

Site Plan Review

Four Unit Residential Development

315 East Rapp Road

Four-unit Residential Development

Subject Property

Property Addresses: 315 E Rapp Road
Map & Tax Lot: 38 1W 26AA: 4400
Zoning: RM-HD
Adjacent Zones: RM-HD

Property Owner: Heather and Darby Ayers-Flood
221 E Rapp Road
Talent, OR 97540

Agent: Rogue Planning & Development Service, LLC
1314-Center Dr., PMB #457
Medford, OR 97501

Site Design: Terrain Landscape Architecture
33 N Central Avenue, Suite 210
Medford, OR 97501

Surveyor: Polaris Land Surveying
PO BOX 459
Ashland, OR 97520

Request:

The request is for Site Development Plan Review to allow for the construction of four (4) new dwelling units consisting of two attached units and two detached units. All four units are proposed to have two bedrooms, 1 ½ baths with laundry.

The proposed units are proposed to be accessed via a driveway along the west property line to gain access to a four-space parking area.

Property Description:

The subject property is a .20-acre (8,844 SF) parcel on the south side of East Rapp Road. The lot has 88.457 feet of frontage on Rapp Road and extends to the southeast 101.615 feet. The property is 180-feet northeast of the Rapp Road and Talent Avenue intersection. The property is approximately, 466-feet southwest of the Rapp Road and OR Hwy 99 intersection.

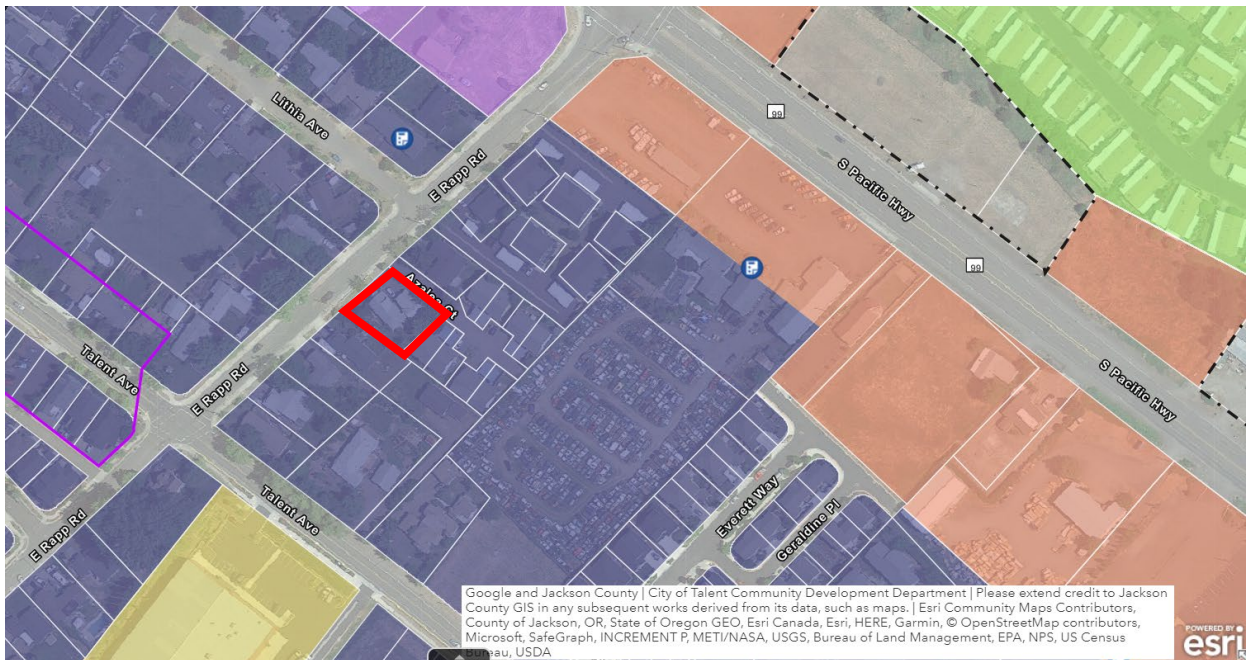
The property proposed for development is Parcel 1 of a two-parcel partition in 1990. The Azalea Court Planned Unit Development was approved for Parcel 2 in late 1991. Azalea Court is a private driveway is to the northeast.

The subject property was previously occupied by a single-family residence and detached outbuildings. The property has a driveway curb cut directly adjacent to Azalea Court.

The properties to the south/southeast and north/northwest are also zoned RM-HD. Adjacent development previously consisted of attached and detached multi-family residential and single family residential, detached properties.

A 10-foot public utility easement is along the Rapp Road frontage.

The property has a gradual slope to the north / northwest.



Proposal:

The request is for Site Development Plan Review for the construction of four, residential dwelling units. The four units consist of attached and detached units, all two story, two bedroom, 1 ½ bath units.

Units #1 and #2 are attached with a common wall and units #3 and #4 are detached. Units #1, #2 and #3 face Rapp Road with a 20-foot front yard setback. There are covered front entrances with walkways leading from the doors to the public street. To the south of the units, the four-vehicle parking area is accessed from the street via a 10-foot-wide driveway.

Units #1 and #2 are each 1,238.5 square feet in area. Units #3 and #4 are 1,222 square feet in area. Each unit has a living/dining and kitchen area with ½ bath on the ground floor and two bedrooms, bathroom, and laundry on the second floor. Unit four has

Unit #4 is ten-feet from the rear property line and the units are 10-feet from the north property line. These are the minimum required setbacks. Each unit has a minimum of 6' X 8' private patio area in addition to access to the large front yard, side yard and yard area between the units.

It can be found that the proposed four-unit, two-bedroom, apartment complex development is in substantial conformance to the City of Talent Zoning Code. Furthermore, the proposed development is consistent with the Comprehensive Plan Goals for the urbanization of high density, multiple family residential. Amenities provide for a community oriented, safe, energy efficient, well maintained apartment complex.

On the following pages, the criteria for Site Development Plan Review approval are addressed. The criteria from the Talent Municipal Code, Zoning Ordinance is in Times New Roman font and the applicant's findings of fact are in Calibri font.

Thank you for your consideration.

Amy Gunter
Rogue Planning & Development Services, LLC

APPROVAL CRITERIA:

18.150.045 – MINOR SITE DEVELOPMENT PLAN REVIEW

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

Finding:

It can be found that all provisions of this chapter and other applicable city ordinances and agreements are complied with in the development of the four units.

B. The proposed development will be in conformance with the intent and objectives of the zone in which it will be located;

Finding:

The property is within the RM-HD zone. The intent and the objective in the zone is to provide a healthful and livable environment and allow for densities higher than single family zones. The requested development is consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 100+ acres of residential land to meet the projected population growth.

The Buildable Land Inventory found that with a deficit of more than 100 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB. Though not enough units to amount to significant change, the four units replace one single family which is more consistent with the purpose and intent of the multi-family residential zone.

The proposed units are in an area that was occupied by multi-family residential and single-family residential homes. The properties as they rebuild will be of the allowed density in the zone or as replacement single family homes. To the south of the property is a large area, multi-family residential development and to the east is another multi-family, townhome development. The proposed units are compatible with the adjacent properties and a fence will buffer the property lines.

The four dwelling units are in conformance with the intent and objectives of the RM-HD zone.

C. The proposed development will be in conformance with the following standards, as applicable:

Finding:

Findings addressing the General Provisions of Chapter 18.90 General Provisions; 18.95 Residential Lot Improvement Standards; 18.105 Landscaping, Fencing, and Hedges; 18.110 Off-Street Parking and Loading; 18.115 Development and Design Standards; 18.135 Public Trees are found on the following pages.

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

Finding:

No wastes, other than normal water runoff will be conducted into the city storm and wastewater.

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.

Finding:

There are no street improvements necessary to accomplish the proposed development. The necessary public infrastructure improvements in accordance with Talent Municipal Code Chapter 17 to establish the four units will be installed or security arrangements will be made with the Public Works Director.

18.40 – RESIDENTIAL MULTIPLE FAMILY – HIGH DENSITY

18.40.030 Buildings and uses permitted subject to Type II Site Development Plan Review.

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed, except for the following uses, which are subject to the site plan review process in Chapter [18.150](#) TMC:

B. Triplex and quadplex dwellings, subject to the provisions of TMC [18.95.047](#).

Finding:

The proposal is to construct four residential dwellings, a quadplex, on a high density, multi-family residential zoned lot. This is consistent with the intended zone designation to provide a livable residential environment, with the full range of urban services, situated in close proximity to activity centers and major streets.

18.40.060 YARD REGULATIONS:

A. Front Yard. The front yard shall have a depth of not less than 20 feet for dwellings and 24 feet for garages and carport entrances.

Finding:

The units are 20-feet from the Rapp Road, front property line.

B. Side Yard.

1. Five feet for the first story, plus three feet for buildings over 18 feet in height; zero feet for attached single-family dwellings. The following additional provisions shall also apply to side setbacks:

Finding:

The side yard setback on the north side is ten feet which exceed the minimum required setback of eight feet.

a. Ten feet for street-facing side yards on corner lots when side street is a local or an alley; 15 feet when side street is a collector or arterial; 20 feet for garage and carport entrances.

Finding:

Not applicable, not a corner lot.

b. Ten feet on one side for zero-lot-line lots.

Finding:

Not applicable

C. *Rear Yard*. Ten feet; five feet for alley-access garages. [Ord. 952 § 1 (Exh. A), 2019; Ord. 951 § 1 (Exh. A), 2019;

Finding:

Unit #4 is setback 10-feet from the rear property line.

D. *Additional Setbacks Adjacent to Residential Uses*. To provide compatible building scale and privacy between developments, buildings in the RHD zone shall provide additional setbacks or “step-downs” adjacent to lower-density residential development.

Finding:

Not applicable. The adjacent zones are high density residential.

18.40.065 DENSITY REGULATIONS:

A. *Minimum Density*. The minimum density shall be 18 units per net acre.

Net acre: For the purposes of this section, a net acre is the total development acreage net of undevelopable lands (as defined in Chapter 18.15 TMC) and a 24 percent reduction allowing for infrastructure. Development projects less than one and one-half acres in size do not need to subtract

infrastructure allowance. Development proposals one and one-half acres or larger may not exempt one and one-half acres from calculating infrastructure allowance.

B. *Maximum Density.* There shall be no maximum density, provided minimum lot area and dimensional standards in TMC 18.40.070 are met.

Finding:

The lot area is .20 acre. The minimum density is 3.6 units and the proposed density is four units.

18.40.070 LOT AREA AND DIMENSIONS

A. *Minimum Lot Area.*

1. For single-family detached (existing) and duplex dwellings: 2,500 square feet.
2. For single-family attached dwellings: 1,800 square feet.
3. For triplex, quadplex and multiple-family dwellings: 5,000 square feet.

Finding:

The lot area is 8,920 square feet and exceeds the minimum lot area for multi-family dwellings.

B. *Maximum Building Coverage.*

1. Seventy-five percent.

Finding:

The proposed lot coverage is 58.76 percent or 5,242 square feet. This includes the 2,536 square foot building footprints, the patios and walkways, driveway and parking area.

C. *Minimum Lot Width.*

1. For single-family detached (existing) and duplex dwellings: 25 feet.
2. For single-family attached dwellings: 20 feet.
3. For triplex, quadplex and multiple-family dwellings: 50 feet.

Finding:

The lot has more than 50-feet of lot width.

D. *Maximum Building Height.*

1. Forty feet or three stories, whichever is less.

Finding:

The proposed buildings are 26'-2" and two stories. This is less than the maximum height.

E. *Nonconforming Lots of Record.* A lot having an area of less than 2,500 square feet of record at the time of the passage of the ordinance codified in this title may be occupied by one single-family dwelling or one duplex dwelling if all other dimensional requirements of the zone are complied with.

Finding:

Not applicable.

18.40.080 RECREATION AREA FOR MULTI-FAMILY DWELLINGS

In addition to the required landscaped open space, a minimum of 250 square feet of useable recreation area shall be provided for each multi-family dwelling unit. The recreation area may be in one or more locations, and may include recreation buildings, but no area with any minimum dimension of less than fifteen (15) feet—except for bicycle paths—shall be counted toward this requirement.

Finding:

The residential zone requires 20 percent of the site to be landscaped. The proposed layout provides for more than 40 percent of the site to be landscape area. The proposed layout includes patio areas and large yard area surrounding the units. The four units have patio areas and there is more than 1,000 square feet of useable yard area provided within the development for the four new units.

18.40.090 LANDSCAPING

In the RM-HD zone, all required landscaping shall be installed in accordance with Chapter 18.105 TMC. Fences and walls shall be permitted in accordance with Chapter 18.105 TMC. Signs shall be permitted in accordance with Chapter 18.120 TMC.

Finding:

A six-foot tall screening fence at the perimeter of the property is proposed. The fences will comply with the standards from 18.105.

18.90 - SITE DEVELOPMENT STANDARDS

18.90.030 – SETBACK REQUIREMENTS

A. **Setback Measurements.** All setback measurements shall be made from the property line to the building or nearest projection thereof and shall be unobstructed from the ground upward, except as specifically provided herein.

Finding:

All setback measurements are made from the property line to the nearest projection at the building. All setbacks are unobstructed from the ground upward.

B. Projections into Required Setbacks and Exceptions to Setback Requirements. Every part of a required setback shall be open and unobstructed from the ground upward, except for the following:

1. Ordinary building projections such as cornices, eaves, belt courses, sills, buttresses, bay windows or other similar architectural features extending not more than 12 inches into any required setback.

Finding:

All proposed setbacks greatly exceed minimum front side and rear yard setbacks. There are no anticipated building projections into required setbacks.

2. Apparatus needed for the operation of active and passive solar energy systems, including but not limited to overhangs, movable insulating walls and roofs, detached solar collectors, reflectors and piping.

Finding:

There are no proposals for passive or active solar energy systems at this time.

3. Open uncovered fire escapes projecting not more than four feet into any required setback.

Finding:

No fire escapes are proposed.

4. Chimneys projecting not more than two feet into any required setback.

Finding:

Not applicable.

5. Open, unenclosed porch or paved terrace or platform, not covered by roof or canopy, projecting not more than eight feet into a required front setback or four feet into a required side or rear setback.

Finding:

The paved patio areas project four feet into the side and rear yard setback.

6. An unenclosed, covered front porch may extend into the required front setback area by eight feet, provided it is not closer than 15 feet from the adjacent curb of a local street or closer than 20 feet to the adjacent curb of a collector or arterial street, and provided it:

Finding:

No unenclosed porch is extending into any setbacks.

7. Planting boxes or masonry planters, not exceeding three and one-half feet in height, and window boxes extending not more than 12 inches into any required setback.

Finding:

Not applicable, none proposed.

8. Landscaping, and fences or walls conforming to the regulations of Chapter 18.105 TMC.

Finding:

All fencing, landscaping and walls will conform to the standards of chapter 18.105.

C. Storage Yards.

Finding:

No storage yards are proposed.

D. Setback Requirements for Property Abutting Future Street Right-of-Way.

Finding:

There are no future rights of way on the subject property.

18.90.040 – BUILDING COVERAGE

Finding:

There is 2,647 square feet of building area proposed. Of the 8,920 square foot site, this is substantially less than 40 percent coverage allowed.

18.90.050 – BUILDING HEIGHT

A. Limitations and General Exceptions.

B. Building Height Transition.

Finding:

The proposed buildings are less than 30-feet in average height and do not require additional setbacks or step backs.

18.90.060 – ACCESSORY BUILDINGS, STRUCTURES OR USES.

Finding:

There are no accessory structures or solar energy collectors proposed.

18.90.070 - DISTANCE BETWEEN BUILDINGS

Finding:

There not attached, there is six feet or more between the buildings.

18.90.080 - MINIMUM FRONTAGE REQUIREMENT

Finding:

The lot has more than 20-feet of frontage on Talent Avenue.

18.90.090 - ADEQUACY OF PUBLIC FACILITIES AND SERVICES

Finding:

The existing services are adequate condition and capacity to accommodate the additional development of four small residential units.

Plans will be submitted to the City Engineer for review and approval prior to any site work.

It can be found that the buildings and site improvements comply with the Talent Land Development Ordinance and the Site Development standards.

18.95 – RESIDENTIAL LOT IMPROVEMENT STANDARDS.

B. The provisions of this chapter shall apply to:

3. Triplex and quadplex dwellings.

Finding:

The proposed development is of a “Dwelling, quadplex” according to the definitions this means four residential dwelling units on a single lot. As allowed by code, the units may be attached or detached. There are two attached units and two detached units.

18.95.047 – ADDITIONAL STANDARDS FOR TRIPLEX AND QUADPLEX DWELLINGS

In addition to the other standards in this chapter, triplexes and quadplexes shall also comply with the following standards:

A. The main entrance for at least one unit in a triplex or quadplex shall face the street frontage.

Finding:

The main entrance for three of the four units face the street.

B. If parking is provided in garages along the front facade of the triplex or quadplex, the garages and driveway accesses cumulatively shall not exceed 50 percent of the width of the front facade, and the garage(s) shall not extend closer to the street than the furthest forward living space on the street-facing facade. Access and driveway design shall comply with standards in TMC 17.10.060.

Finding:

Not applicable. The parking is located to the side and rear of the property. The driveway is proposed to be 8-foot wide paved width with 10-foot clear width. The driveway paved width can be increased to 10-feet if required as such.

C. If parking is provided in an off-street parking area, the parking and vehicle use areas shall be located behind or beside buildings and structures, such that no more than 50 percent of the lot width shall be occupied by parking or vehicle use areas at the setback line. Parking areas shall not be located between buildings and the street. [Ord. 967 § 2 (Exh. B), 2021.]

Finding:

The parking is located to the side and rear of the property. The driveway is proposed to be 8-foot wide paved width with 10-foot clear width. The driveway paved width can be increased to 10-feet if required as such.

18.105.020 - MINIMUM LANDSCAPED AREA

A. The minimum percentage of required landscaping is as follows:

1. Residential Zones. 20 percent of each lot for residential developments.

There is more than 30 percent of the site available for landscape areas.

The proposed landscape plan will demonstrate compliance with the Minimum Vegetation and Ground Cover standards (18.105.030). The proposed number of and species of trees, shrubs, ground covers, and selected plant materials and buffers are plant species that survive well in southern Oregon.

All landscaping will be irrigated and other facilities for the maintenance of the landscaping will be provided to ensure the long-term survivability of the landscaping. Final landscape and irrigation plans will be submitted with the final building permit set.

18.110 – OFF-STREET PARKING AND LOADING

Triplex and quadplex = one space per dwelling unit

Finding:

The proposed four units require four vehicle parking spaces.

18.110.100 - BICYCLE PARKING FACILITIES

Finding:

The residential development requires two bicycle parking spaces.

18.110.110 - LOCATION AND USE OF OFF-STREET PARKING SPACES

Finding:

The off-street parking spaces for the proposed dwellings are located on the south side of the property to the side and rear of the proposed units.

18.110.120 - PARKING AREA DESIGN STANDARDS

Finding:

The parking spaces within the parking area comply with the dimensional standards required in this section. The parking spaces are all shown as 9-foot wide and 18-foot deep. The site plan demonstrates the required back-up area.

18.110.130 - PARKING AREA IMPROVEMENTS

Finding:

The parking area serves four vehicles and will be paved, the other standards of this section do not apply.

18.115 – ACCESS, CIRCULATION AND STREET IMPROVEMENTS

Finding:

Rapp Road is a Minor Collector Street according to the Transportation System Plan. The improvements include paved travel lanes and five-foot curbside sidewalks. Excepting the relocation of the driveway curbcut, no modifications to the Rapp Road frontage is proposed.

The existing driveway curb cut is on the north side of the property, directly adjacent to Azalea Court, a private driveway accessing a small subdivision to the north. The subject property is unable to take access from Azalea Court and with the driveway aprons where the vehicles are existing in a forward manner in such close proximity to each other, creates dangerous vehicular conflict points. The proposed driveway will be relocated to the south side of the property, increasing the separation between the two driveways. The driveway serving the property to the south is on the south side of their property and not in conflict with the proposed relocated driveway.

The proposed development does not trigger the thresholds which trigger a Traffic Impact Analysis or Traffic Study. According to the Transportation Engineers (ITE) Trip General Manual 10th Edition; Low Rise Multi-Family residential equates to 9.73 vehicle trips per day. There are less than 500 trips per day created by a four-unit quadplex development. Peak hour trips are less with a Trip Generation Rate Factor of .46 in AM and .56 in PM, four-units generate 1.84 AM Peak Hour trips and 2.24 PM Peak Hour trips.

The residential development will not increase heavy vehicle trips on the adjacent public streets and the zone allows for multi-residential uses.

Pedestrian connectivity is from the street to the units. Each unit will have a walkway from the building to the street.

The pedestrian walkways to the units are separated from the vehicle driveway.

Low-pitched, two-story structures will have no adverse impacts on adjacent residential properties. The solar shadows to the north will fall upon Rapp Road and the Azalea Court driveway thus not shading any residential units.

All walls fencing landscaping, and street tree will comply with the standards found in 18.105 of the Talent Municipal Code.

The noise, light, glare, trash and generation are similar to or equal to other adjacent residential developments and expected noise, traffic, light generated in a high-density residential zone and the four units will not have an adverse impact on the neighborhood and is an allowed residential use.

Attachments:

Boundary Survey

Topographical Survey

Site Development Plan Review Set