



Salazar Architect Inc.
2222 NE Oregon, Suite 101
Portland, OR 97232
(503) 702-2575
www.salazarch.com

460 Arnos Street

Talent Mobile Estates

Type II Site Plan Review for the renovation of an 8.3 acre manufactured home park.

Talent Mobile Estates

Type II Site Plan Application

Prepared by:

Salazar Architect Inc.

(Architect)

Submittal Date:

02.08.2023

Owner:	CASA of Oregon
Applicant:	Same as Architect
Representative:	Ernestina Fuenmayor
Architect:	Salazar Architect Inc. 2222 NE Oregon, Suite 101 Portland, OR 97232
Civil Engineer:	Powell Engineering and Consulting, LLC 100 E. Main St., Suite O Medford, OR 97501
Landscape Architect:	Terrain landscape architecture 310 Oak St. Suite 3 Ashland, or 97520
Property Address:	Talent Mobile Estates 460 Arnos Street Talent, OR 97540
Map and Tax Lot:	381W25B – 2500
Zoning District:	Residential Manufactured Home (RMH)
Request:	The request seeks Type II Site Plan Review to allow for the renovation of an 8.3 acre manufactured home park and existing community building.
Project Description:	<p>The project includes general site improvements, installation of manufactured homes and renovation of the existing community building. The site is an 8.3 acre manufactured home park in Talent, Oregon. Most of the homes were destroyed by the Almeda Fire in 2020.</p> <p>Site renovations include relocation of some drives, utilities, landscaping, and general infrastructure.</p> <p>Renovation of existing community center building: the original building was built in 1971 and consists of CMU walls and wood truss with asphalt shingle roofing. Project includes exterior and interior renovations and upgrades to restrooms to meet current code.</p>

Attachments:

Findings of Facts

Cover Sheet

Civil Drawings

Landscape Drawings

Community Building Plans and Elevations

Findings of Fact

Chapter 18.150.045 – Required findings for approval of Type II minor site development plan

After an examination of the site, the review authority shall approve, or approve with conditions, the minor site development plan if all of the following findings are made:

- A. All provisions of this chapter and other applicable city ordinances and agreements are complied with;

Finding:

The project is consistent with the goals, objectives, and policies set forth under the City Comprehensive plan (Adopted by ORD 417, Amended by ORD 17-933-0). The proposed development conforms to the RMH zone and development standards set forth in Chapter 18.180 TMC.

- B. The proposed development will be in conformance with the standards of the zone in which it will be located;

Finding:

The proposed development conforms to the RMH zone and development standards set forth in Chapter 18.180 TMC.

- C. The proposed development will be in conformance with the following standards, as applicable:
1. Chapter 18.90 TMC, General Provisions.

Finding:

The proposed development will be in conformance with Chapter 18.90 TMC, General Provisions and the development standards set forth in Chapter 18.180 TMC. The proposed development includes 87 new homes – the following regulations do not apply: 18.35.070 Yard regulations; 18.35.080 Lot area and dimensions; 18.35.090 Landscaping, fences, walls and signs; 18.35.100 Additional standards for manufactured home installation and occupancy in the RS-MH zone (Repealed by Ord. 964.).

2. Chapter 18.95 TMC, Residential Lot Improvement Standards.

Finding:

Chapter 18.95 TMC does not apply – the proposed development is a Manufactured Home Park and shall be designed and constructed in accordance with the minimum standards contained in OAR Chapter 814, Division 28, and other provisions contained in this title that pertain to manufactured home parks, including TMC 18.180.030 and 18.180.050 TMC.

3. Chapter 18.100 TMC, Tree Preservation and Protection.

Finding:

The proposed development will conform to the standards set forth in Chapter 18.100 TMC. No existing trees will be removed. Existing trees will be protected during construction per 18.100.080.

4. Chapter 18.105 TMC, Landscaping, Fencing and Hedges.

Finding:

Chapter 18.105 TMC does not apply – the proposed development is a Manufactured Home Park and shall be constructed in accordance with the minimum standards contained in 18.180.050 TMC.

- Landscaping and Screening:
 - Perimeter Landscaping and Buffering:
 - The CMU wall on Arnos Road (roughly 4 feet tall) will remain. Planting in front of the wall will be in accordance with 18.105.030.
 - The existing screened fence (6 feet tall) on Talent Avenue will remain. Planting in front of the wall will be in accordance with 18.105.030.
 - There will be a 10-foot buffer planting along the northeast property line in accordance with 18.105.050.
 - Landscaping within the MH Park:
 - Design will conform with the W.2 requirements.

5. Chapter 18.110 TMC, Off-Street Parking and Loading.

Finding:

Chapter 18.110 TMC does not apply – the proposed development is a Manufactured Home Park and shall be designed and constructed in accordance with the minimum standards contained in 18.180.050 TMC.

- A minimum of 1 parking spaces is provided at each MH site.
- Additionally, at least one space per eight MHs are provided (minimum 12) as tandem spaces at MH units. Employee and visitor parking is provided north of the community building.

6. Chapter 18.115 TMC, Development and Design Standards.

Finding:

Chapter 18.115 TMC does not apply – the proposed development is a Manufactured Home Park and shall be designed and constructed in accordance with the minimum standards contained in 18.180.050 TMC.

- The proposed development shall have a certificate of sanitation issued by the State Department of Commerce prior to occupancy.
- The proposed development exceeds 1 acre.
- The proposed uses conform to 18.35.030 TMC.
- MH Park Access: The proposed development has at least 200' of frontage along Arnos Street, a collector street.
- MH Park Access: The proposed development has at least two pedestrian and one vehicular exit separated by a minimum of 150'.
- Density: The proposed development has a density of 10.3 MH units/acre (87 units total.)
- Streets and Accessways: conforms to 18.180.050.G.
- Pedestrian Ways: Pedestrian ways will be 3' minimum wide and flush concrete sidewalks with 9" wide truncated dome detector between concrete and asphalt.
- MH Perimeter Setbacks: New MH units conform to the minimum depths set forth in 18.180.050.J MH Park Perimeter Setbacks. The property edges along Arnos Street and Talent Avenue maintains a 25' setback. The south property line abutting an existing MH park maintains a 15' setback.
 - All interior property line setbacks to conform with the minimum depths set forth in 18.180.060.B.2.c
 - Agenda item 9.1 of the January 18, 2023, City Council Meeting addressed adjusting TMC 18.195.050F, allowing for legal pre-existing non-confirming structures to be rebuilt.
- Utilities: Existing and new utilities will be undergrounded. Each site will have its own dedicated water, sewer, and electrical service. Each MH will be located within 250' of an accessible fire hydrant. Telephone service will be provided. Vehicular and pedestrian ways will be adequately lighted for safety.
- Drainage: Shallow stormwater drainage swales will be located in the side yards between units. These swales will direct roof top and overland rain water to an underground collection pipe that runs west to east along the north property line to an underground ADS Stormtech Detention Facility under the existing easterly drive aisle. This facility will meet the current RVSS Stormwater Management Manual for onsite detention and treatment.
- Recreation Area: A minimum 6% of the net park area will be developed for recreational use. This will be met with the combination of the community center, pocket park, community garden spaces, and greenways.
- Buffering: an existing CMU wall (roughly 5 feet tall) will remain along Arnos Road. An existing screened fence (6' tall) and row of dense trees will remain along the Talent Avenue frontage.
 - An exception to W.1 is requested as the existing conditions cannot support a 15-foot setback.
- Improvements Required for Each MH Space:

- Suitable MH foundation stands will be provided.
- A minimum of 150' (7' minimum dimension) of usable surface area will be provided.
- One paved parking space per unit is provided.
- A deciduous tree will be planted towards the south of each MH site.
- MHs Permitted: every MH unit will include full bathroom and kitchen facilities. New MH units are constructed after 1972 and will bear the OR insignia of compliance for the time of construction. Each new MH unit will be 300sf minimum.
- MH Placement & Exterior Finishing: Each MH unit will be adequately secured to a foundation to withstand uplift, sliding, rotation and overturning. Where open below, fire retardant skirting will be provided. New MH units will not have awnings or carports.
- Accessory Buildings and Structures: No accessory structures are proposed at this time. A maintenance shed will be provided to the south of the community building.
- Licensing of MH Parks: the proposed development is at an existing park. Required business licenses will be updated as required and maintained.

7. Chapter 18.120 TMC, Signs, Billboards and Advertisements.

Finding:

Monument and property development signage will conform to Chapter 18.120 TMC.

8. Chapter 18.125 TMC, Solar Energy and Access.

Finding:

The community building is designed for future installation of solar photovoltaics and will be oriented for optimal exposure.

9. Chapter 18.135 TMC, Public Trees.

Finding:

No improvements are anticipated in the public right of way at the time of this application.

- D. That no wastes, other than normal water runoff, will be conducted into city storm and wastewater facilities; and

Finding:

Waste management collection services will be provided to each MH unit and the community building/ community property maintenance team. No waste, other than normal runoff, will be conducted into city storm and wastewater facilities.

- E. The applicant has made any required street and other needed public facility and service improvements in conformance with the standards and improvements set forth in this title and the applicable portions of

TMC Title 17, or has provided for a required security arrangement with the city to ensure that such improvements will be made. [Ord. 966 § 2 (Exh. B), 2021.]

Finding:

TMC Title 17 does not apply – the proposed development is a Manufactured Home Park .