

MAY 19 2022

FINDINGS OF FACT

RENAISSANCE FLATS
MULTI FAMILY DEVELOPMENT – TALENT OREGON

PREPARED BY:
KERRY KENCAIRN
KENCAIRN LANDSCAPE ARCHITECTURE
541 488-3194

FOR:
BRIAN REDIG
PROJECT MANAGER
M+A DESIGN
Office: 920.922.8170 Ext. 130

INCLUDING:
CHAPTER 18.40 HIGH DENSITY RESIDENTIAL
CHAPTER 18.96 MULTI FAMILY DESIGN
CHAPTER 18.100 TREE PROTECTION AND MITIGATION
CHAPTER 18.105 LANDSCAPE, FENCES AND HEDGES
CHAPTER 18.110 OFF STREET PARKING
CHAPTER 18.125 SOLAR

Chapter 18.40

RESIDENTIAL ZONE – HIGH-DENSITY (RHD)

This project is a Multi Family Development subject to Type II Approval criteria under Chapter 18.96 TMC.

18.40.060 Yard regulations.

These buildings are primarily three stories excluding the single-story Clubhouse and the appropriate setback have been applied. On the North side there is a minimum setback of 15 feet incorporated, the neighbor to the North is in the same zone RHD zone and use, requirements are 5 feet per two story with an addition 5 feet for the third story. The east side of the project faces Talent Boulevard and there is over a one 112 foot setback to the first building in place where 20' is required for the zone, seventy feet to keep out of the Old Town Historic District overlay. The closest building to Talent Avenue is the single-story clubhouse, it is within the 100 year floodplain and designed to be built in accordance with floodplain requirements. The design of the stormwater detention and treatment facility will take place in this front setback area. The West property line is adjacent to property operated by Central Oregon and Pacific Railroad (CORP) with a minimum 16' setback to the property line. On the South side of the property there is a minimum setback of 25' responding to a different adjacent zoning and use "Residential Mobile Home" RMH along that property line, required setbacks are this projects building height 39'-11" minus 15' so the required set back is 24'-11", or 25'.

18.40.065 Density regulations.

The lot is 3.86 Acres (168,276 sf.)

Subtracting 24% (40,386) of the lot area for Infrastructure 127,890 sf resulting in 2.93 acres for development calculations.

This project proposes 72 units in the High Density Residential Zone.

72 units in 6 buildings (36 - 2 bedroom, 36 - 3 bedroom)

Plus one clubhouse building

Proposed development density: 24.5 units per acre where the minimum per zone is 18.

Total number of buildings: 7

Area per clubhouse bldg.: 2,633 s.f.

Area per residential bldg., 4,665 each x 6 = 27,990 s.f.

Total building footprints = 30,623 s.f.

Total building coverage: 30,623 s.f. 18.2%

Total parking and other paved coverage: 49,970 s.f. 29.7%

18.40.070 Lot area and dimensions.

This lot exceeds the minimum lot area of 5,000 sf.

The total building square footage of lot coverage for this project is 30.623 sf which is 18.2%;

The total paving coverage is 49,970 S.F. 29.7%.

Total Lot coverage for the project is 47.9% which is 27.1 % under the maximum 75% allowance.

The minimum lot width for this project is 196 feet where 50 feet is required for this use. The proposed buildings are 39'-11" feet tall.

18.40.080 Recreation area for multiple-family dwellings.

The required recreational area per residential unit is 250 s.f. x 72 units = 18,000 s.f. of open space is required where 19,219 s.f. has been provided.

18.40.090 Landscaping, fences, walls and signs.

See section 18.105 in this findings package

Chapter 18.96
MULTIPLE-FAMILY DESIGN

18.96.030 Design standards.

A. *Building Orientation and Entrances.*

1. *Building Orientation.* Multiple-family residential buildings located within 40 feet of a front lot line shall have their primary orientation toward the street.

All buildings are located more than 40' from front property line.

2. *Building Entrances.* The main entrance(s) of any residential building located within 40 feet of a street must face the front lot line. Main entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. The following exceptions shall apply:

a. On corner lots the main building entrance(s) may face either of the streets or be oriented to the corner.

b. For buildings that have more than one entrance serving multiple units, only one entrance must meet this requirement.

All buildings are located more than 40' from front property line

B. *Building Mass and Facade.*

1. *Maximum Building Dimension.* The maximum length of any building shall not exceed 150 feet.

The proposed apartment buildings have a max width of 93'-0"

2. *Windows.* Street facades shall contain windows covering a minimum of 15 percent of the facade on each story.

17% of the façade of each story contains windows.

C. *Building Design.*

1. *Building Materials.* Permitted building materials shall include:

a. Painted or stained wood siding or shingles, fiber cement or composite siding or shingles, or aluminum or vinyl siding that is textured to simulate wood.

b. Brick or stone, not including plain concrete or concrete block.

c. Stucco.

Composite siding and shingles are being used on all buildings.

2. *Design Features.* The primary facade shall incorporate at least three different architectural features from the following options:

a. Window trim: minimum four-inch width.

Complies, 4" nominal trim being used.

b. Eaves: overhang of not less than 12 inches.

Complies, buildings incorporate 24" overhangs @ eaves & rakes.

c. Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof.

Decorative brackets have been incorporated at eaves.

3. *Entrances.* The main building entrance(s) shall incorporate a minimum of one of the following options:

a. A covered front porch not less than six feet deep and not less than 30 percent of the width of the building.

b. A recessed entrance not less than three feet deep.

Complies, a 5' recess is provided.

c. An awning, canopy or portico not less than six feet deep.

Complies, 7' is provided.

D. *Building Articulation.* To preclude large expanses of uninterrupted wall surfaces, exterior elevations of buildings shall incorporate design features such as offsets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements. These features shall vary from the other wall surfaces by a minimum of two feet, and shall have a minimum width of six feet.

1. Horizontal surface: At least two of the design features outlined above shall be incorporated along the horizontal face (side to side) of the structure, to be repeated at intervals of no more than 30 feet.

The buildings have offsets and windows no more than 30 feet apart.

2. Vertical surface: At least two of the design features outlined above shall be incorporated along the vertical face (top to bottom) of the structure, to be repeated at intervals of no more than 15 feet.

The buildings have windows and belly trim bands no more than 15 feet apart.

E. *Roofline Modulation.* To increase visual interest and break up large expansive roof lines, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 75 feet without providing differences in elevation of at least four feet in height. Alternatively, the building may be designed with a cross gable or dormer at least four feet wide or a cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade.

The longest length of ridge line is 38'-6".

F. *Common Open Space.* Common open space shall be provided in all newly constructed multiple-family developments as follows:

1. A minimum of 20 percent of the gross site area shall be provided in designated and permanently reserved open space. The following may count towards the required open space:

Total area required is 25,241 square feet using the 25% reduction below. 26,238 square feet of area has been provided.

a. Indoor or covered recreation space.

b. *Private Open Space.* Private open spaces not more than five feet above finished grade shall measure a minimum of 96 square feet with a minimum horizontal dimension for all sides of six feet. Private open spaces five feet or more above finished grade shall measure a minimum of 48 square feet with a minimum horizontal dimension for all sides of six feet.

c. Natural areas, floodplains, steep slopes greater than 25 percent, may be included; provided, that such areas do not exceed 25 percent of the required common open space.

Natural areas being used.

d. Required setback and buffer areas.

Setback and buffer areas being used.

2. At least one common open space area shall be provided within developments of 12 units or more that has a minimum area size of 750 square feet plus an additional 250 square feet for every 12 units, or portion thereof, over 12 units. The minimum dimension for all sides of the required common open space is 25 feet.

A minimum common open space area of 2,000 square feet has been provided in multiple locations.

3. The total amount of open space may be reduced by up to 25 percent if the development provides improved open space. Improved open space shall meet the minimum size requirements of subsection [\(F\)\(2\)](#) of this section and incorporate one or more of the following types of features:

a. Covered pavilion.

b. Picnic areas with tables and/or benches, including the tables and clear ground space immediately surrounding each table.

c. Ornamental or food gardens.

d. Developed and equipped children's play areas, with a minimum 30-inch-tall fence to separate children's play areas from any parking lot, drive aisle, or street.

e. Sports courts (tennis, handball, volleyball, etc.).

f. Swimming pools, spas and adjacent patios and decks.

The 25% reduction is being taken with the use of a playground and food garden areas.

G. *Off-Street Parking Areas.*

1. Parking and vehicle use areas shall be located behind or beside buildings and structures, such that no more than 50 percent of the site's buildable 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.

Minimal parking areas are near the setback lines and no parking is provided between the building and street.

2. Parking areas shall comply with the standards of Chapter [18.110](#) TMC. **Complies**

H. Pedestrian circulation shall comply with the standards of TMC [18.115.030](#). **Complies**

I. *Screening.* Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and other ground-level private open space and common open spaces.

Dumpsters will be screened with CMU enclosure and metal gates as well as landscaping.

1. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls.

No rooftop equipment is being used.

2. Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall be not be located within five feet of a front entrance and shall be screened with sight-obscuring materials. [Ord. 966 § 3 (Exh. C), 2021.]

Such utilities will be screened with landscaping.

18.96.040 Design guidelines. Not applicable, using Design Standards 18.96.030

Chapter 18.100

TREE PRESERVATION AND PROTECTION

This project requires a Type C Tree Removal Permit as it is part of a Site plan Review with 9 trees proposed for removal, one of which is defined as a heritage tree.

The property contains 28 trees over 6" DBH, many of which are mature and over mature. All trees are in need of remedial pruning as they appear to have been left to the elements for many years. Attached to this narrative is the required Inventory and generalized protection plan, I will go into detail for each tree by number later in this finding.

We are proposing the removal of 9 trees: 1 Heritage Tree, 7 Significant Trees and 1 Tree with no designation.

<u>Trees to be removed</u>	<u>DBH</u>	<u>Significance</u>	<u>Notes</u>
#4 Juglans nigra	30"	Heritage	Less than half the tree stands
#5 Gleditsia	15"	Significant	In path of driveway
#12 Gleditsia	17"	Significant	In building envelope
#13 Incense Cedar	10"	None	In building envelope
# 15 Liquidambar	17"	Significant	In path of driveway
#17 Ash	20"	Significant	Adjacent to parking
#18 Liquidambar	17"	Significant	In parking lot
#19 Liquidambar	24"	Significant	In path of driveway
#25 Incense Cedar	20"	Significant	In building envelope
#28 Liquidambar	16"	Significant	In building Envelope

Mitigation:

We are proposing to mitigate for the removal of these trees (1 Heritage and 8 Significant) with 10 2" caliper Zelkova serrata 'Village Green' trees. Zelkovas are fast growing, long lived shade trees that produce little litter and great urban tolerance. This count represents 1 tree per significant removal and 2 trees for the Heritage Tree removal. Please see the submitted planting plan for location of the 10 Zelkova throughout the site.

Zelkovas at planting will be approximately 6 feet in diameter and 10 feet tall and will achieve 11 feet wide and 15 feet tall in five years; full size zelkova of the Village Green variety range for 33 to 40 feet tall and wide at maturity. Notes on required tree and plant care on the planting plan provide for the positive care of the mitigation trees and all other trees proposed for the site.

<u>Arborist Report</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>AGE</u>	<u>Notes</u>
#4 Juglans nigra	30"	30'	100 yrs.	>1/2 Is removed with rotting trunk
#7 Catalpa	28"	40'	100 yrs.	Needs remedial pruning
#10 Ash	36"	40'	100 yrs.	Needs remedial pruning
#14 Ash	34"	40'	100 yrs.	Needs remedial pruning
#23 Liquidambar	29"	40'	100 yrs.	Needs remedial pruning

See tree protection plan for required measures to protect and rejuvenate existing trees.

Required practices for tree protection prior to and during construction:

1. Prior to delivering excavation equipment or commencing any construction activities on the site, the general contractor shall contact the landscape architect for a pre-construction meeting with the landscape architect and excavation supervisor prior to commencing any work on the site. The landscape architect shall be notified by the contractor 48 hrs. in advance for all site visits requested. Contractor shall obtain written approval from the owner's representative that construction may begin after all of the described fencing and wood chips are in place. fencing shall remain in place until the project is completed.
2. Fences must be erected to protect trees to be preserved as shown in diagram. Fencing shall be 6' tall temporary chain link panels installed with metal connections to all panels area integrated, these fences shall be installed so that it does not allow passage of pedestrians and/or vehicles through it. Fences define a specific protection zone for each tree or group of trees. fences are to remain until all site work has been completed. fences may not be relocated or removed without the permission of the landscape architect.
3. Construction trailers, traffic and storage areas must remain outside fenced tree protection zones at all times.
4. All proposed underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. if lines must transverse the protection area, they shall be tunneled or bored under the tree roots. notify the landscape architect immediately if any project plans conflict with this requirement.
5. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
6. Notify the landscape architect if tree pruning is required to obtain construction clearance. all tree pruning to be done by a certified arborist.
8. If injury should occur to any tree during construction, notify the landscape architect immediately. All damage caused by construction to existing trees shall be compensated for by the offending party, before the project will be considered complete. If damage occurs to a tree identified to be saved, contact project agent immediately to discuss protocol. Damage to trees that has not been identified and discussed at the end of the project will be the responsibility of the contractor and adequate replacement will be required.
10. Watering schedule: Watering protected trees shall follow these standards, however periods of extreme heat, wind, rainfall or drought may require more or less water than recommended in these notes.
 - a. Most species: 1 time per month during irrigation season (usually March through September)

b. Watering method: hand watering systems, recommended for trees that are part of a development project that must be watered to ensure tree survival during the course of construction until automatic irrigation is installed.

11. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed on the uphill side of the tree protection zone to prevent siltation and/ or erosion within the tree protection zone.

12. Before grading, pad preparation, or excavation for the foundations, footings, walls, or trenching, any trees within the specific construction zone shall be root pruned 1 foot outside the tree protection zone by cutting all roots cleanly at a 90-degree angle to a depth of 24 inches. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.

13. Any roots larger than 1.5" damaged during grading or construction shall be exposed to sound tissue and cut cleanly at a 90-degree angle to the root with a saw. All roots 2" in diameter or greater shall have mud placed against the cut end of the root. Additionally, four cubic feet of mud (wetted soil) shall be placed in the hole at the cut site within one hour of root pruning.

14. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.

15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.

16. No burn piles or debris piles shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.

17. Maintain fire-safe areas around fenced area; additionally, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

18. Do not raise the soil level within the drip lines to achieve positive drainage, except to match grades with sidewalks and curbs, and in those areas, feather the added topsoil back to existing grade at approximately 3:1 slope.

19. Remove the root wad for each tree that is indicated on the plan as being removed.

20. Exceptions to the tree protection specifications may only be granted in extraordinary circumstances with written approval from the landscape architect prior to any work commencing.

21. As a protective measure to compensate for construction impacts, two to six weeks prior to construction, all retained trees shown on this plan shall receive an application of mycoapply all-purpose soluble per manufacturer's instructions. This mycorrhizae product is a specially formulated natural root biostimulant which enhances the absorptive surface area of the trees' root systems. This promotes and improves nutrient and water uptake capabilities of the remaining root structure. Distribute mycoapply evenly within the active root zone of retained trees. Apply 30 gals. of solution per tree 6" dbh and greater, a minimum of 4" below soil surface in quantities of 1/2 gallon at each point of application. Locate the active root zones with landscape architect present. Mycoapply is available from mycorrhizal application, inc., phone (541) 476-3985.

22. Apply minimum 4 inches of wood chips in tree protection zone within the construction staging/tree protection area.

Chapter 18.105

LANDSCAPING, FENCING AND HEDGES

18.105.020 Minimum landscaped area.

52.1% of this project is landscaped with irrigated vegetation WHICH EQUALS APPROXIMATELY 87,503 SF.

18.105.030 Minimum vegetation and ground cover.

There are 51 trees of 2" Caliper proposed plus 10 large trees which are being preserved with another 78 Large ornamental shrubs and trees over 5 gallon in size throughout the . 87,503 SF. of irrigated vegetation. The remainder of the landscaped area contains seeded lawn or ground cover for better than 75% coverage of the total site.

The selection of trees, shrubs and ground covers are species known for performing well in the Rogue Valley. There is an even distribution of evergreens and deciduous shrubs that are easy care and as low water use as possible while also being fire-wise and deer tolerant. Though some of the selections are native the goal of the plant list was to use native plants as much as possible and native adapted plant materials that survive well in urbanized settings. All areas of landscape will be irrigated.

18.105.050 Buffer and screening.

The properties to the North and South require buffering and screening. There are rows of trees along both frontages that meet the criteria of "greater than or equal to 10 feet tall at time of planting at 30 feet apart" except the following conditions that are not in alignment with this requirement.

The south property line meets all requirements of the code with a slight variation where two trees are closer together than 30 feet providing a gap to allow better solar penetration to the vegetable garden beds near the property line. South Property Line conflicts

The north property line uses a mix of trees and tall shrubs to attempt to maintain better solar access to the north than purely following the code language might.

Line conflicts

There will be a six-foot tall privacy fence installed along the North, South and West property lines stopping at the Right of Way line along Talent Ave.

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The north property line uses a mix of trees and tall shrubs to attempt to maintain better solar access to the north than purely following the code language might.

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There will be a six-foot tall privacy fence installed along the North, South and West property lines stopping at the Right of Way line along Talent Ave.

Chapter 18.110

OFF-STREET PARKING AND LOADING

PARKING REQUIRED:

VEHICLES:

1.0 SPACES PER 2 BEDROOM = 36 SPACES

1.5 SPACES PER 3 BEDROOM = 54 SPACES

90 TOTAL SPACES REQUIRED

90 TOTAL SPACES PROVIDED

BICYCLES:

1.0 SPACE PER UNIT = 72 SPACES

72 TOTAL SPACES REQUIRED

72 TOTAL SPACES PROVIDED

6 ADA SPACES HAVE BEEN PROVIDED

Parking lot design for this project follows all the design standards set by the City of Talent Parking Ordinance.

18.110.100 Bicycle parking facilities.

Bicycle parking has been provided per ordinance.

18.110.120 Parking area design standards.

A service drive connects all parking on the site.

All City standards for parking lot dimensions have been met.

18.110.130 Parking area improvements.

- These parking lots will be asphalt.
- Appropriate stormwater practices have been incorporated into this site, see Civil plan set.
- The parking lot will be striped.

- The parking spaces are adjacent to walks that are all 7 feet wide to act as their own wheel stops.
- *Trees and Landscaping.*
- There is 34,246 square feet of parking (spaces and drive aisle) with 13,750 square feet of shade provided by trees after 15 years. 40% of 34,246 is 13,698 square feet.
- Trees have been retained and planted with landscape areas to cover 12% of the parking areas and drive aisles. 44,832 of parking lot with landscape where 5,422 square feet is landscape. There are landscape islands integrated into the parking areas so that no more than 12 spaces are contiguous. Irrigation will be provided to all landscape areas on the site.
- Tree specified for this project area shade trees from the approved tree list.
- New trees specified along the North property line are of smaller stature to ensure solar access for the properties to the North.
- All lighting will be shielded to cast light down into the parking lot and walkways.

Chapter 18.125

SOLAR ENERGY AND ACCESS

This project is exempted from the Solar ordinance because it proposes to save trees along the North property line that would conflict with the intent of the ordinance. The preservation of mature trees is seen as superior in need to solar access issues on this site.