

**STAFF REPORT**  
**ASHLAND CITY PLANNING COMMISSION**  
**March 6, 2023**

**RESPONSE**

Michael Williams, P.E.

Date:2023/03/28

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

**1. February 6, 2023 meeting minutes**

**PUBLIC FORUM**

**OLD BUSINESS**

**2. Trash Discussion**

**NEW BUSINESS**

**3. Preliminary Site Plan: Valley Point Homes**

- Solid Waste and recycling to be managed privately with individual containers; container locations provided on site plan C1.0.
- (6) guest parking spaces have been provided on sheet C1.0.

Analysis – This is a proposal for an 18 unit multi-family development on Highway 12 and Caldwell Road. The preliminary site plan notes 8 units (8 structures) fronting Highway 12 with 10 units (5 structures) fronting Caldwell Road. The property is zoned R4-PUD. The following issues need to be addressed in order for this proposal to meet site plan requirements:

- Parking on Caldwell Road has cars backing into Caldwell Road? Roughly 25' from front of buildings to edge of right-of-way?  
Driveways along Caldwell Road have been redesigned to allow parked vehicles to turn around prior to exiting onto Caldwell Road.
- Sidewalks  
Sidewalk variance has been applied for.
- Pavement cross section detail  
Pavement cross section provided on sheet C1.2.
- Show all existing and proposed fire hydrants  
Existing & proposed fire hydrants are shown on sheets C1.1 (Fire Plan) and C5.0 (Utility Plan).  
There is an existing fire hydrant approximately 283' northwest on Caldwell Road. A proposed fire hydrant is to be installed near the southeast entrance of Highway 12.

- Show proposed landscaping with separate landscape plan sheet meeting landscape requirements  
Landscape plan provided as sheet C1.1 for Ashland City Site Plan Approval. Landscape plan by registered landscape architect to be provided prior to Grading Permit approval.
- Show building height/number of stories  
Building height and stories are provided as text on units on sheet C1.0.

Staff has noted several potentially problematic issues with this proposal. Several need to be resolved to the satisfaction of the various departments prior to seeking approval of the Final Master Plan. Staff considers the parking along Caldwell Road to perhaps be the most serious. Sidewalks are asked for/required. The planning commission should consider the area and assess whether it makes sense to require installation of sidewalks. A waiver of this requirement may be in order. Other minor, technical issues can be resolved prior to presentation of the final master plan.

Comments/corrections by the city's consulting engineer should also be included with this review and any approval.

Recommendation – Staff can recommend approval of this proposal if satisfactory solutions can be developed that addresses the above noted issues.