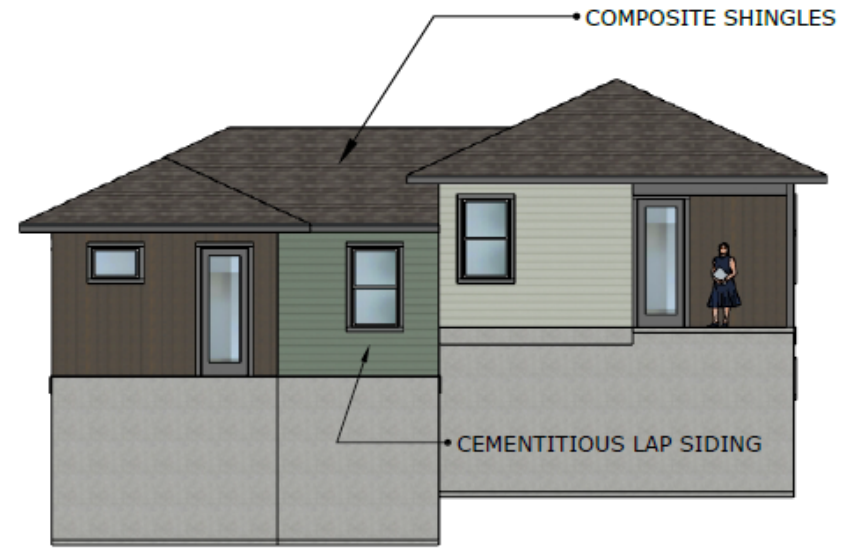


Aerial View

NOTE: Lower level is daylight basement, i.e., 50% subterranean.

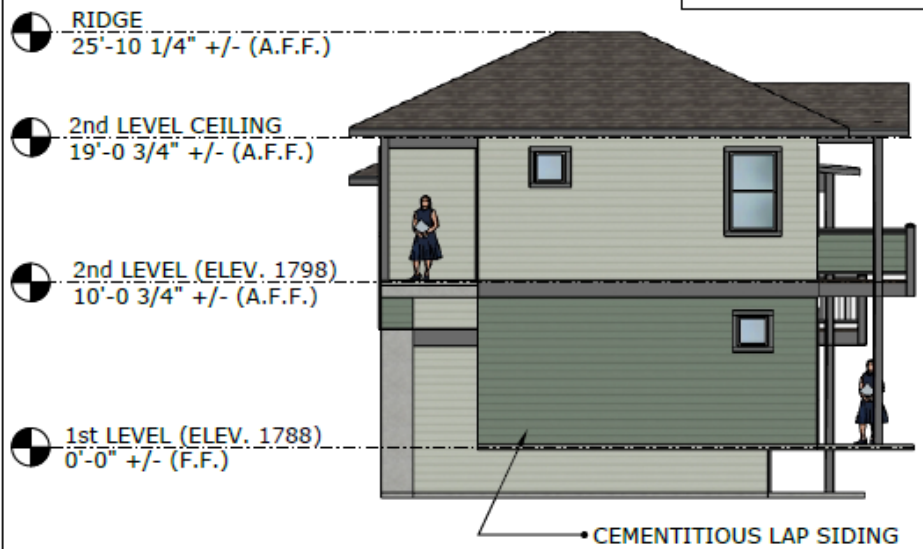


BUILDING 1- Patton Lane View

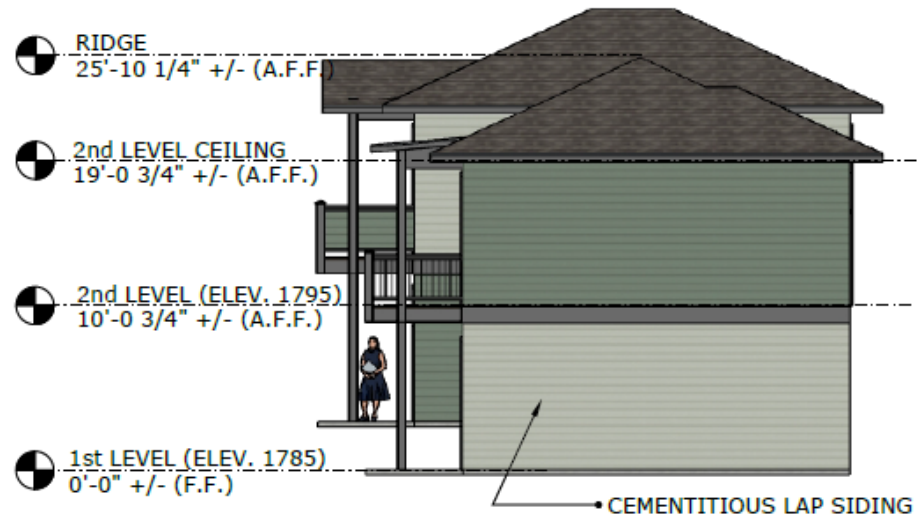


BUILDING 1- Pathway View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 1 - Nandina View (North)



BUILDING 1 - South View

- RIDGE
25'-10 1/4" +/- (A.F.F.)
- 2nd LEVEL CEILING
19'-0 3/4" +/- (A.F.F.)
- 2nd LEVEL (ELEV. 1798)
10'-0 3/4" +/- (A.F.F.)
- 1st LEVEL (ELEV. 1788)
0'-0" +/- (F.F.)

- RIDGE
25'-10 1/4" +/- (A.F.F.)
- 2nd LEVEL CEILING
19'-0 3/4" +/- (A.F.F.)
- 2nd LEVEL (ELEV. 1795)
10'-0 3/4" +/- (A.F.F.)
- 1st LEVEL (ELEV. 1785)
0'-0" +/- (F.F.)

View from the corner of S. Nandina Street and Patton Lane



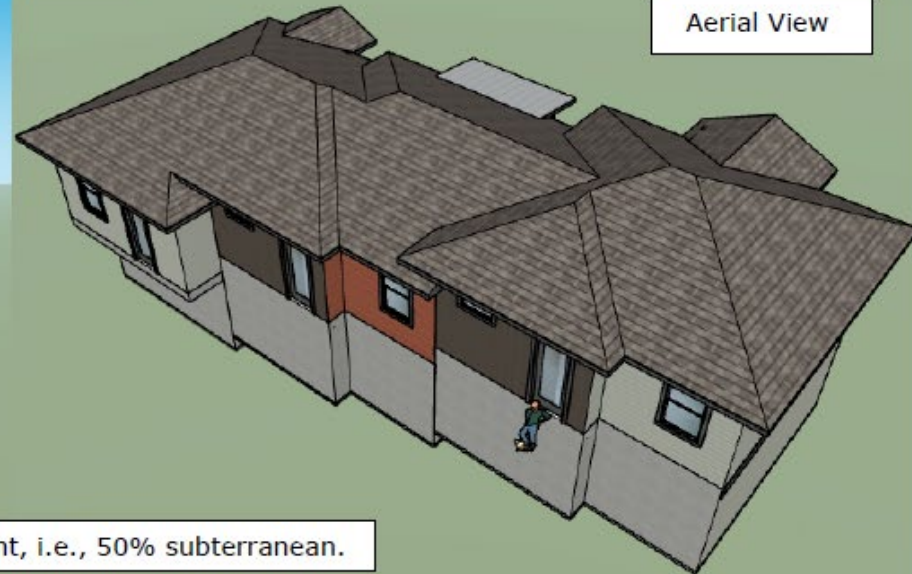
View from S. Patton Lane



BUILDING 2

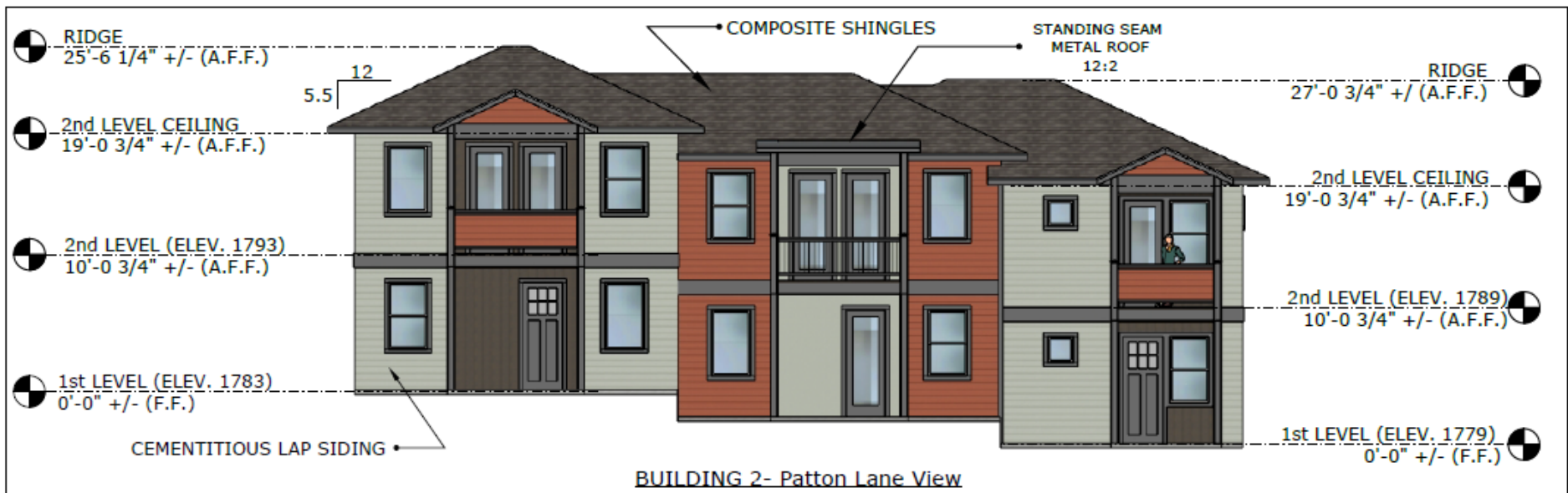


Rear View from Pathway



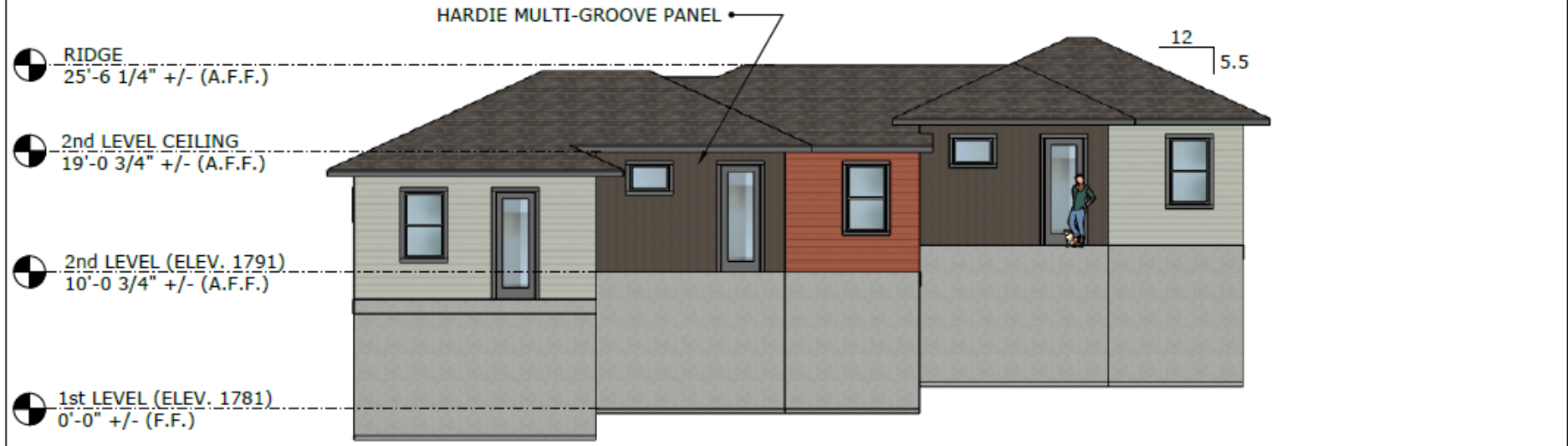
Aerial View

NOTE: Lower level is daylight basement, i.e., 50% subterranean.

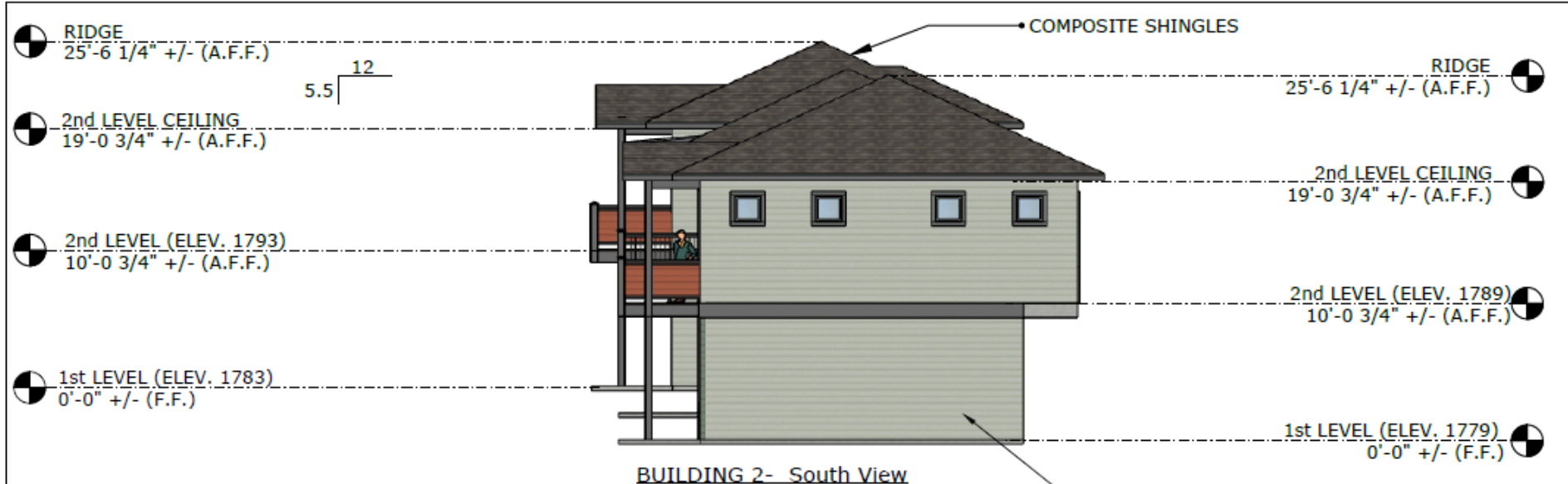


BUILDING 2- Patton Lane View

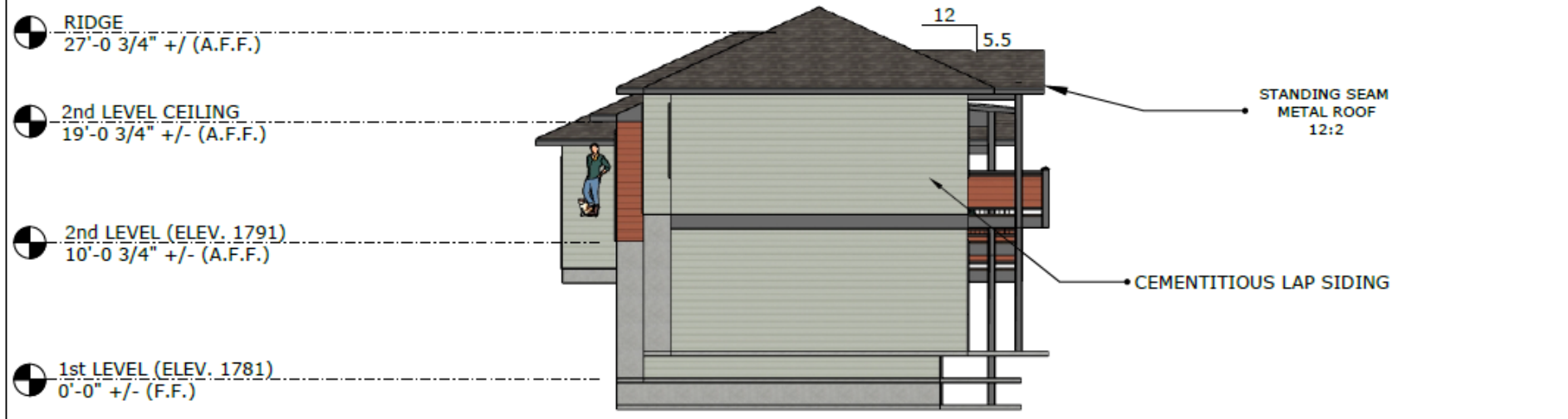
NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 2- Pathway View



NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 2- North View

View from the corner of Nandina Street and Mariposa Court



View from Pathway

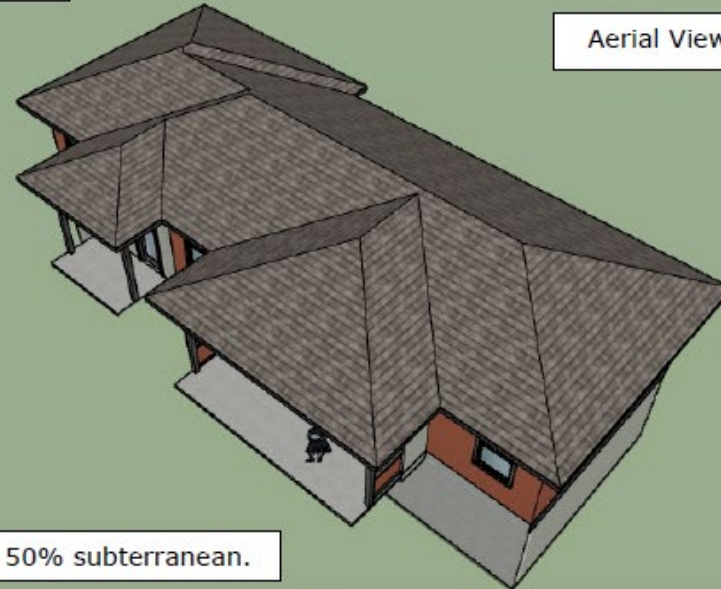


BUILDING 3



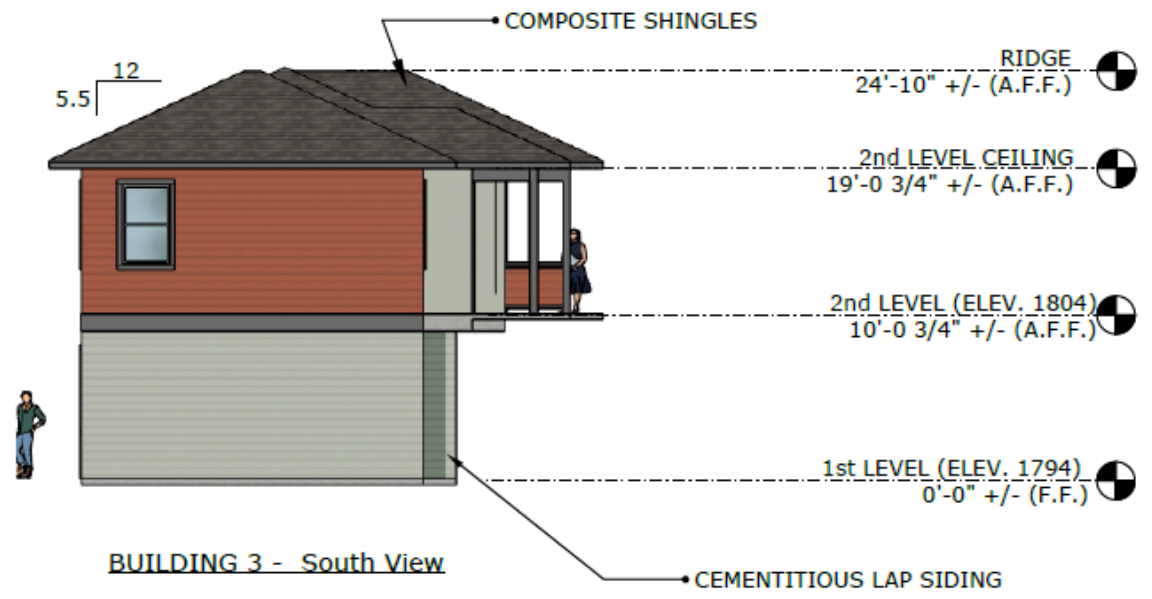
Rear View from Pathway

Aerial View



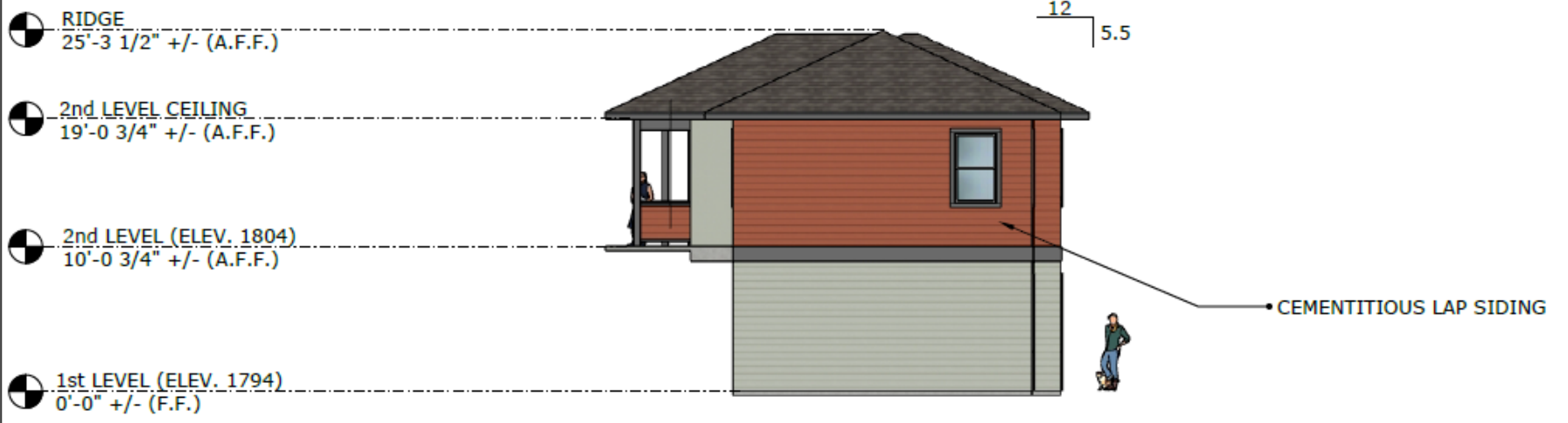
NOTE: Lower level is daylight basement, i.e., 50% subterranean.





BUILDING 3 - South View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 3 - North View

View from South Mariposa Court

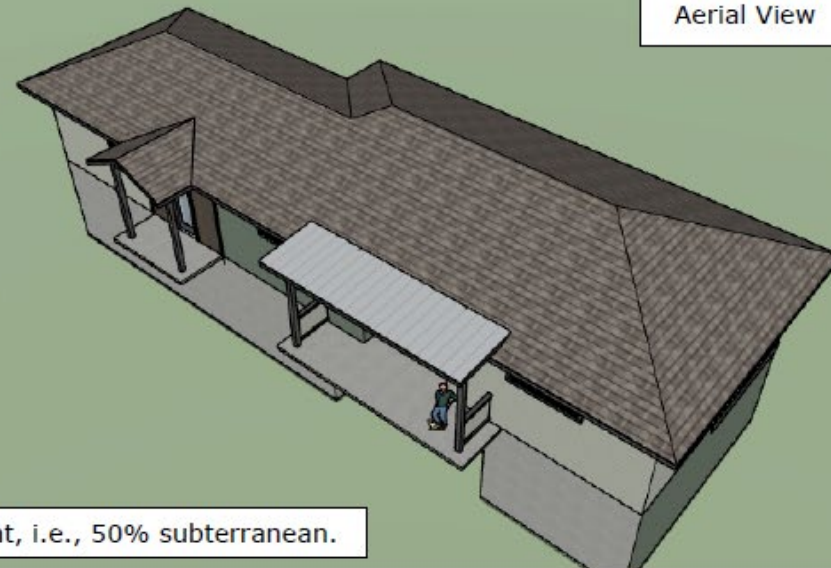


View from Pathway



BUILDING 4

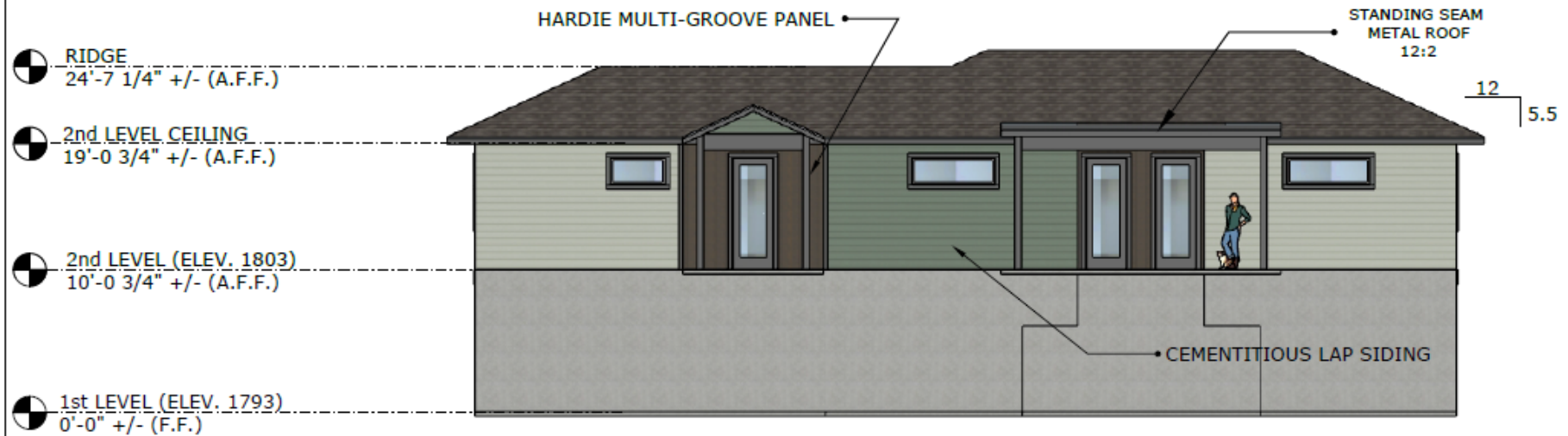
Aerial View



Rear View from Pathway

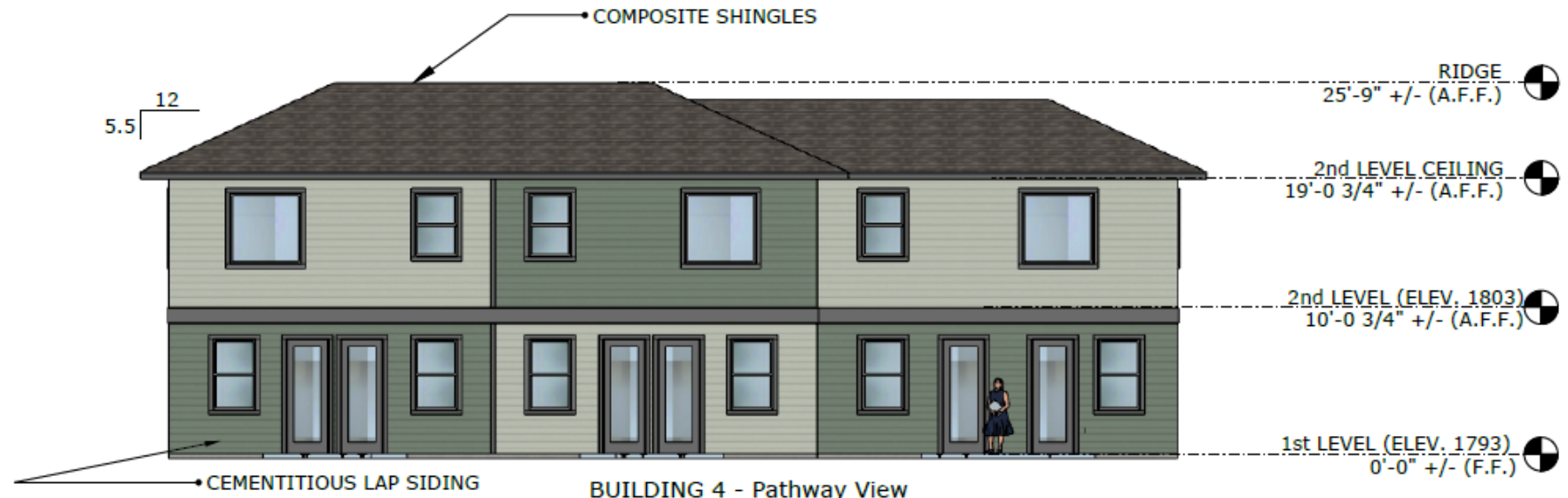


NOTE: Lower level is daylight basement, i.e., 50% subterranean.

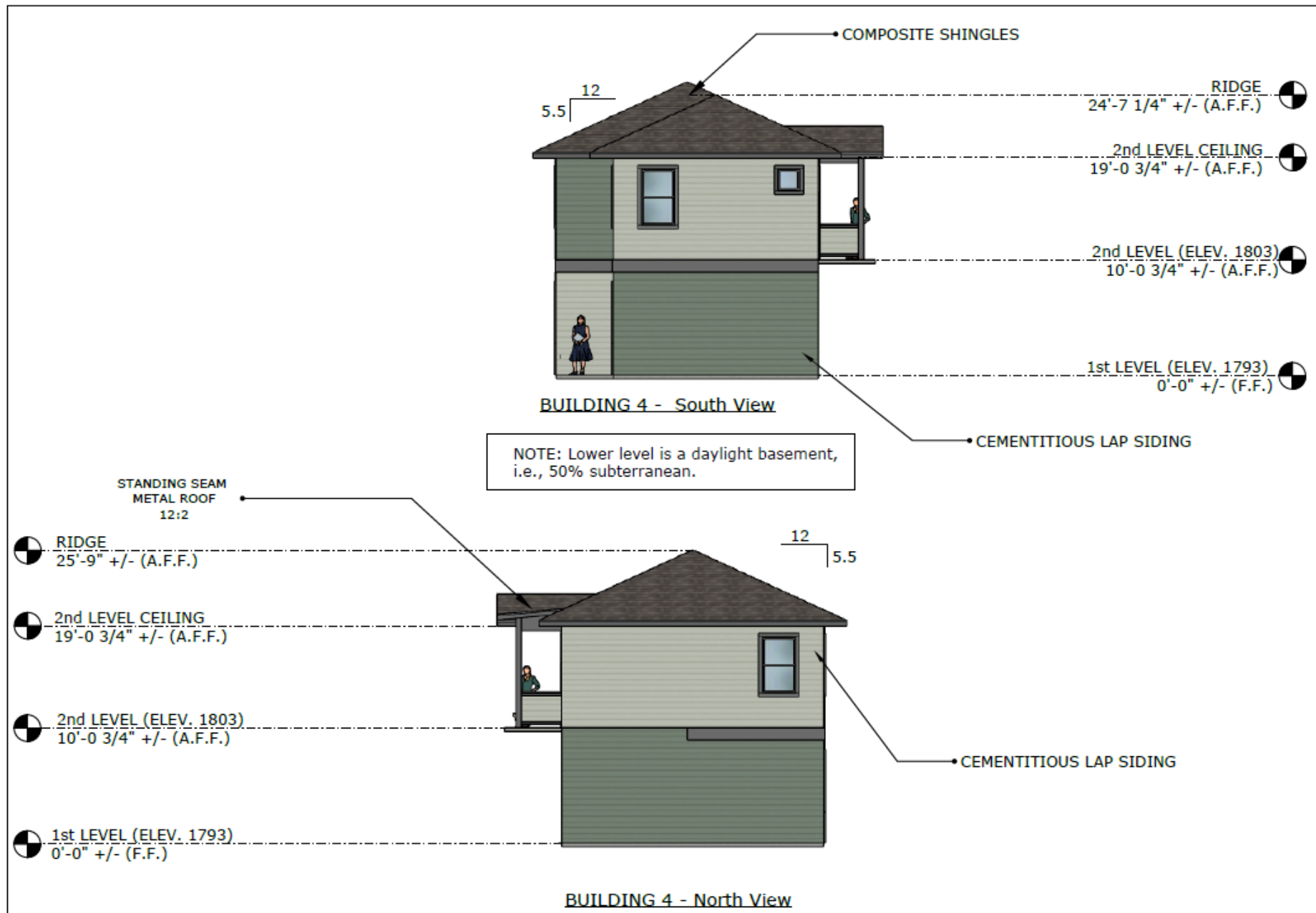


BUILDING 4 - Mariposa Court View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 4 - Pathway View





View from Top of Nandina St



View from Nandina and Patton



View from Lower Patton Ln



BUILDING 1

BUILDING 2

① WEST ELEVATION (VIEW FROM PATTON LN)
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION (VIEW FROM PATHWAY)
SCALE: 3/16"=1'-0"



NANDINA ST.

BUILDING 3

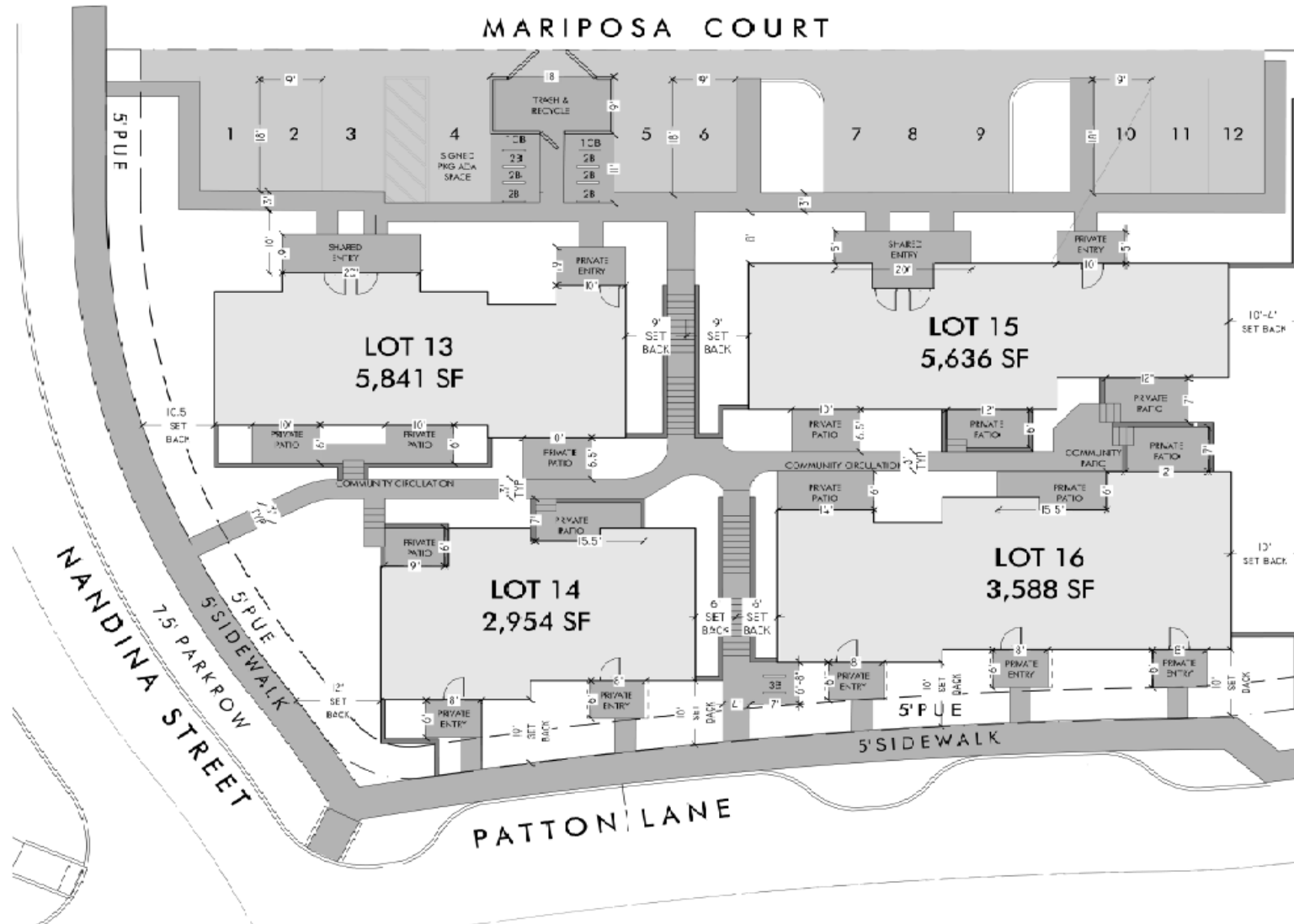
BUILDING 1

BUILDING 4

BUILDING 2

PATTON LN.

SUN ANGLE ON DEC 21 AT NOON



LOT COVERAGE	
MAP NUMBER 361 EDGAD LOTS 13, 14, 15, 16	
PROPOSED LOT'S ZES:	
LOT-13	5,841 SF
LOT-14	2,954 SF
LOT-15	4,222.94 SF
LOT-16	3,588 SF
ALLOWABLE LOT COVER PER ZONE 75%	
PROPOSED COVERAGE PER LOT	
LOT-13 5,841 SF x 0.75 = 4,380 SF	4,373.4 PROPOSED COVER
BUILDING = 1,350.2 SF	
//WALKS AND PATIOS = 1,221 SF	
PARKING = 1,553.4 SF	
LOT-14 2954 SF x 0.75 = 2215 SF	1,365.6 PROPOSED COVER
BUILDING = 1,369.5 SF	
//WALKS AND PATIOS = 476 SF	
LOT-15 3856 SF x 0.75 = 4227 SF	4022.94 PROP. COVER
BUILDING = 1,816.54	
//WALKS AND PATIOS = 1,123 SF	
PARKING = 1,481.5 SF	
LOT-16 3588 SF x 0.75 = 2691 SF	2263 PROPOSED COVER
BUILDING 1816 SF	
//WALKS AND PATIOS AND BKE PKG 650 SF	
BICYCLE PARKING	
3 TRIFLEX BUILDINGS WITH 3 TWO BEDROOM UNITS = 15 BICYCLE PARKING SPACES	
15 PROPOSED ALL CARGO SEED	





1400 CENTRAL AVENUE, SUITE 100
PORTLAND, OR 97201



DRAWN BY:
HEIDI CHUN

SCALE:
1"=8'

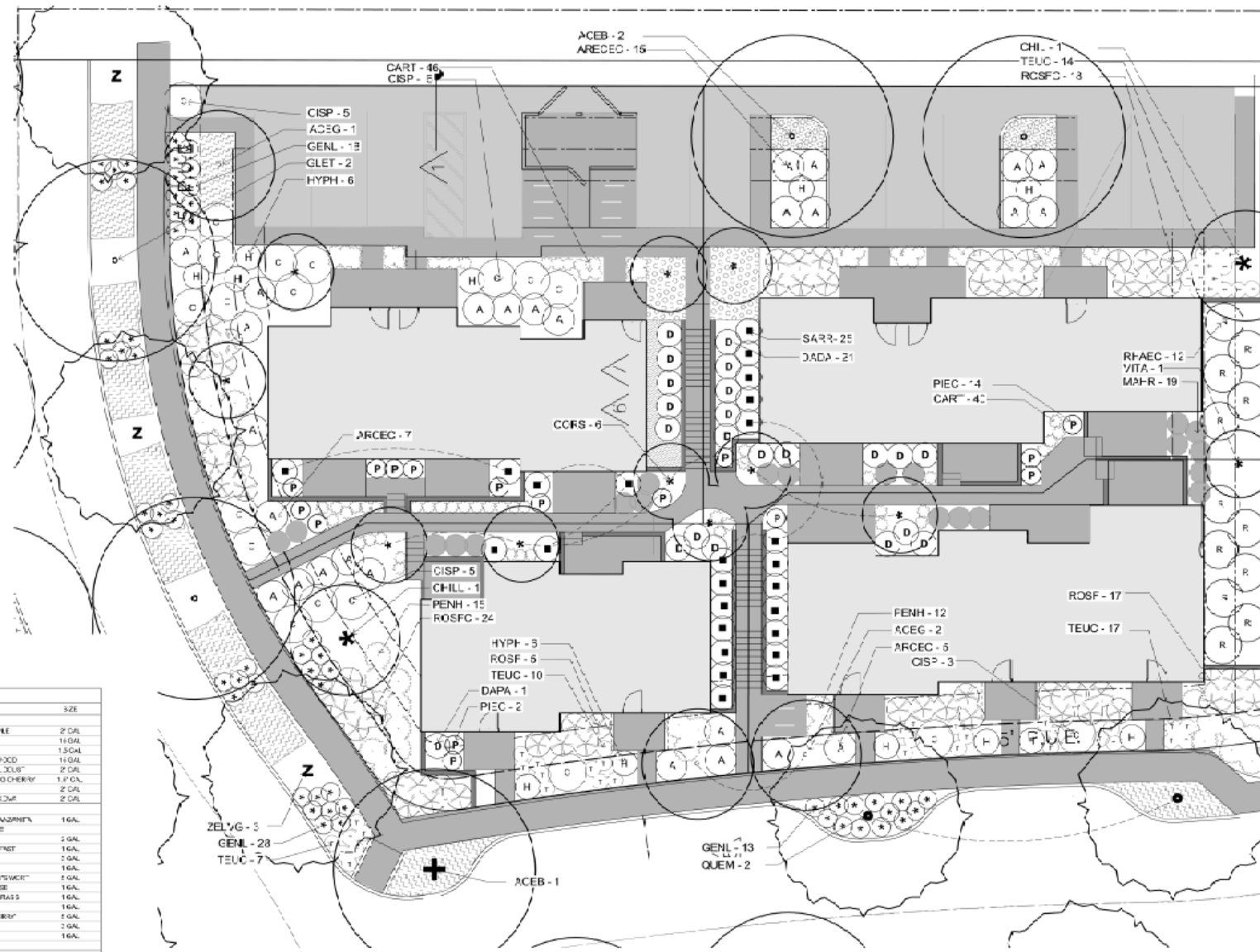
KESTREL PARK
AREA 7
ASHLAND, OR 97520

DATE: 03/11/2011
REVISION: NONE

P_LANTING
PLAN

ISSUE DATE:
10/12/2011

P 1.0



P_LANT LEGEND		
SYMBOL BOTANICAL NAME	COMMON NAME	SIZE
ACEB	ACER SACCHARINUM 'BOHNER' BOHNER SUGAR MAPLE	2 GAL
ACEG	ACER GRIFFITHII 'FLAME' FLAME MAPLE	1 GAL
CHL	CHLOROPHYLLUM 'DESERT WILLOW' DESERT WILLOW	1.5 GAL
COR3	CORONILLA 'CORAL BEAUTY' CORAL BEAUTY	1 GAL
GLET	GLEDITSIA TRIACANTHOS 'JULIA' THORNLESS JUNE TREE	2 GAL
FLUX	FRAXINUS 'FLOWER PINK CHERRY' FLOWERING CHERRY	1.5 GAL
CHER	CHEROCYCLUS 'BLACK CHERRY' BLACK CHERRY	2 GAL
ZELV	ZELKOYA 'VILLAGE GREEN' VILLAGE ZELKOVA	2 GAL
SHRUBS		
ARCEC	ARCEUTHOBAYUS 'EMERALD OAK' EMERALD OAK	1 GAL
CEP	CARYOPHYLLUM 'SUNSET' SUNSET PINK	1 GAL
CIP-3	CIPERUS 'SUNSET' SUNSET PINK	1 GAL
CO-3	CORONILLA 'CORAL BEAUTY' CORAL BEAUTY	1 GAL
CEPA	CEPHAELIS 'WINTER EPPING' WINTER EPPING	2 GAL
CELE	CELEBRIS 'LUNA' LUNA	1 GAL
HYPH	HYPHENOCYCLUS 'SMITH'S' SMITH'S	1 GAL
ROSF	ROSA 'FLORIBUNDA' FLORIBUNDA	1 GAL
PENH	PENNYANTHUS 'LADY'S SLIPPER' LADY'S SLIPPER	1 GAL
REC	REICHERTIA 'CANTON' CANTON	1 GAL
RHAC	RHODODENDRON 'EVE' EVE	1 GAL
SARR	SARRIS 'SWEET BOY' SWEET BOY	2 GAL
TEUC	TEUCORIUM 'WALL' WALL	1 GAL
VITA	VITIS 'CRISP' CRISP	1 GAL
QUER	QUERCUS 'WHITE' WHITE	1 GAL
COMMONWEARDED	COMMONWEARDED	1 GAL 3/4 C
COMMONWEARDED	COMMONWEARDED	1 GAL 3/4 C
COMMONWEARDED	COMMONWEARDED	1 GAL 3/4 C
COMMONWEARDED	COMMONWEARDED	1 GAL 4 C

Tree Removal (In Area 7)

Tree. Any woody plant having a trunk six caliper inches or larger in diameter at breast height (DBH). If a tree splits into multiple trunks above ground, but below 4 ½ feet, the trunk is measured at its most narrow point beneath the split and is considered one tree if greater than six inches DBH.

Plants commonly planted as shrubs, including but not limited to English laurel, Leyland cypress, Photinia, Arborvitae, poison oak, English holly, and English ivy are not considered a tree. Trees specifically planted and maintained as a hedge are also not be considered a tree.





Tree Removal Recommendations

The application includes a request to remove what is described as a 'multi stem' cherry tree which is located within the proposed building envelope of the multi family housing.

Staff have doubts about whether the proposed tree is regulated based on the photos and site visits. Based on the trees form it presents more like a shrub rather than a dominate trunk that then splits.

The Tree Management Advisory Committee (MAC) reviewed the application also questioned if the proposed tree removal was in fact a regulated tree, while also unanimously recommending approval of the proposed removal.

Based on the location the proposed removal meets the criteria of approval for removal as it is located within the building envelope.

Staff Recommendation

Staff recommends that the Planning Commission approve the application with the eight conditions recommended in the staff attached.



Questions?

Requests to Continue or Leave The Record Open

Pursuant to ORS 197.797.6.a-e

Preferred Approach

Close the public hearing, but leave the record open until:

Tues. 3/17, 4:30 pm

*New Evidence/Argument
From Parties*

Tues. 3/24, 4:30 pm

*Rebuttal of
New Evidence/Argument
From Parties*

Tues. 3/31, 4:30 pm

*Final Legal Arguments
(No New Evidence)
from Applicant*

Tues. 4/14 7:00 pm

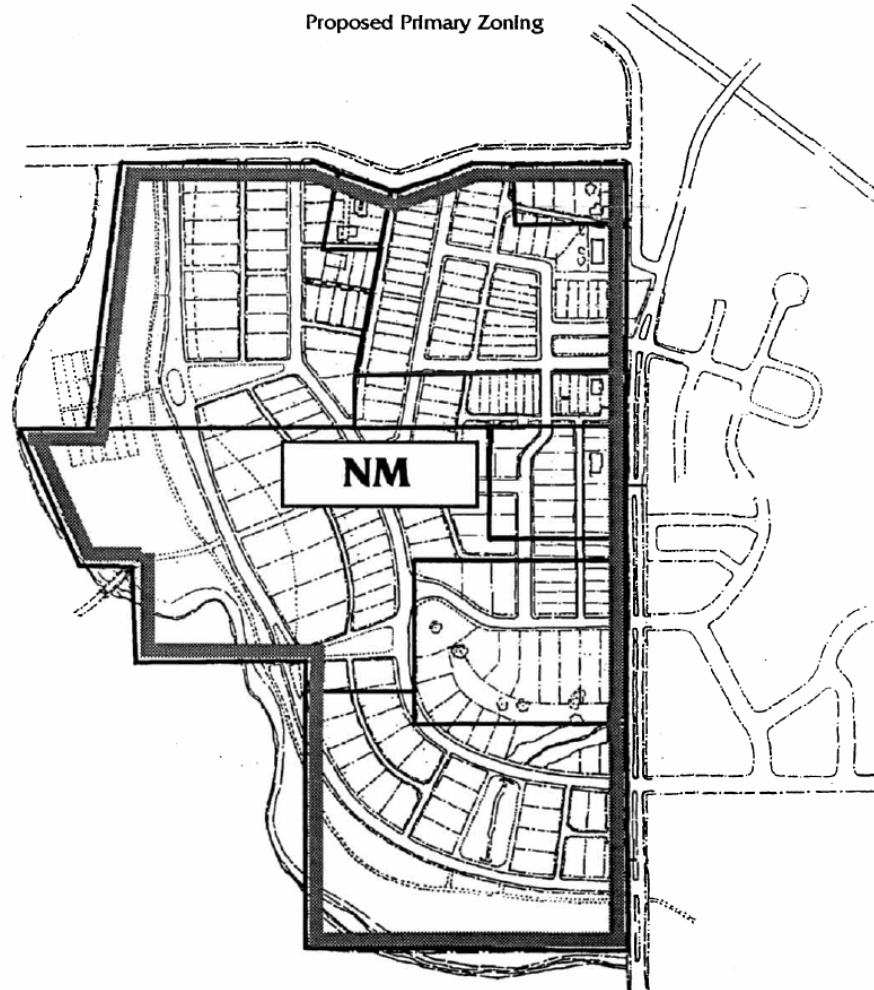
*PC Deliberations at
Next Regular Meeting*

North Mountain Neighborhood Plan (NMNP)

AMC 18.3.5

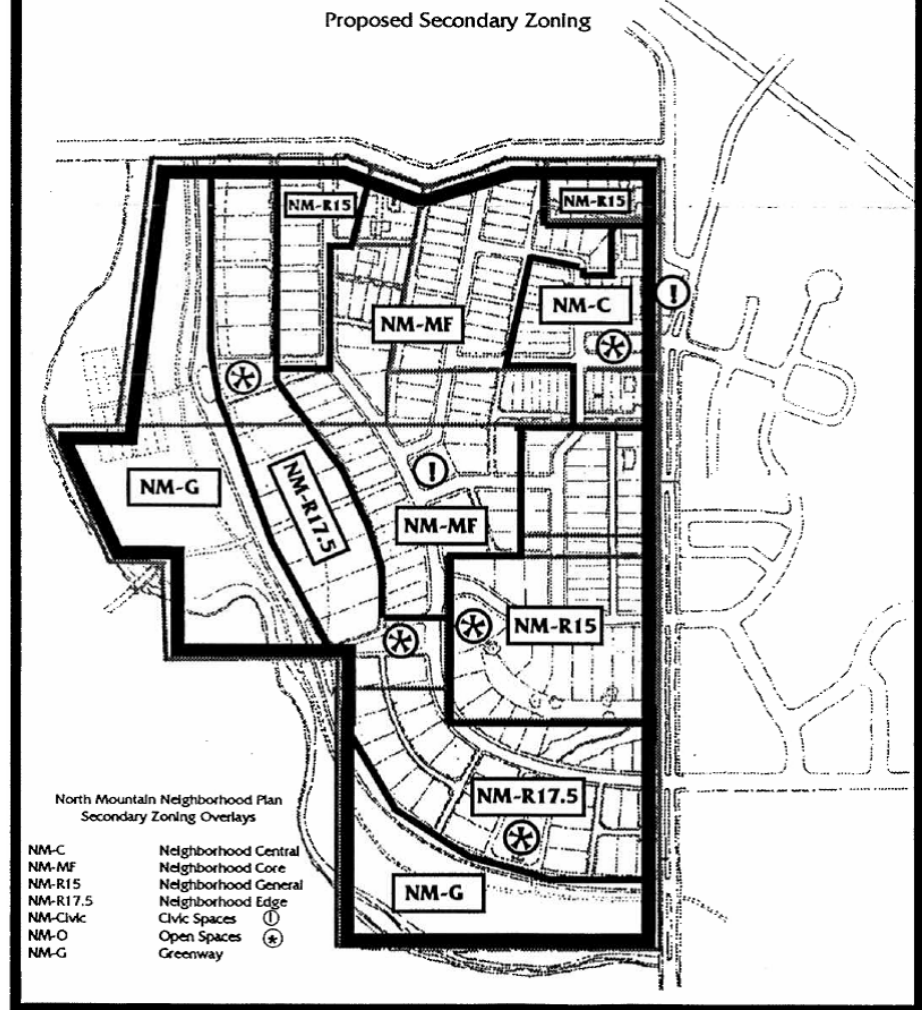
North Mountain Neighborhood Plan

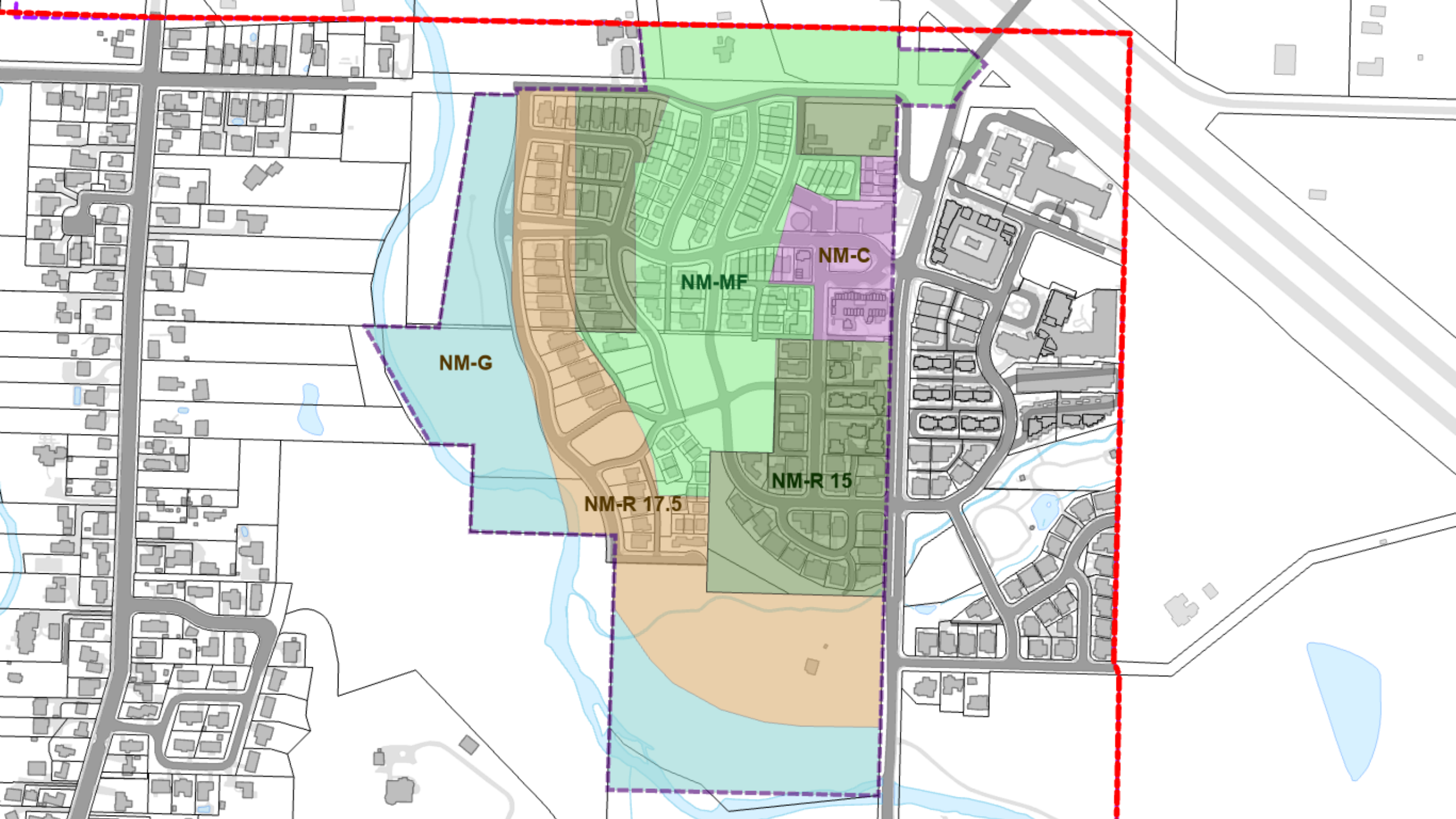
Proposed Primary Zoning



North Mountain Neighborhood Plan

Proposed Secondary Zoning





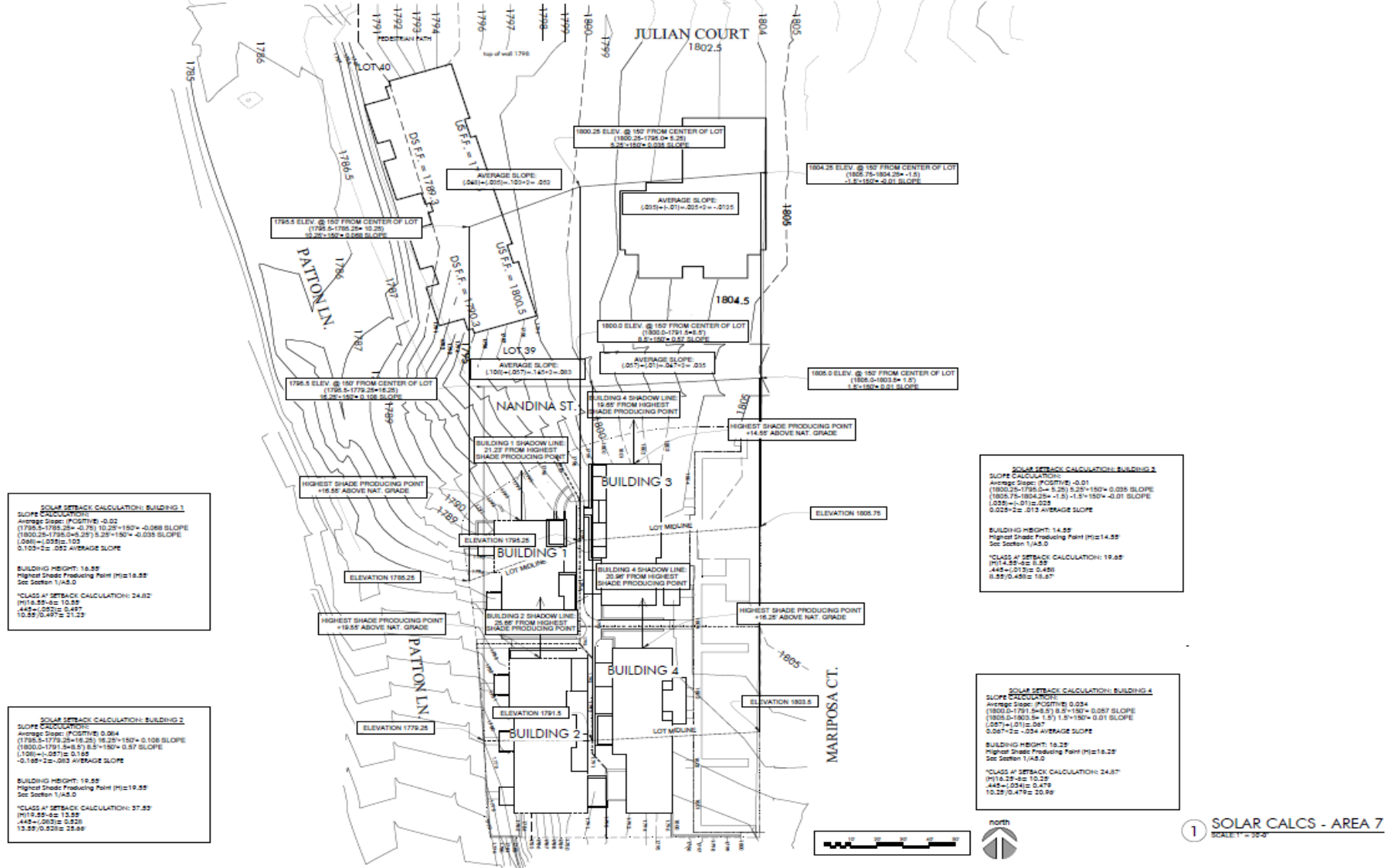
NM-G

NM-MF

NM-C

NM-R 17.5

NM-R 15



KESTREL HILLSIDE - AREA 7
 ASHLAND, OREGON 97520
 SHEET 3 OF 3

SOLAR ANALYSIS
 SCALE: 1" = 20'-0"
 1/14/2026



Approval Criteria

OUTLINE & FINAL PLAN PSO SUBDIVISION, SITE DESIGN
REVIEW, NON-HAZARD TREE REMOVAL

Approval Criteria

Outline Plan

- A. the development meets all applicable ordinance requirements of the city.
- B. adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.
- C. the existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.
- D. the development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.
- E. there are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- F. the proposed density meets the base and bonus density standards established under this chapter.
- G. the development complies with the street standards.
- H. the proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

Approval Criteria

Final Plan

- A. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- B. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- C. The common open spaces vary no more than ten percent of that provided on the outline plan.
- D. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- E. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- F. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- G. The development complies with the street standards.
- H. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

Approval Criteria

1. The application demonstrates conformity to the general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation.

2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.

Supplemental

NMNP Standards

Approval Criteria

Site Design Review

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

- 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.

Conclusion & Recommendations

If the Planning Commission approves the application, staff recommends the following conditions of approval

1. That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
2. That all new addresses shall be assigned by City of Ashland Planning Department.
3. That permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way, including but not limited to permits for driveway approaches, street improvements, utilities or any necessary encroachments.
4. That the properties within the project sign in favor and agree to participate in a local improvement district (LID) for future construction of the Nevada Street bridge across Bear Creek. The agreement shall be prepared by the City of Ashland and signed by the property owner prior to signature of the final survey plat. Nothing in this condition is intended to prohibit an owner/developer, their successors or assigns from exercising their rights to freedom of speech and expression by orally objecting or participating in the LID hearing or to take advantage of any protection afforded any party by City ordinances and resolutions.
5. That a final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided prior to bringing combustible materials onto the property, and any new landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.
6. That the building permit submittals shall demonstrate compliance with the Millpond Standard for solar access described in the application materials, with shading not to extend above the lowest windowsill (five feet) of the first story living space.

Conclusion & Recommendations

If the Planning Commission approves the application, staff recommends the following conditions of approval

That a final survey plat shall be submitted within 18 months of Final Plan approval. Prior to submittal of the final subdivision survey plat for signature:

a. Final electric service, utility and civil plans including but not limited to the water, sewer, storm drainage, electric, street and driveway improvements shall be submitted for the review and approval of the Planning, Building, Electric, and Public Works/Engineering Departments with the Final Plan submittal. The street system plan shall include full street designs with cross-sections consistent with the City's Street Design Standards for the proposed residential neighborhood streets and alleys, as approved. Streetlights shall be included in keeping with city street light standards. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes; fire hydrant; sanitary sewer lines, manholes and clean-out's; storm drain lines and catch basins; and locations of all primary and secondary electric services including line locations, transformers (to scale), cabinets, meters and all other necessary equipment. Transformers, cabinets and vaults shall be located in areas least visible from streets, while considering the access needs of the utility departments. Any required private or public utility easements shall be delineated on the civil plans. All civil infrastructure shall be installed by the applicants, inspected and approved prior to the signature of the final survey plat.

b. That the applicant shall submit a final electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets, streetlights and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Transformers and cabinets shall be located in areas least visible from streets and outside of the sidewalk corridor and vision clearance areas, while considering the access needs of the Electric Department. Electric services shall be installed underground to serve all lots within the applicable phase prior to signature of the final survey plat. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be reviewed and approved by the Electric, Engineering, Building and Planning Departments prior to installation of facilities.

c. A final storm drainage plan detailing the location and final engineering for all storm drainage improvements associated with the project shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions. The storm drainage plan shall demonstrate that post-development peak flows are less than or equal to the pre-development peak flow for the site as a whole, and that storm water quality mitigation has been addressed through the final design.

d. A final grading and erosion control plan shall be submitted for the review and approval of the Building, Planning and Engineering divisions.

e. That a parking lot tree canopy plan shall be prepared by a licensed landscape architect or International Society of Arboriculture (ISA) certified arborist and provided for review. This plan shall include written certification from the landscape architect/arborist that the final plan as prepared is consistent with ANSI A300 standards.

f. That the requirements of the Ashland Fire Department relating to approved addressing; fire apparatus access, fire apparatus access approach, aerial ladder access, firefighter access pathways, and fire apparatus turn-around; fire hydrant distance, spacing and clearance; fire department work area; fire sprinklers; limitations on gates, fences or other access obstructions; and addressing standards for wildfire hazard areas including vegetation standards and limits on work during fire season shall be satisfactorily addressed in the final submittals. Fire Department requirements shall be included in the civil drawings.

g. That draft CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor with the Final Plan submittal. The CC&R's shall describe responsibility for the maintenance of all common use-improvements including driveway, open space, landscaping including trees and street trees, utilities, and stormwater detention and drainage system, and shall include an operations and maintenance plan for the stormwater detention and drainage system.

h. A fencing plan which demonstrates that all fencing shall be consistent with the provisions of the "Fences and Walls" requirements in AMC 18.4.4.060, and that fencing around common open space, except for deer fencing, shall not exceed four feet in height. Fencing limitations shall be noted in the subdivision CC&R's. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.

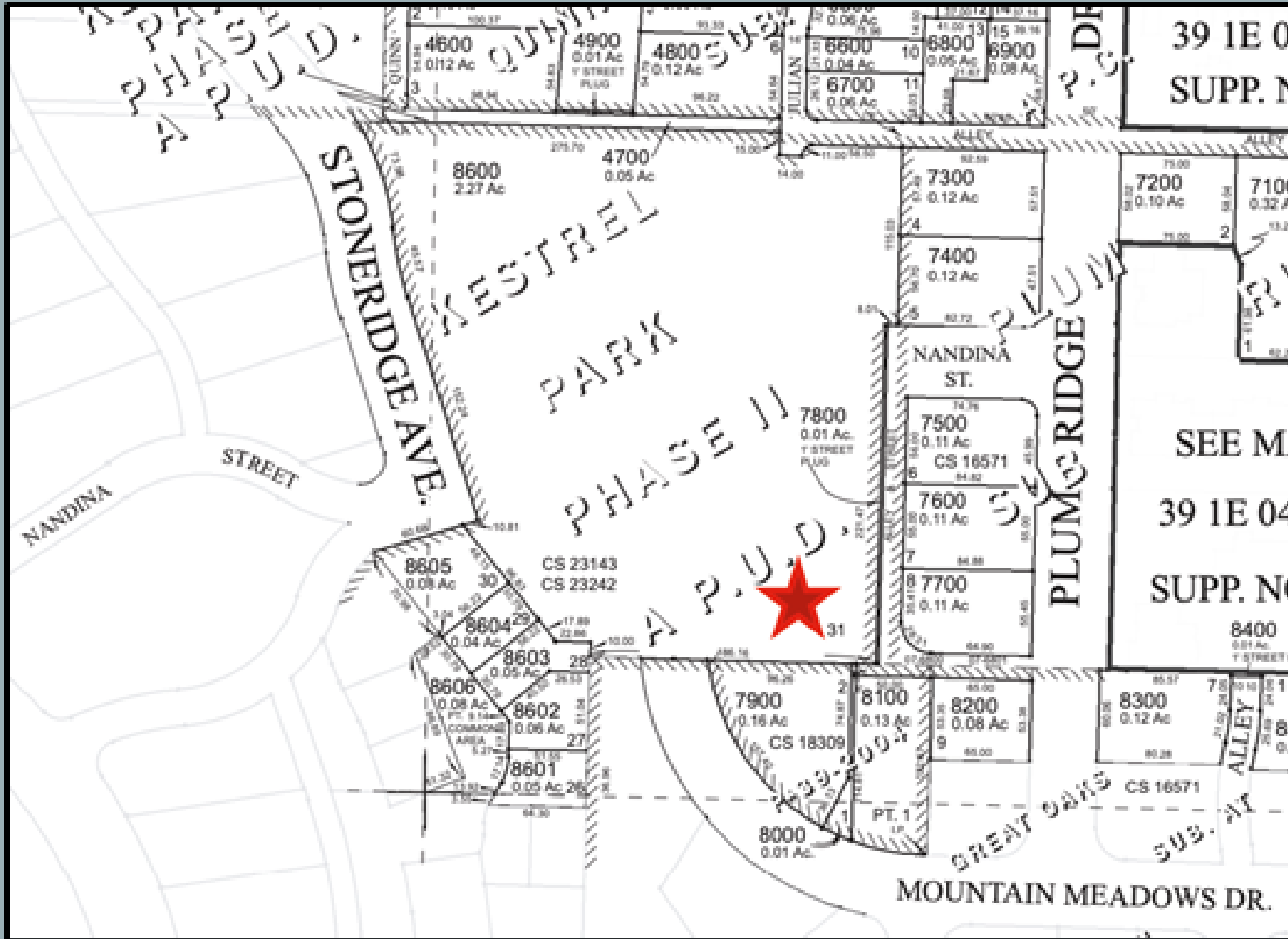
Conclusion & Recommendations

If the Planning Commission approves the application, staff recommends the following conditions of approval

8. Prior to the signature of the final plat:
 - A. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation and fire apparatus access shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.
 - B. The final survey plat shall include the dedication of right-of-way necessary to accommodate the proposed street system.
 - C. Subdivision infrastructure improvements including but not limited to utilities, driveways, streets and common area improvements shall be completed according to approved plans, inspected and approved.
 - D. Irrigated street trees selected from the Recommended Street Tree Guide and planted according to city planting and spaces standards shall be planted along all street frontages pursuant to the proposed landscape plan, inspected and approved by the Staff Advisor.
 - E. Electric services shall be installed underground to serve all lots, inspected and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
 - F. That the sanitary sewer laterals and water services including connection with meters at the street shall be installed to serve all lots within the applicable phase, inspected and approved.

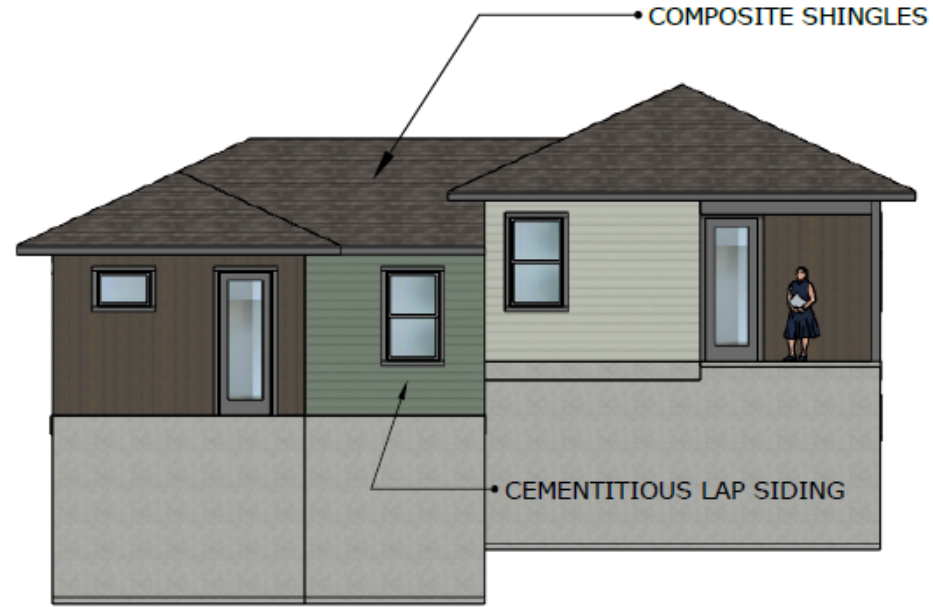
KESTREL PARK – PHASE 3; AREA 7
PERFORMANCE STANDARDS SUBDIVISION OUTLINE PLAN & FINAL
PLAN REVIEW
WITH MULTI-FAMILY SITE DESIGN REVIEW





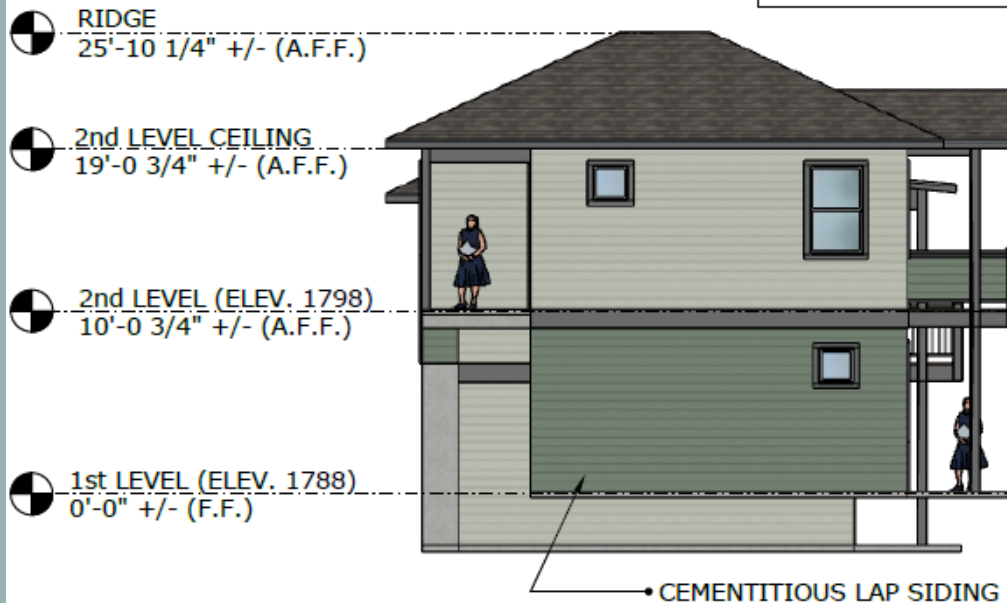


BUILDING 1- Patton Lane View

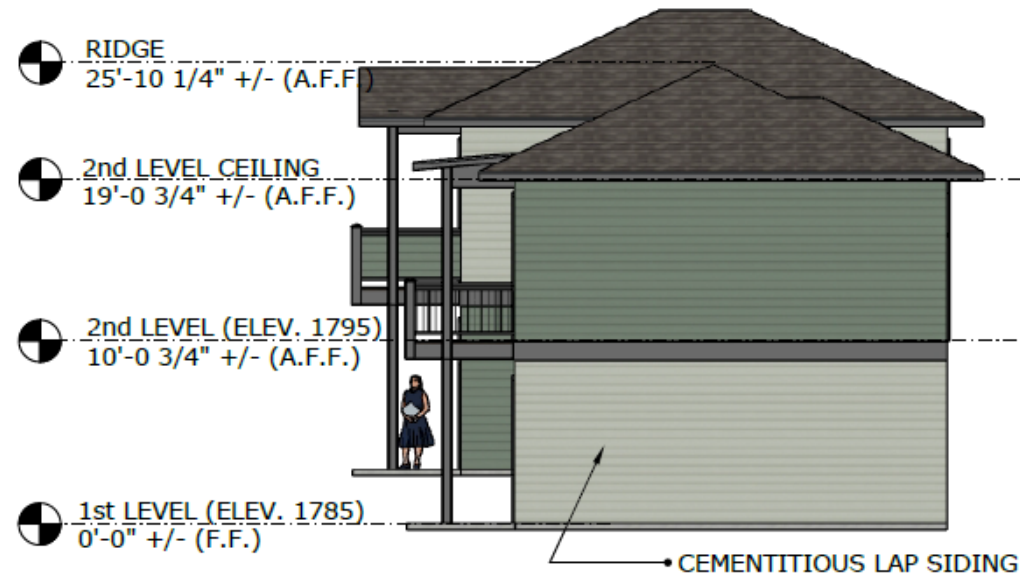


BUILDING 1- Pathway View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 1 - Nandina View (North)



BUILDING 1 - South View

RIDGE
25'-10 1/4" +/- (A.F.F.)

2nd LEVEL CEILING
19'-0 3/4" +/- (A.F.F.)

2nd LEVEL (ELEV. 1798)
10'-0 3/4" +/- (A.F.F.)

1st LEVEL (ELEV. 1788)
0'-0" +/- (F.F.)

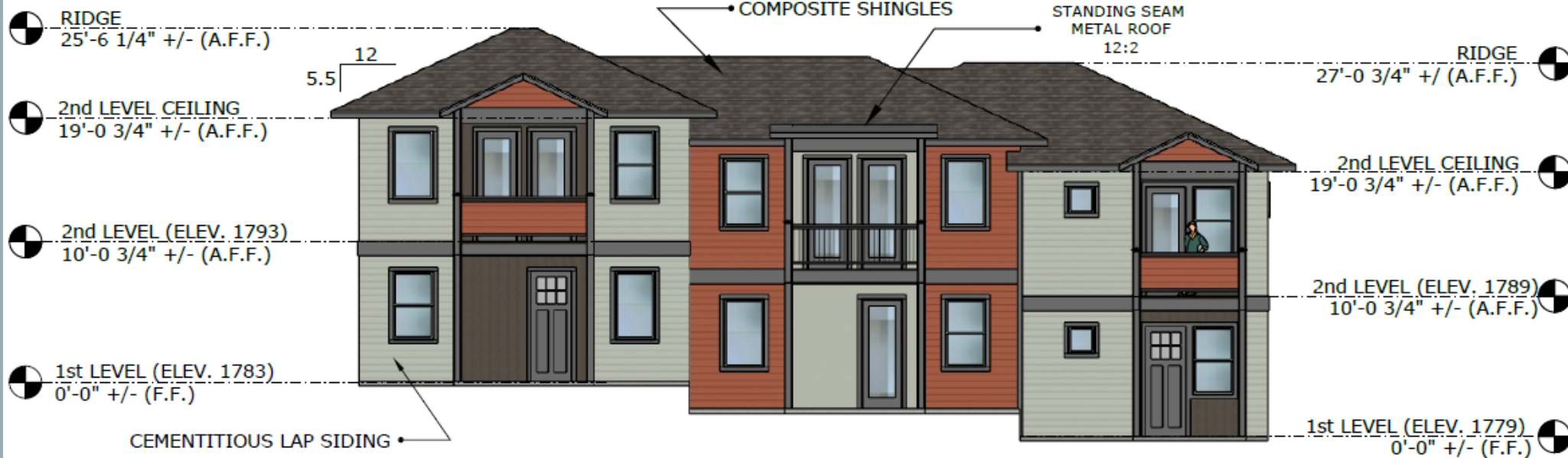
RIDGE
25'-10 1/4" +/- (A.F.F.)

2nd LEVEL CEILING
19'-0 3/4" +/- (A.F.F.)

2nd LEVEL (ELEV. 1795)
10'-0 3/4" +/- (A.F.F.)

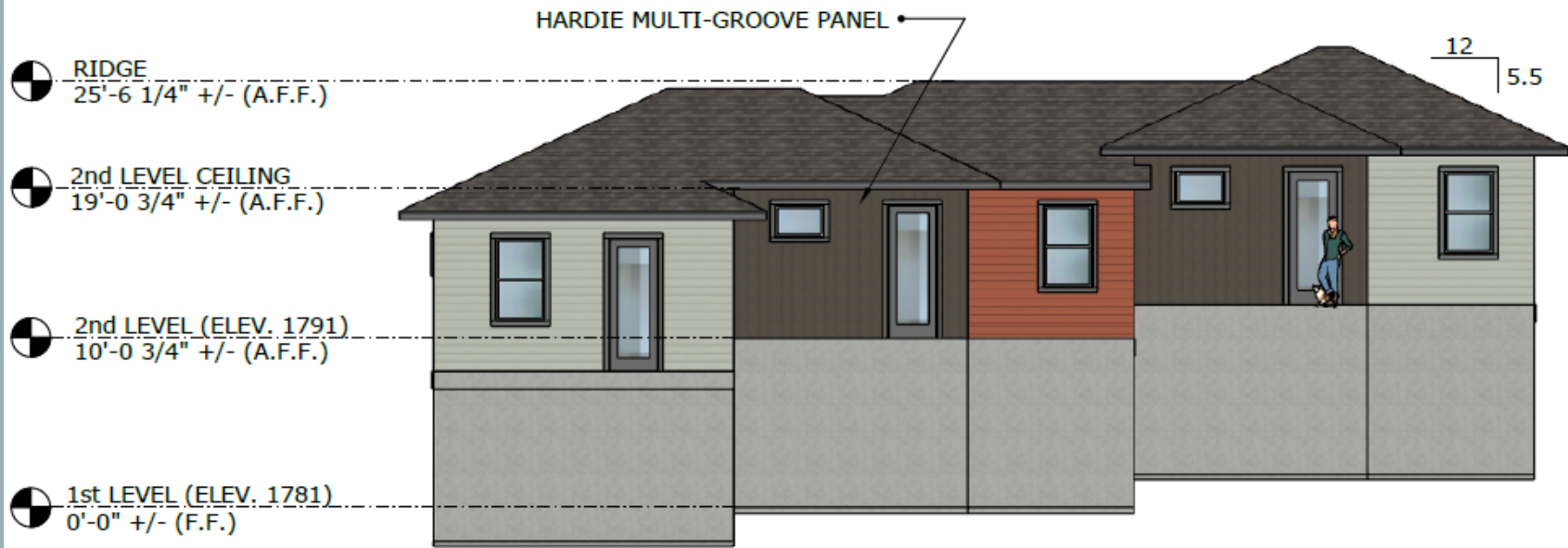
1st LEVEL (ELEV. 1785)
0'-0" +/- (F.F.)





BUILDING 2- Patton Lane View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



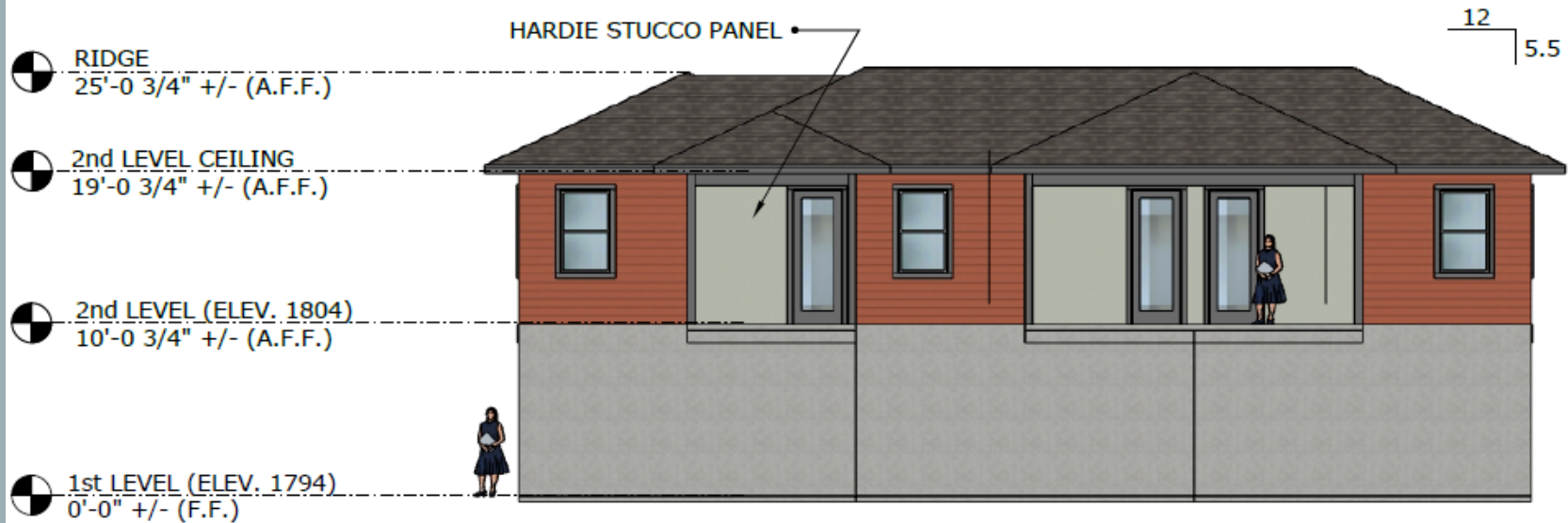
BUILDING 2- Pathway View

PAGE: 5 OF 15

KESTREL PARK - PHASE 3
 AREA 7 - CONCEPTUAL ARCHITECTURE
 DATE: 14TH OF JANUARY, 2026

OWNER/CLIENT:
 TAYLORED ELEMENTS
 CONSTRUCTION, LLC.
 1679 Jackson Rd, Ashland, OR
 97520
 +1 541-690-1617

HOME DESIGNER:
 DE'ZIN LLC
 170 Harrison Street,
 Ashland, OR
 97520
 +1 503-917-0267



● RIDGE
 25'-0 3/4" +/- (A.F.F.)

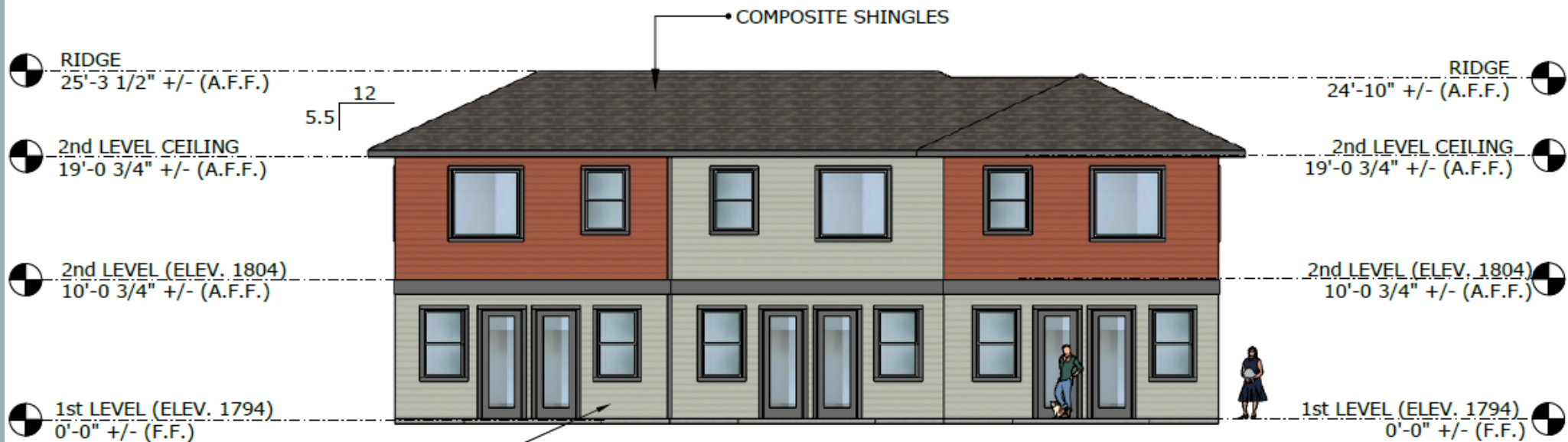
● 2nd LEVEL CEILING
 19'-0 3/4" +/- (A.F.F.)

● 2nd LEVEL (ELEV. 1804)
 10'-0 3/4" +/- (A.F.F.)

● 1st LEVEL (ELEV. 1794)
 0'-0" +/- (F.F.)

BUILDING 3- Mariposa Court View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



● RIDGE
 25'-3 1/2" +/- (A.F.F.)

● 2nd LEVEL CEILING
 19'-0 3/4" +/- (A.F.F.)

● 2nd LEVEL (ELEV. 1804)
 10'-0 3/4" +/- (A.F.F.)

● 1st LEVEL (ELEV. 1794)
 0'-0" +/- (F.F.)

● RIDGE
 24'-10" +/- (A.F.F.)

● 2nd LEVEL CEILING
 19'-0 3/4" +/- (A.F.F.)

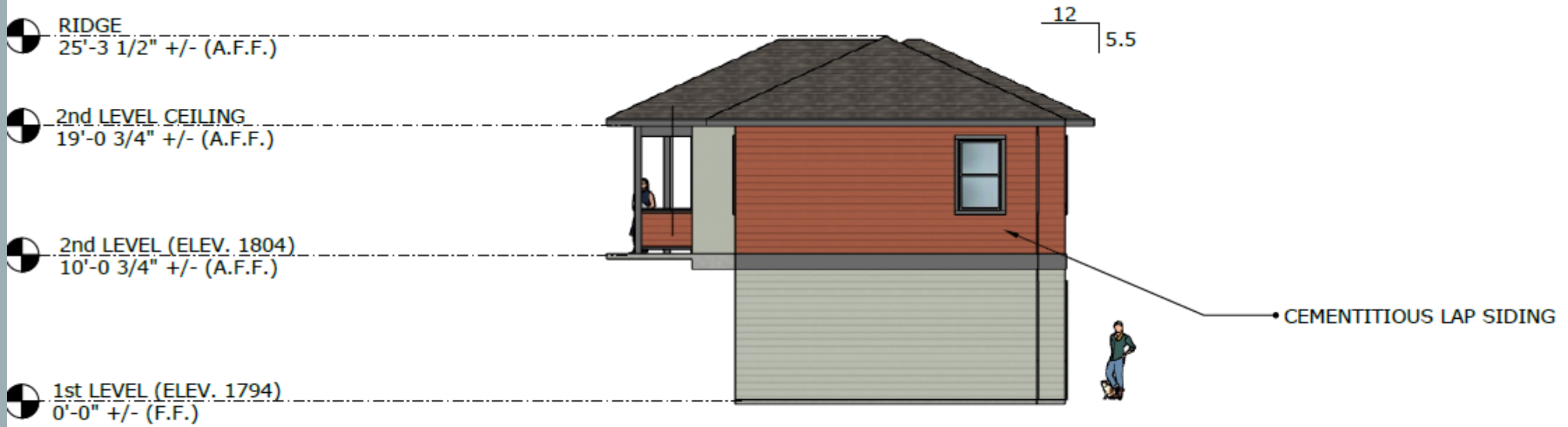
● 2nd LEVEL (ELEV. 1804)
 10'-0 3/4" +/- (A.F.F.)

● 1st LEVEL (ELEV. 1794)
 0'-0" +/- (F.F.)

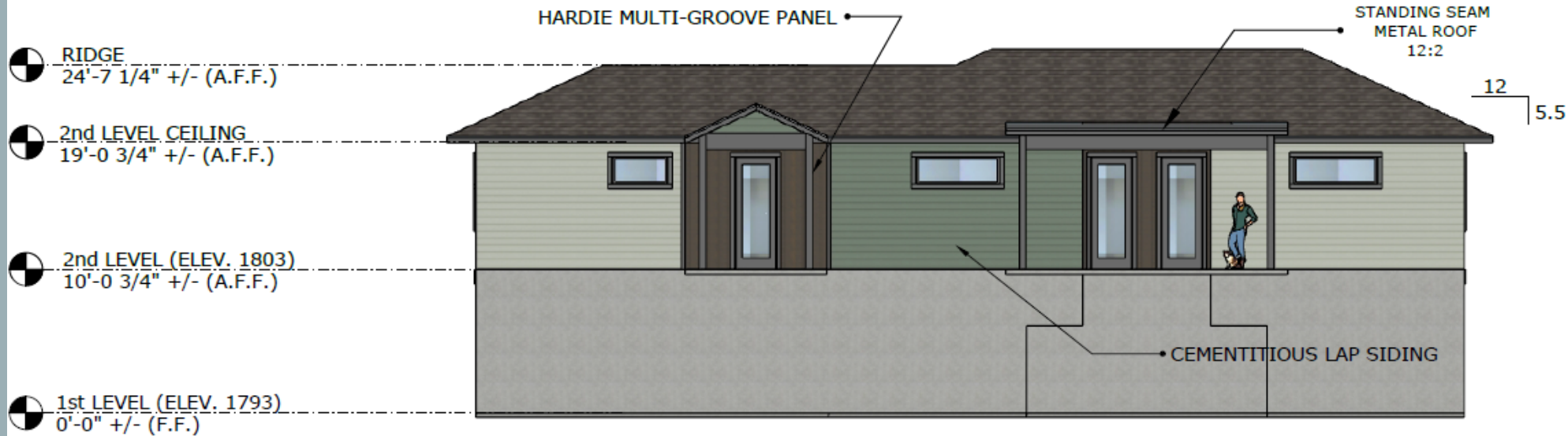
CEMENTITIOUS LAP SIDING

BUILDING 3- Pathway View

PAGE: 8 OF 15	
KESTREL PARK - PHASE 3 AREA 7 - CONCEPTUAL ARCHITECTURE DATE: 14TH OF JANUARY, 2026	AREA 7 - BUILDING 3
OWNER/CLIENT: TAYLORED ELEMENTS CONSTRUCTION, LLC. 1679 Jackson Rd, Ashland, OR 97520 +1 541-690-1617	
HOME DESIGNER: DE'ZIN LLC 170 Harrison Street, Ashland, OR 97520 +1 503-917-0267	

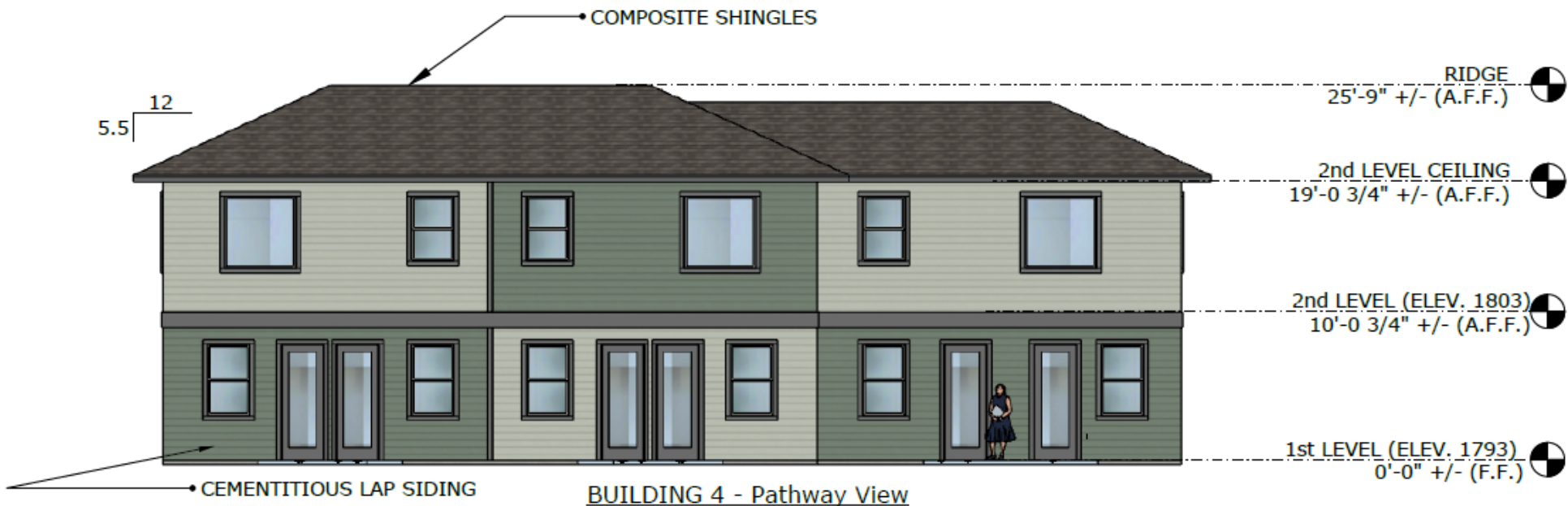


BUILDING 3 - North View



BUILDING 4 - Mariposa Court View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.

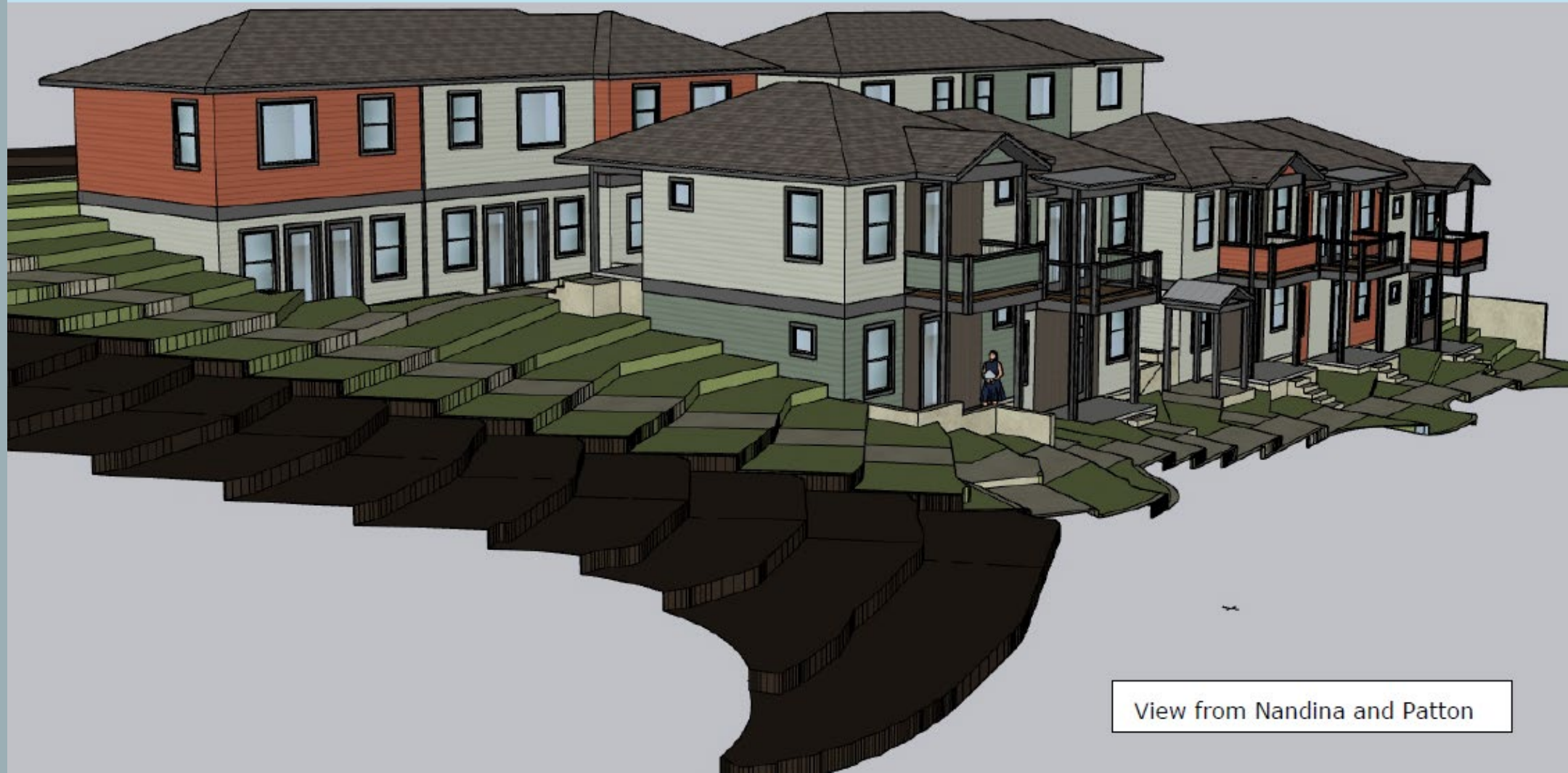


BUILDING 4 - Pathway View

PAGE: 11 OF 15	
KESTREL PARK - PHASE 3 AREA 7 - CONCEPTUAL ARCHITECTURE DATE: 14TH OF JANUARY, 2026	AREA 7 - BUILDING 4
OWNER/CLIENT: TAYLORED ELEMENTS CONSTRUCTION, LLC. 1679 Jackson Rd, Ashland, OR 97520 +1 541-690-1617	
HOME DESIGNER: DE'ZIN LLC 170 Harrison Street, Ashland, OR 97520 +1 503-917-0267	



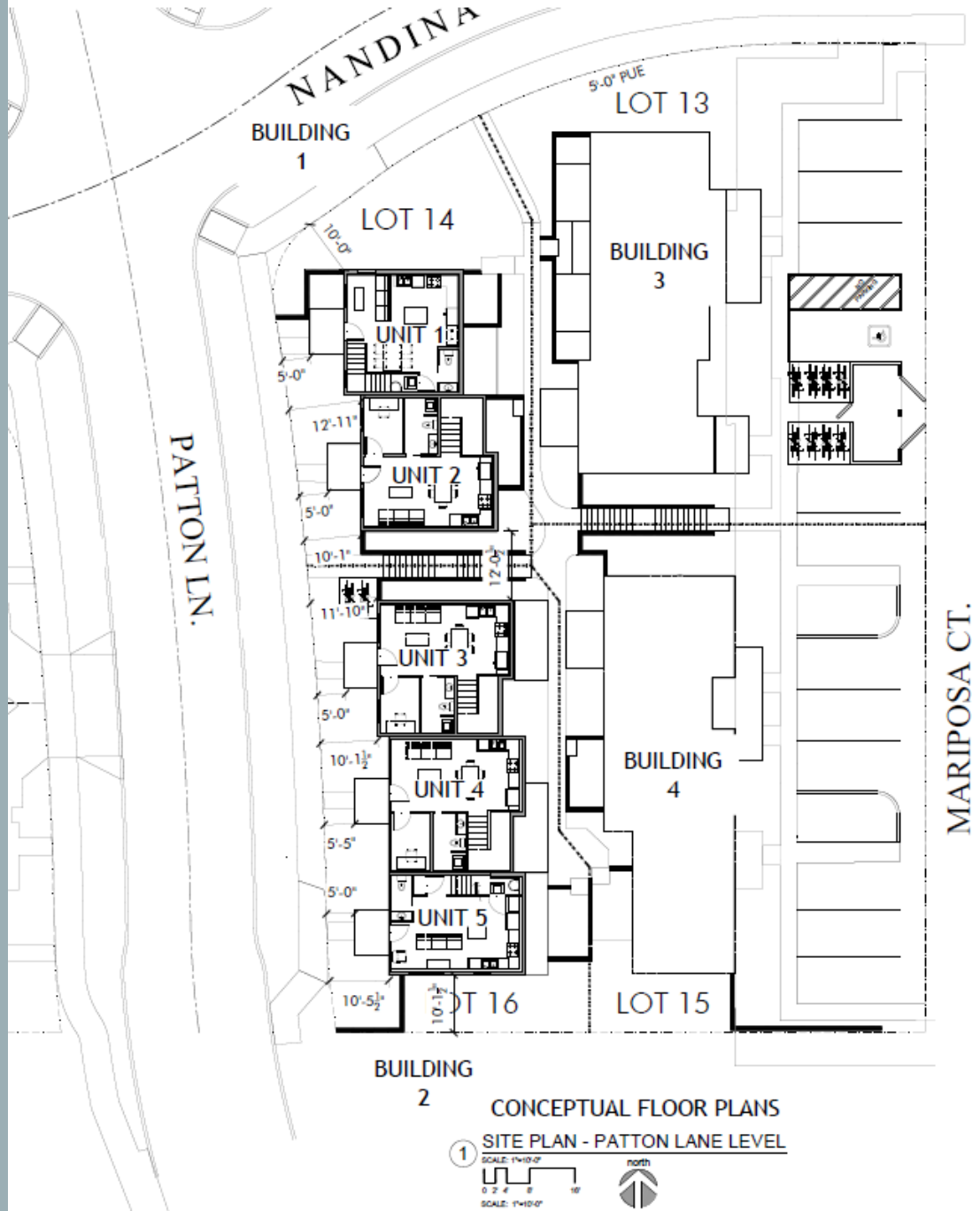
View from Top of Nandina St

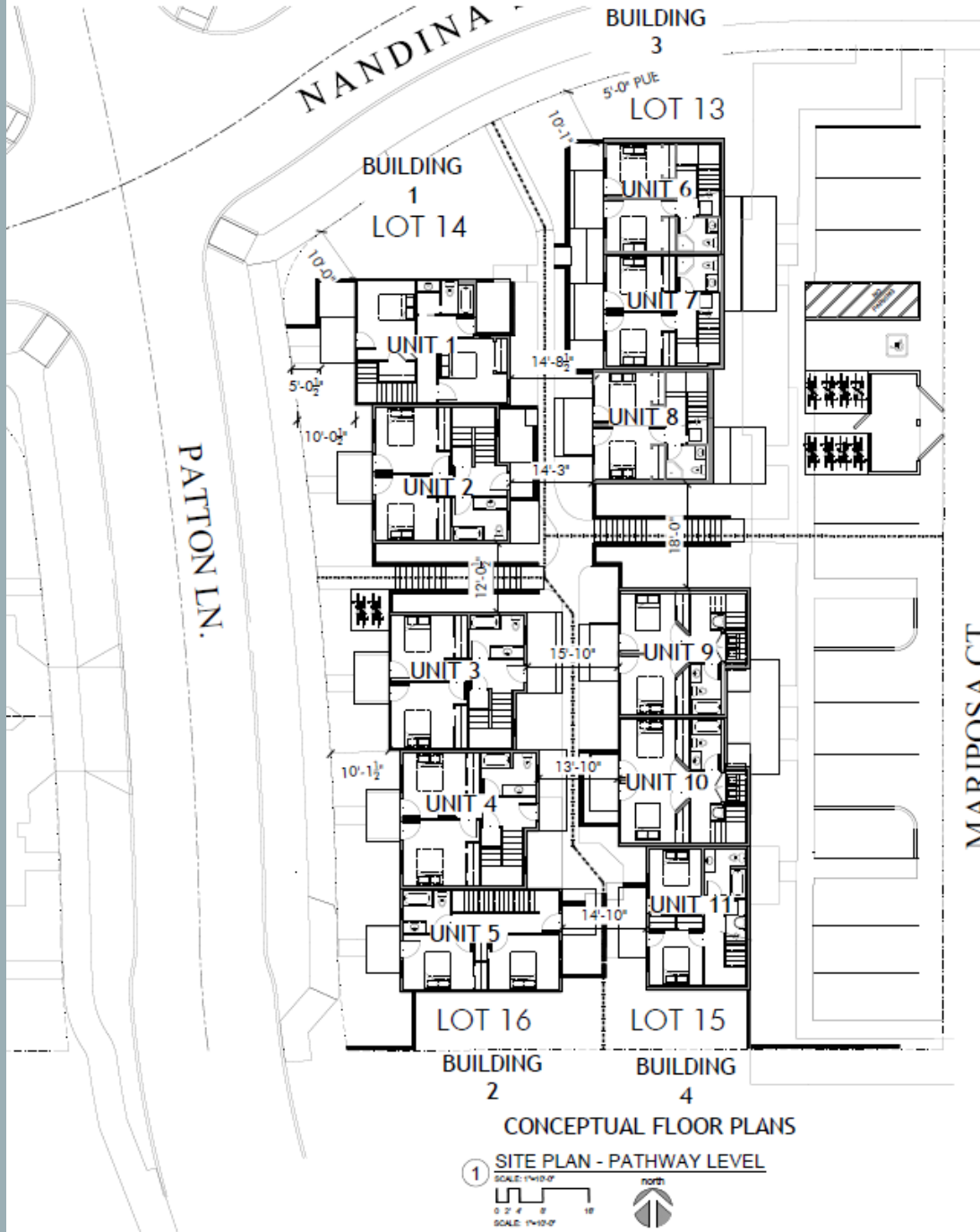


View from Nandina and Patton



View from Lower Patton Ln

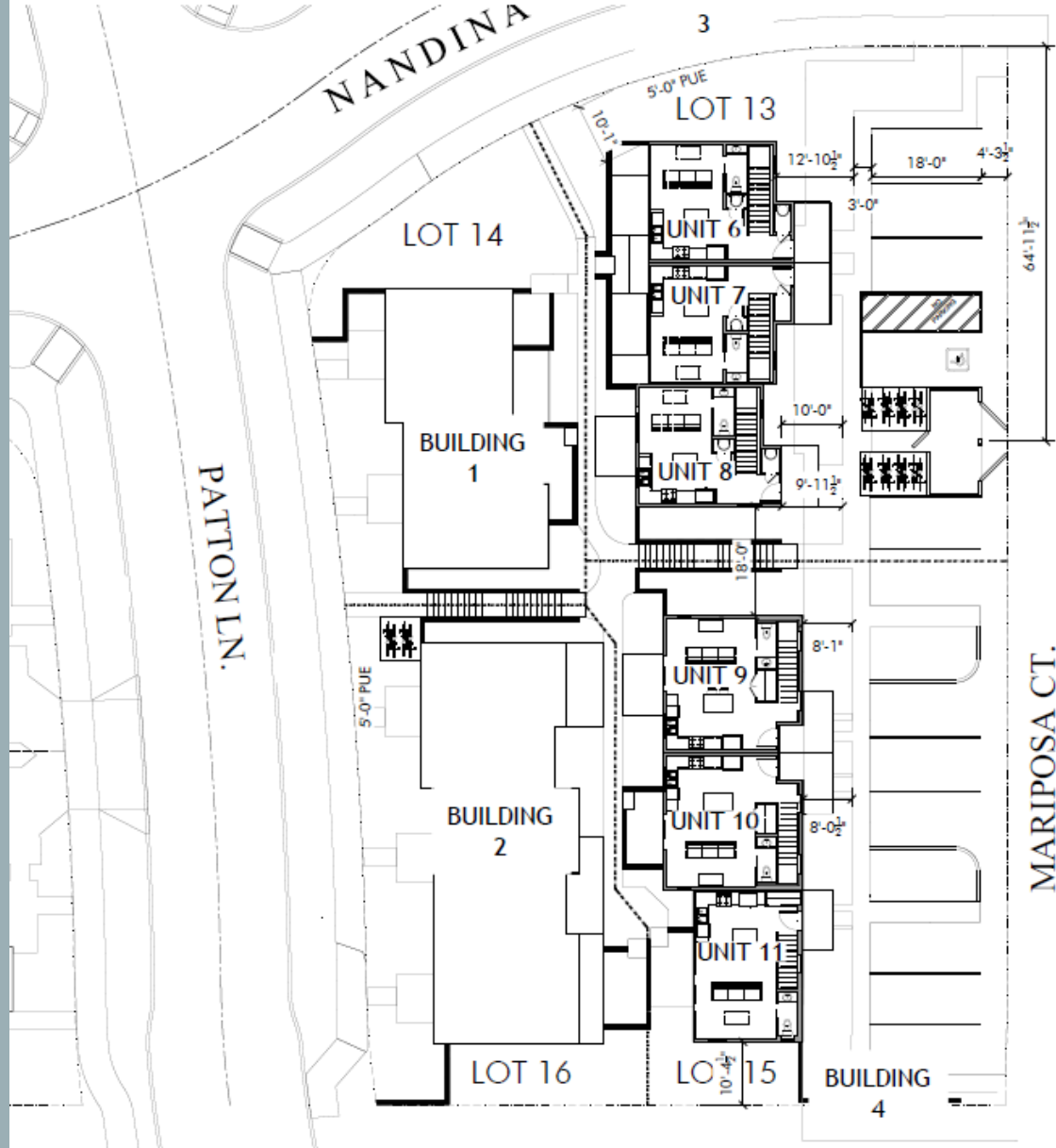




CONCEPTUAL FLOOR PLANS

① SITE PLAN - PATHWAY LEVEL

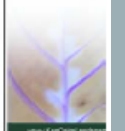




CONCEPTUAL FLOOR PLANS

① SITE PLAN - MARIPOSA COURT LEVEL





40 CENTRAL AVE. ADRIAN MI 48103-3314



DRAWN BY:
KENCAIRN

SCALE
1" = 16'

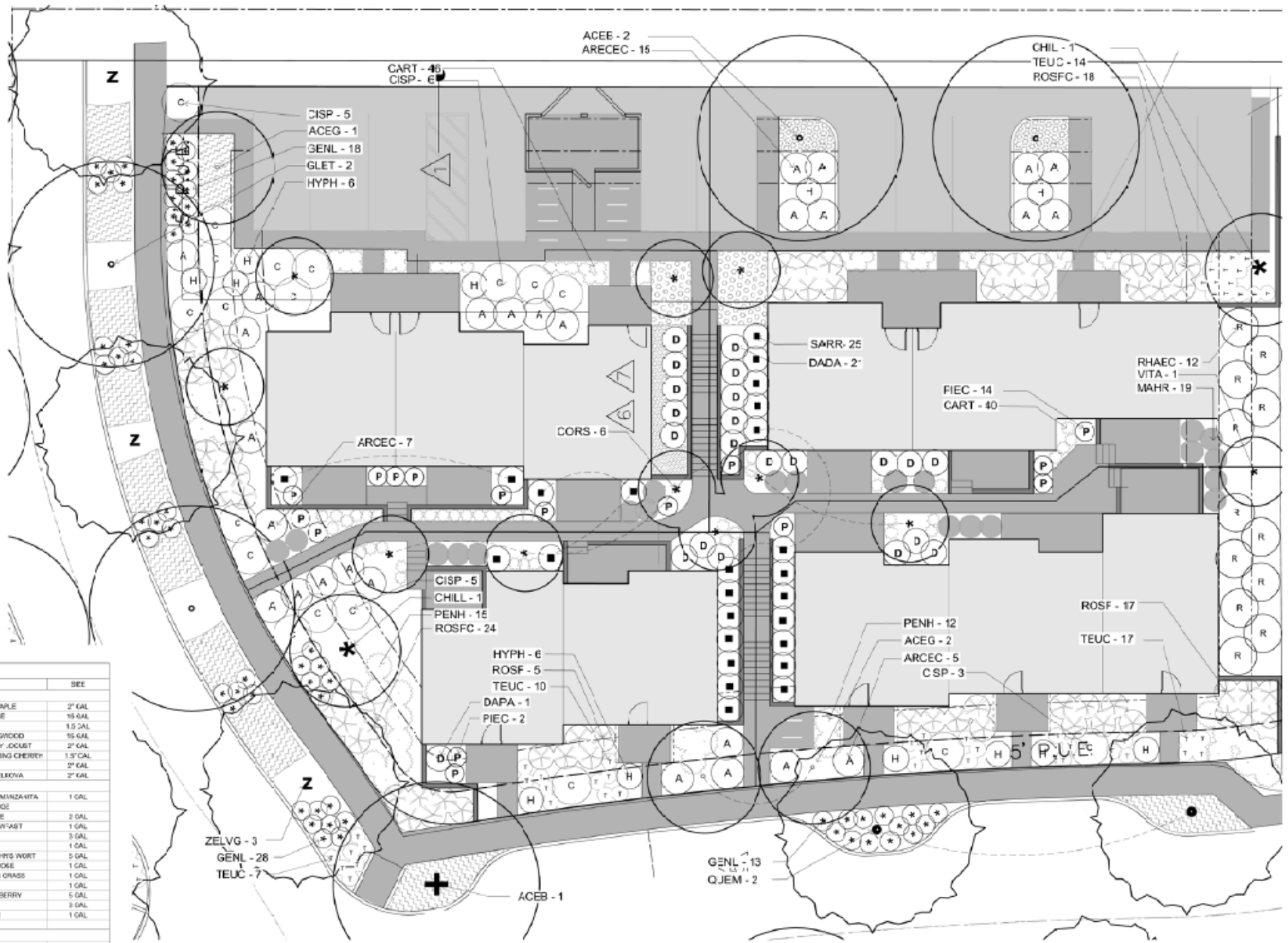
KESTREL PARK
AREA 7
ASHI AND CP 07570

JOB NO. 3413
REVISION DATE

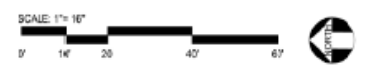
PLANTING
PLAN

ISSUE DATE:
12.12.26

L 1.1



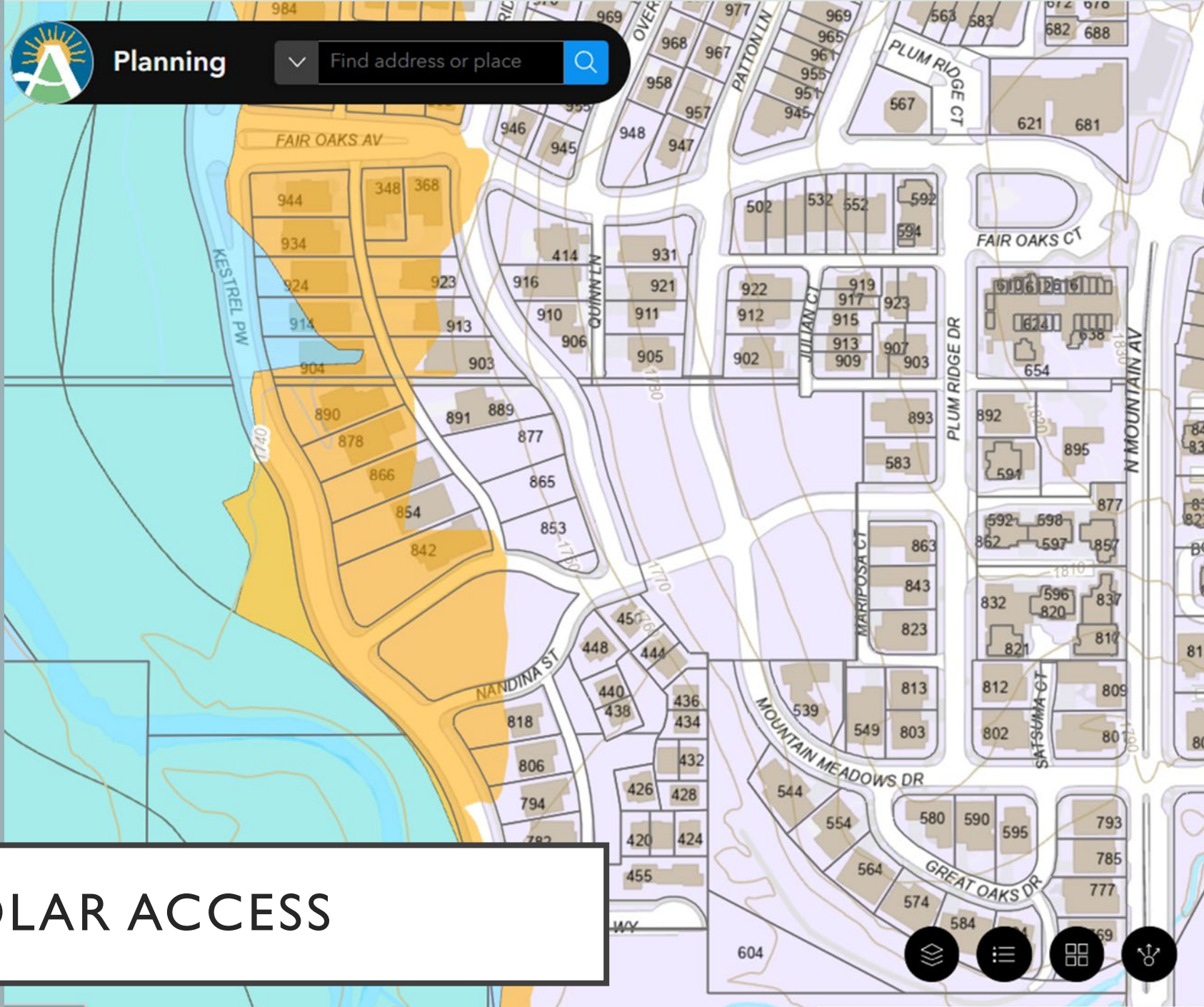
PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
ACEB	ACER SACCHARINUM 'BONFIRE'	BONFIRE SUGAR MAPLE	2" GAL
ACEO	ACER 'SINNILLA FLAME'	FLAME AMAR MAPLE	15 GAL
OHIL	OHLOPIS LINEARIS	DESERT WILLOW	1.5 GAL
ODRS	CORNUS KOUSA 'SOMERSET'	VENUS KOUSA DOGWOOD	15 GAL
GLET	QUERCUS TRICANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	2" GAL
PRUK	PRUNUS SEROTATA 'BIVANZAV'	KWAZAN FLOWERING CHERRY	1.5 GAL
QUEL	QUERCUS MACROCARPA	BLUNT OAK	2" GAL
ZELV	ZELKOVA SERBATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" GAL
SHRUBS			
ARCEC	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL
CART	CAREX 'TAS' ACEA	NEW ZEALAND SEDGE	2 GAL
COSP	OSTIUM 'K PALVERJENTS 'SUNSET'	SUNSET ROCK ROSE	2 GAL
COTIB	COTONEASTER 'ER DAMMARI 'CORAL BEAUTY'	CORAL BEAUTY LOW-VAST	1 GAL
DAPA	DAPHNE 'ODORA JUREMARGINATA'	WINTER DAPHNE	3 GAL
GENL	GENISTA LYDIA	LYDIA BRUCE	1 GAL
HYPH	HYPERICUM 'HIDGOTE'	HIDGOTE SAINT JOHN'S WORT	5 GAL
ROSF	ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	1 GAL
PENH	PERNARITUS 'ALPICOFRICIDES 'HAMELY'	HAMELY FOUNTAIN GRASS	1 GAL
PEC	PERIS 'JAPONICA 'CAVATINE'	CAVATINE PIERIS	1 GAL
RHAE	RHAMNUS 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL
MAHR	SARCOCOCCA 'RUSKIFOLIA'	SWEET BCK	3 GAL
TEUC	TEUCARIUM 'CHAMBERDYS'	WALL GERMANDER	1 GAL
VITA	VITEX 'MAGNUS 'CAUSTUS'	CHASTE TREE	
GROUNDCOVERS			
BS		COMMON BEARDED iris	1 GAL 3" O.C.
JA		JAPANESE ANEMONE	
CO		COTONEASTER 'ER DAMMARI 'CORAL BEAUTY'	1 GAL 3" O.C.
RP		RUBUS PENTABOLIS	1 GAL 4" O.C.



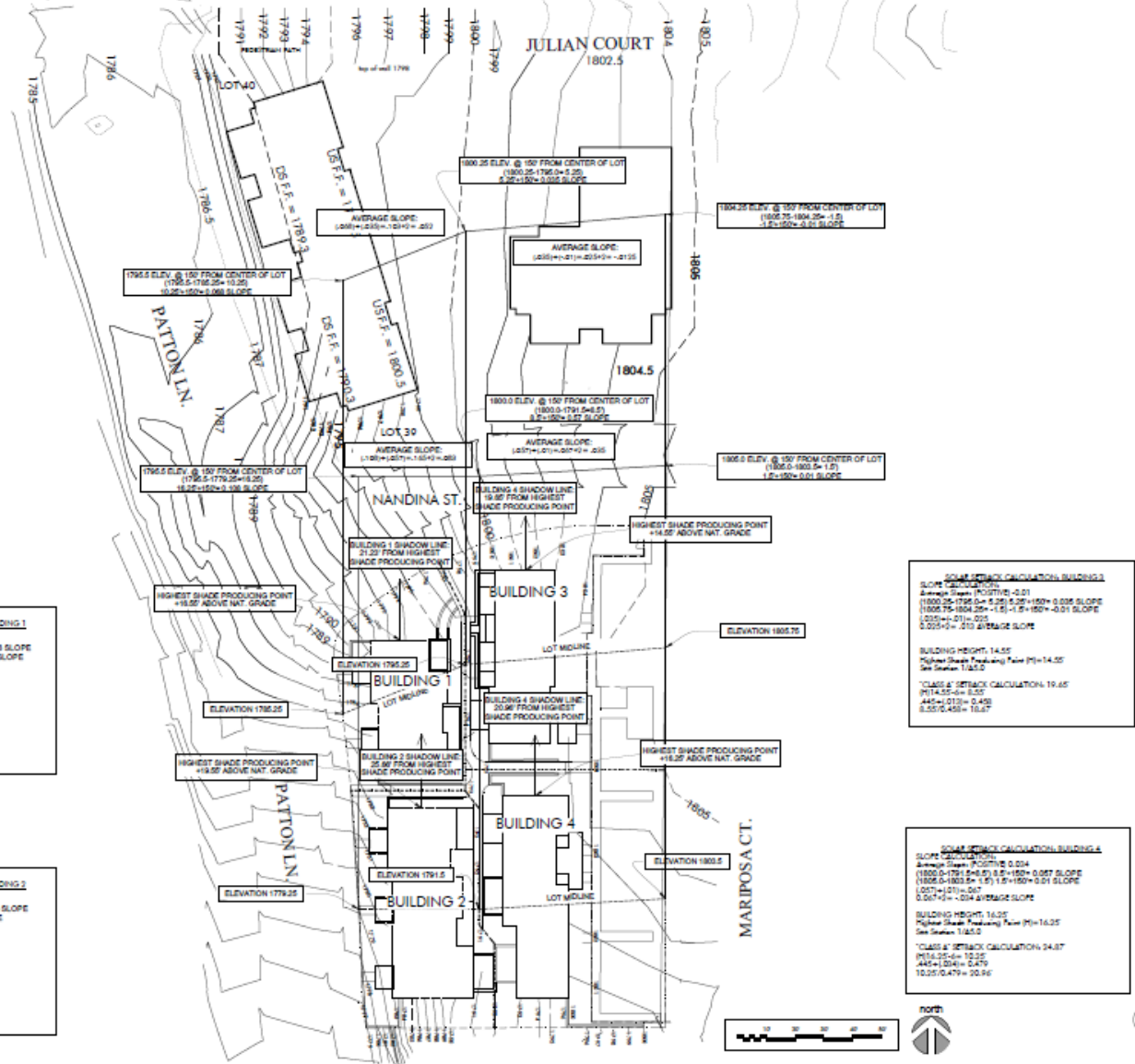


Planning

Find address or place



SOLAR ACCESS



SOLAR SETBACK CALCULATION BUILDING 1
 SLOPE CALCULATION:
 Average Slope: POSITIVE 0.00
 (1795.5-1795.25)÷(100-0) = 0.0025 SLOPE
 (1800.25-1795.25)÷(100-0) = 0.05 SLOPE
 (1800-1795.25)÷(100-0) = 0.0475 SLOPE
 0.0333 = 0.0333 AVERAGE SLOPE
 BUILDING HEIGHT: 16.55
 Highest Shade Producing Point (H) = 16.55
 See Section 1/AS.0
 CLASS 4 SETBACK CALCULATION: 24.87
 (H)16.55÷(0.67) = 24.87
 (AAS)0.0333 = 0.497
 10.55/0.497 = 21.23

SOLAR SETBACK CALCULATION BUILDING 2
 SLOPE CALCULATION:
 Average Slope: POSITIVE 0.004
 (1791.5-1791.5)÷(100-0) = 0.00 SLOPE
 (1800.0-1791.5)÷(100-0) = 0.085 SLOPE
 (1790-1791.5)÷(100-0) = 0.015 SLOPE
 0.165 = 0.165 AVERAGE SLOPE
 BUILDING HEIGHT: 16.55
 Highest Shade Producing Point (H) = 19.55
 See Section 1/AS.0
 CLASS 4 SETBACK CALCULATION: 37.57
 (H)19.55÷(0.52) = 37.57
 (AAS)0.0333 = 0.559
 13.55/0.559 = 24.24

SOLAR SETBACK CALCULATION BUILDING 3
 SLOPE CALCULATION:
 Average Slope: POSITIVE 0.01
 (1800.25-1795.25)÷(100-0) = 0.05 SLOPE
 (1800.75-1804.25)÷(100-0) = 0.035 SLOPE
 (1805-1795.25)÷(100-0) = 0.0975 SLOPE
 0.0442 = 0.0442 AVERAGE SLOPE
 BUILDING HEIGHT: 14.55
 Highest Shade Producing Point (H) = 14.55
 See Section 1/AS.0
 CLASS 4 SETBACK CALCULATION: 19.45
 (H)14.55÷(0.75) = 19.45
 (AAS)0.0333 = 0.459
 10.55/0.459 = 23.00

SOLAR SETBACK CALCULATION BUILDING 4
 SLOPE CALCULATION:
 Average Slope: POSITIVE 0.004
 (1800.0-1791.5)÷(100-0) = 0.085 SLOPE
 (1800-1803.5)÷(100-0) = 0.035 SLOPE
 (1807-1791.5)÷(100-0) = 0.155 SLOPE
 0.0717 = 0.0717 AVERAGE SLOPE
 BUILDING HEIGHT: 16.25
 Highest Shade Producing Point (H) = 16.25
 See Section 1/AS.0
 CLASS 4 SETBACK CALCULATION: 24.87
 (H)16.25÷(0.67) = 24.87
 (AAS)0.0333 = 0.479
 10.55/0.479 = 22.00

1 SOLAR CALCS - AREA 7
 SCALE: 1" = 20'-0"





BUILDING 1

BUILDING 2

① WEST ELEVATION (VIEW FROM PATTON LN)
SCALE: 1/8" = 1'-0"



BUILDING 3

BUILDING 4

② WEST ELEVATION (VIEW FROM PATHWAY)
SCALE: 1/8" = 1'-0"