

HUBBARD MULTI-FAMILY DEVELOPMENT

Pre-Application Submittal



223 NE "B" Street
Grants Pass, OR 97526
541-244-2617
www.gerlitzengineering.com

Date Prepared:
6/18/25

Prepared For:
City of Grants Pass
Community Development
101 NW "A" Street
Grants Pass, OR 97526

Prepared By:
Eric Miller, EIT

Reviewed By:
Justin Gerlitz, PE

Owner/Applicant:
Menne Family Trust
PO Box 2333
Grants Pass, OR 97528

Project Address:
1885 Hubbard Lane

Tax Map:
36S-06W-26-BB
TL 3200/3400



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Community Development
101 NW A Street
Grants Pass, OR 97526
(541) 450-6060
Fax (541) 476-9218

PLANNING APPLICATION FORM

Property Address: 1885 Hubbard Lane
Grants Pass, OR 97527

Assessor's Map & Tax Lot:

36 _06 _26 _BB **Tax Lot(s)** 3200/3400

- - - **Tax Lot(s)**

Zoning: GC

City: ☒ **UGB:** ☐

Project Type: (Please check all applicable)

- ☐ Site Plan Review: Minor or Major
 - ☐ Standard Architectural Review
 - ☐ Discretionary Arch. Review
 - ☐ Special Concept Plan
- ☐ Partition
- ☐ Property Line Adjustment
- ☐ Property Line Vacation
- ☐ Planned Unit Development
- ☐ Subdivision
- ☐ Final Subdivision or PUD Plat
- ☐ Variance
- ☐ Comp Plan/Zone Map Amendment
- ☐ Text Amendment
- ☒ Pre-Application
- ☐ Appeal / Sign Code Appeal
- ☐ Other: _____

Size of Project (# of units, lots, sq. ft., etc):

2.12-Acres, 22 units

Attachments:

- ☐ (8) Folded Maps/Site Plan to scale
- ☐ (1) 8 1/2 x 11" reduced copy of site plan
- ☒ Electronic copy
- ☒ Written Narrative/Response to Criteria
- ☐ Power of Attorney
- ☐ Service Agreement
- ☐ Architectural Features
- ☐ Other: _____

Description of Request

(include name of project and proposed uses):

1885 Hubbard Lane Multi-Family Development

Property Owner: Menne Family Trust

Address: PO Box 2333

Grants Pass, OR 97528

Phone: 305-433-1360

Email: keithmenne33@gmail.com

Applicant: Same as Owner

Address:

Phone:

Email:

Authorized Representative (if different from applicant):

Address:

Phone:

Email:

Surveyor or Engineer (if applicable):

Gerlitz Engineering Consultants - Justin Gerlitz P.E.

Address: 223 NE B Street, Grants Pass, OR 97526

Phone: 541-244-2617

Email: justin@gerlitzengineering.com

CERTIFICATION: I hereby certify that the information on this application is correct and that I own the property, or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).

Keith Menne
(Signature of owner or Attorney-in-Fact) _____ Date

(Signature of owner or Attorney-in-Fact) _____ Date

(For Office Use)

Date Application Received: _____

Date Application Complete: _____

Pre-App required? Y N Pre-App # _____

Fees Paid: _____ Initials: _____

File Number(s): _____

Pre-Application Narrative

Attached is the pre-application submittal for a 22-unit townhome development located at 1885 Hubbard Lane. At this time, the project will be constructed as a multi-family housing development intended as rental units.

Existing Conditions

The 2.12-acre property (total of two parcels), zoned General Commercial, is currently vacant. The grade slopes toward Sand Creek which bisects the site. Existing vegetation consists of trees, grasses, and riparian plants along the stream corridor. The property has a single driveway approach on Hubbard Lane and adequate width for a second connection to Esther Lane.

Both roads are improved to City standards with water, sewer, and storm infrastructure within. In addition, all franchise utilities are in place.

Proposed Conditions

The property will be improved with 22 townhome units spaced to fit the awkward lot configuration and stream setbacks. Shared two-way driveways will provide access through the development. This includes a full-sized hammerhead turnaround on the west side and a smaller turnaround to the east (due to setback limitations). 36 total parking spaces are proposed for tenant/guest parking. Adequate garbage disposal is provided through two masonry trash enclosures as shown.

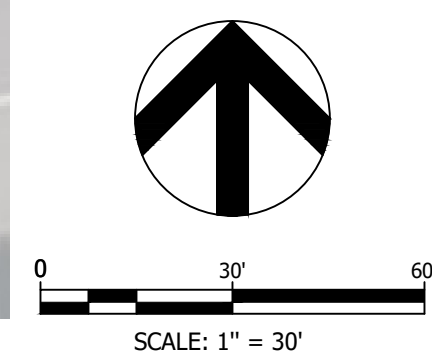
The low area of the property will be brought up to grade, providing additional buffering from the creek flows. The buildings will maintain a minimum 10-foot setback on Redwood Highway and Hubbard Lane, and a minimum 5-foot side yard setback to adjacent properties. Open space will be provided throughout the site, including trees, landscaping, and on-site walkways. The riparian area will be maintained and used as a site amenity.

A shared sanitary sewer service trunk line will run within the shared driveways, connecting individual building services to the mains in Hubbard Lane and Esther Lane. A master water meter will be utilized on each site of the creek, with sub-meters for individual tenants.

Stormwater management includes the collection of stormwater through a series of catch basins, directing runoff to two rain gardens in the middle of the site. The gardens will infiltrate the treatment storm volume while detaining the 25-year storm to pre-development conditions. An overflow structure will direct water to Sand Creek only during large storm events. Infiltration test results will be provided with the formal application.

Summary

This project achieves the goal of increasing residential density and helps to close the gap in our local housing shortage. Due to its location on the edge of the City and limited access points, using the commercial property for multi-family residential purposes is the best use in this scenario. We look forward to your feedback and working with you through the planning and construction process.



C1.0

CANCELLED:
100
3000

