

Land Use

Element Name:	Land Use
Chair:	Dave J. Brandner
Members:	Greg Ellis, John Mueller, and Dave Roiger
City Representatives:	Bob Christensen

Introduction

The purpose of a land use plan is to guide public and private actions related to the pattern and type of land use and development in the City. Guidance for managing existing land use activities and providing direction for community growth and change in existing activities is important. Maps showing existing land uses (Plat LUE#1) and future land uses (Plat LUE#2) are included for visual reference.

Short Term Plan Suggestions (0 to 5 Years)

The following items are listed to assist plan reviewers in knowing those areas within the City of Medford and areas adjacent to the current City of Medford corporate limits where land use activities are expected to occur during the 0 to 5 year time frame. Depending on development pressures (or lack of), items in this Plan, may extend into or move into longer-term plans.

- Residential (R-1)
 - Eagle Ridge Estates
- Commercial (C-1)
 - Land north of Allman Street on the East and West sides of State Highway 13
 - Land north of Evergreen Plaza located on South Eighth Street
- Commercial Redevelopment (C-1)
 - Former Copsps Building located on South Eighth Street
 - Redevelopment of State Highway 64 west of State Highway 13 to Seventh Street
- Industrial (I-1) & (I-2)
 - Existing Industrial Park #2 located along West County Road O

Medium Term Plan Suggestions (6 to 10 Years)

The following items are listed to assist plan reviewers in knowing those areas within the City of Medford and areas adjacent to the current City of Medford corporate limits where land use activities are expected to occur during the 6 to 10 year time frame. Depending on development pressures (or lack of), items in this Plan, may extend into longer-term plans or move into the Short and/or Long-term Plans.

- Residential (R-1) & (R-2) & (R-3)
 - Land east on Perkins Avenue
 - Land east of Wal-Mart site
 - Eagle Ridge Estates

Medium Term Plan Suggestions (6 to 10 Years) continued

- Commercial (C-1)
 - ❑ Land north of Allman Street on the East and West sides of State Highway 13
 - ❑ Highway 13 corridor north and south of Highway 64
 - ❑ Land west of Highway 13 on Highway 64 to Main Street
- Commercial Redevelopment (C-1) & (C-2)
 - ❑ Redevelopment of Highway 64 west of Highway 13 to Seventh Street
 - ❑ Redevelopment of area along and on both sides of West Highway 64 from Washington Avenue to Joan Street
 - ❑ Redevelopment and expansion of Downtown Commercial District from State Highway 64 south to Spruce Street along Park Avenue
- Industrial (I-1) & (I-2)
 - ❑ Existing Industrial Park #2 located along West County Road O

Long Term Plan Suggestions (11 Years Plus)

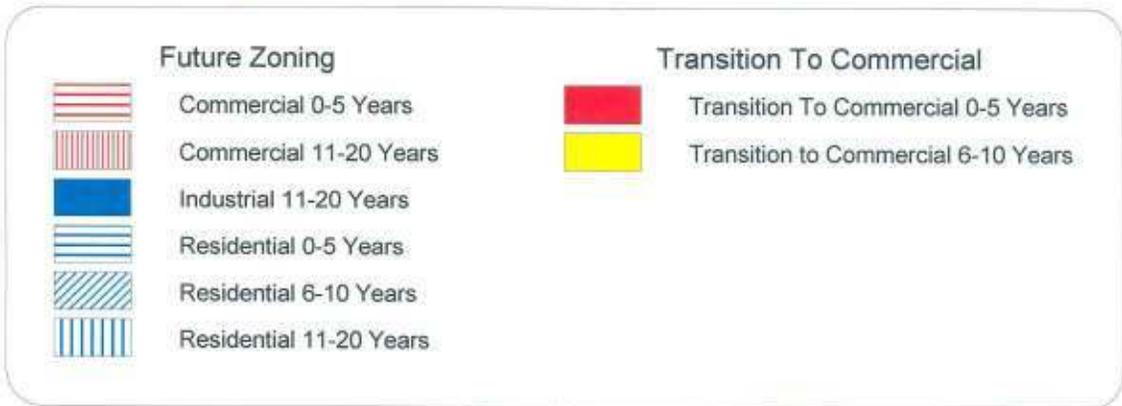
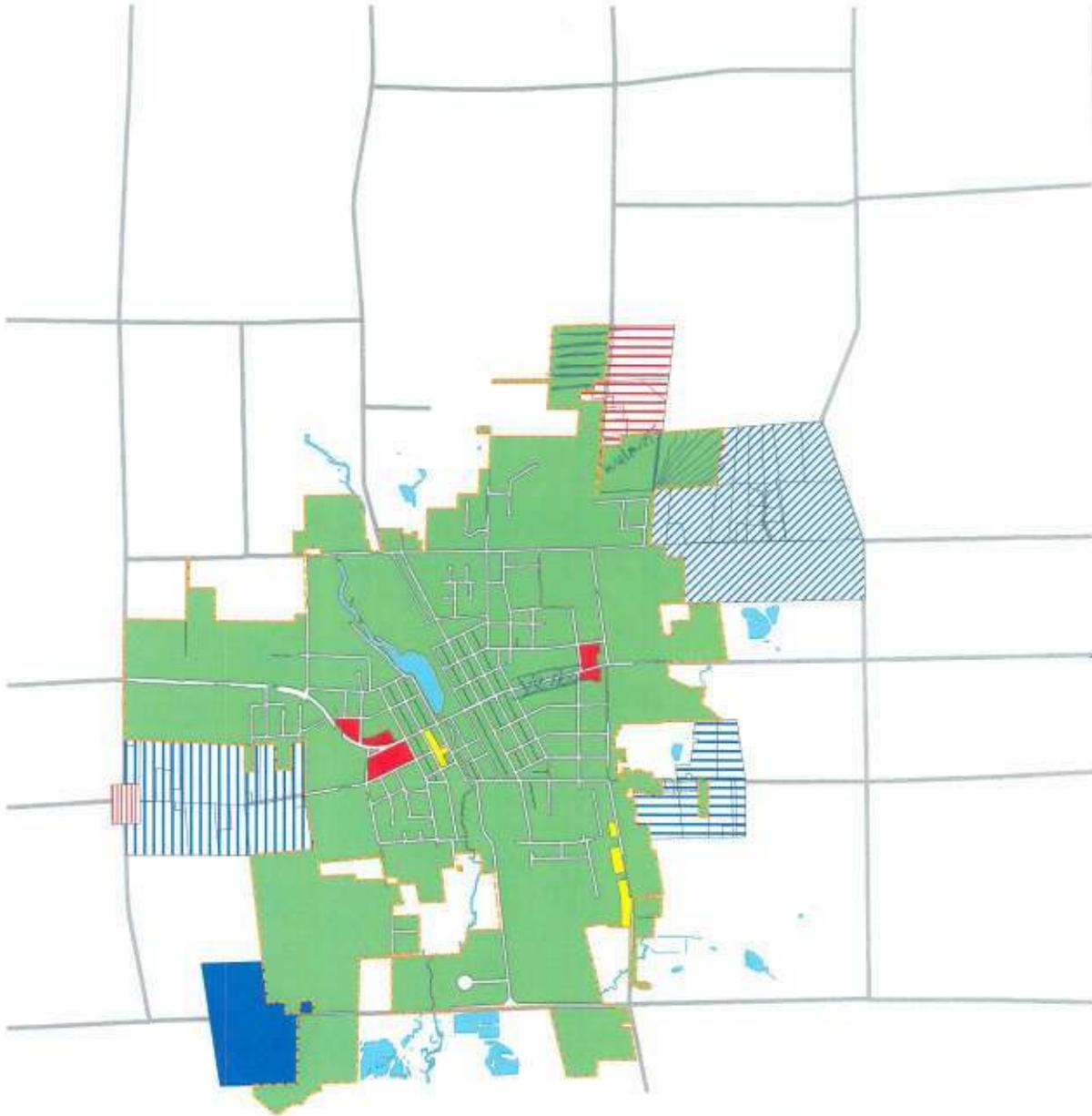
The following items are listed to assist plan reviewers in knowing those areas within the City of Medford and areas adjacent to the current City of Medford corporate limits where land use activities are expected to occur during the 11 to 20 year time frame. Depending on development pressures (or lack of), items in this Plan, may move into shorter-term plans.

- Residential (R-1) & (R-2) & (R-3)
 - ❑ Land east on Allman Street east of Correction Creek
 - ❑ Land west on Cedar Street to Highway Q
 - ❑ Land along Shattuck Street north of Musky Lane
- Commercial (C-1)
 - ❑ Land at intersection of Cedar Street and County Road Q
- Commercial Redevelopment (C-1)
 - ❑ Redevelopment of Highway 64 west of Highway 13 to Seventh Street
 - ❑ Redevelopment of area along and on both sides of West Highway 64 from Washington Avenue to Joan Street
- Industrial (I-1) & (I-2)
 - ❑ Existing Industrial Park #2 located along West County Road O

Summary

Future land use is intended to serve as a guide for future land use within the City, and should not be rigidly followed. The goals, objectives, policies, and strategies of the City must also be considered when considering action on the various land use issues that come before the Council, Plan Commission, or Board of Appeals.

FUTURE LAND USE



Land Use



Industrial Park #1 Sign