

City of Talent

Community Development Department - Planning



STAFF REPORT

Type II Land Use Application — Administrative Review

Date: May 4, 2017

Item: SPR 2017-001, Galbraith & Associates, Inc.

Site: 300 W. Valley View Dr.

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| Applicant: | Galbraith & Associates, Inc. 312 S. Grape St. Medford, OR 97504 |
| Property Owner: | West Valley View, LLC. 1175 E. Main St. Ste 2A Medford, OR 97504 |
| Requested Action: | Approval of a Site Development Plan for the parking lot and landscape improvements |
| Assessor's Map Number: | 38-1W-23D, Tax Lot 1900 |
| Site Location: | 300 W. Valley View Rd. |
| Zoning: | CH – Commercial - Highway |
| Deemed Complete: | March 6, 2017 |
| Notice Mailed: | March 7, 2017 |
| 120-Day Limit: | July 5, 2017 |

PROPOSAL

Improvements to an existing parking lot including upgraded landscaping and entrance area.

APPROVAL CRITERIA

Talent Zoning Code 8-3D.2, 8-3J.1, 8-3J.3-6 and 8-3L.1

PROPERTY CHARACTERISTICS



The site is located on the corner of W. Valley View and Hinckley Rd. as shown above.

AGENCY COMMENTS

One comment from Rogue Valley Sewer Services (RVS) was received, indicating that approximately 1-acre of ground would be disturbed and that a 1200-C Erosion Control Permit and a stormwater management plan are required.

PROPERTY OWNER COMMENTS

One property owner responded to the request for comment, encouraging the approval of the request.

ANALYSIS

Tentative administrative approval is subject to compliance with the approval criteria above, and the underlying zoning district (8-3D.2, CBD). Text from the code appears in *italics*.

8-3D.420 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-1 PERMIT REVIEW

- E. Paving, surfacing, or resurfacing of existing parking lots subject to city staff review for conformance with the provisions of this Chapter. If a question arises as to conformance with the provisions of this Chapter, the staff advisor shall subject the project to a site development plan review without a public hearing.*

8-3D.430 BUILDINGS AND USES SUBJECT TO TYPE-2 SITE DEVELOPMENT PLAN REVIEW

- A. Any use permitted subject to site development plan review without a required public hearing in the Highway Central Business District Zone (CBH), except civic center buildings or other buildings of a public service nature.*

FINDING: The proposal is to upgrade the existing parking area, including upgrades to both landscaping and the front entryway. Some paving and concrete work will be completed as part of this request and some of the parking area will be reconfigured. **The provisions of this section have been met.**

8-3L.150 REQUIRED FINDINGS FOR APPROVAL OF PLAN

After an examination of the site, the planner shall approve, or approve with conditions the 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 CH zone allows for paving, surfacing, or resurfacing of existing parking lots subject to City Staff review and in conformance with the standards of Section 8-3J.5, Off-Street Parking and Loading, addressed in the findings below. **The provisions of this section have been met subject to conditions of approval.**

- b) *The proposed development will be in conformance with the intent and objectives of the zone in which it will be located.*

FINDING: The CH zone is intended to accommodate businesses and trade oriented towards automobile and truck usage. An approved parking area is a needed piece of infrastructure to accommodate the parking needs of the businesses it serves. **The provisions of this section have been met.**

- c) *All applicable portions of the City comprehensive plan or other adopted plan are complied with;*

FINDING: The proposed site development plan is consistent with the approval criteria of the Talent Zoning Code and meets the overall intent of the commercial Comprehensive Plan designation. **The provisions of this section have been met.**

- d) *The proposed development will be compatible with or adequately buffered from other existing or contemplated uses of land in the surrounding area.*

FINDING: No changes are being proposed to the use on the site and no modifications are being made to the existing building that would require additional buffering. **The provisions of this section have been met.**

- e) *That no wastes, other than normal water runoff, will be conducted into City storm and wastewater facilities.*

FINDING: The proposed conversion does not create any new impervious surface or generate any waste other than normal water runoff. Comments from RVS state that a stormwater management

plan is required. Prior to the construction, the applicant shall provide Community Development with a Stormwater Management Plan approved by RVS and an approved 1200C Erosion Control Permit. **The provisions of this section have been met subject to conditions of approval.**

f) *The following are arranged so that traffic congestion is avoided; pedestrian and vehicular safety, solar access, historic sites, and the public welfare and safety are protected; and there will be no adverse effect on surrounding property:*

- (1) buildings, structures, and improvements;*
- (2) vehicular and pedestrian ingress and egress, and internal circulation;*
- (3) parking and loading facilities;*
- (4) setbacks and views from structures;*
- (5) walls, fences, landscaping and street and shade trees;*
- (6) lighting and signs; and*
- (7) noise generation facilities and trash or garbage depositories.*

FINDING: The proposed plan slightly realigns the main driveway access, but still provides the necessary width for two-way traffic and proper turning movements. Vehicular and pedestrian ingress and egress are improved as part of this request. Additionally, landscaping and lighting are improved with the addition of two concrete plaza areas and multiple 2” caliper trees and one (1) and five (5) gallon shrubs. **The provisions of this section have been met subject.**

g) *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 Chapter and the applicable portions of the City Subdivision Code, or has provided for an adequate security arrangement with the city to ensure that such improvements will be made.*

FINDING: The proposal is for the modification of an existing parking lot. No new structures are being built and no modifications are being made to the existing structure. Considering the minimal changes, no required street or public facility improvements are necessary. **The provisions of this section have been met.**

8-3J.180 *BUFFERING*

Where buffering is required between adjacent uses or zones, the type of buffering shall be appropriate to its purpose. Where the purpose is primarily the screening of objectionable views, a fence, wall or screen planting of six feet in height—or of such greater or lesser height as will be adequate to obscure the objectionable view—shall be required. Fences or walls shall either be of a material so as to provide an aesthetically pleasing or shall be landscaped so as to provide an aesthetically pleasing buffer for adjacent properties. Other appropriate means of buffering, including but not limited to spatial separations, landscaping, natural topography and other barriers shall be utilized to minimize other types of incompatibility between land uses.

FINDING: No trees or shrubbery along the south side of the parking lot area are begin removed as part of this request. The existing block wall, trees and shrubbery are adequate for the existing use. **The provisions of this section have been met.**

8-3J.420 MINIMUM LANDSCAPED AREAS

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

3. *Commercial Highway (CH). 20 percent of the site.*

FINDING: The subject parcel is currently landscaped more than the required 20 percent. The parcel is approximately 14.68 acres which would require approximately 3 acres of landscaping or 127 trees and 508 shrubs. Considering the landscaping on site is well established and very little vegetation is proposed for removal, Staff believes that the proposed plan will enhance the site and provide an attractive plaza area in front of a very industrial style building. **The provisions of this section have been met.**

8-3J.470 LANDSCAPE MAINTENANCE

It shall be the responsibility of the property owner to maintain landscaping on their property. All landscaping and trees shall be provided with irrigation or other facilities for the continuing care of the vegetation.

B. *Commercial Areas. Landscaping. In commercial zones, areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities shall be landscaped and maintained. Fences, walls, hedges and screen plantings shall be permitted in conformance with the requirements of 8-3J.3.*

FINDING: As a general condition of approval, all landscaped areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities and fences, walls, hedges and other screen plantings or buffers shall be continually maintained. **The provisions of this section have been met subject to conditions of approval.**

8-3J.530 OFF-STREET PARKING

Off-street parking spaces shall be provided and maintained as set forth in this Article for all uses in all zoning districts, except in the Central Business District Zone (CBD), or as otherwise provided at the time:

FINDING: The subject parcel is developed with a parking lot that accommodate nearly 500 vehicles. The existing use requires less than 10 percent of the stalls available. Only a small amount of parking stalls are being removed as part of this request. The removal of these stalls does not impact the available parking for the current use. **The provisions of this section have been met.**

8-3J.560 BICYCLE PARKING FACILITIES

Commercial, industrial facilities and multiple-family dwellings shall provide adequate, safe and conveniently located parking facilities for bicycles. All uses, which are subject to Site Design

Review, shall provide bicycle parking, in conformance with the following standards, which are evaluated during Site Design Review:

- A. *Number of Bicycle Parking Spaces. A minimum of 2 bicycle parking spaces per use is required for all uses with greater than 10 vehicle parking spaces. The following additional standards apply to specific types of development:*
 - 2. *Parking Lots. All public and commercial parking lots and parking structures provide a minimum of one bicycle parking space for every 10 motor vehicle parking spaces. Sheltered bicycle parking is recommended to encourage bicycle use.*

FINDING: The proposed plan identifies 189 parking stalls that will be reconfigured. As a condition of approval, the applicant shall provide a minimum of 19 bicycle parking spaces within the proposed improvement area. Although the general nature of the area is not pedestrian oriented, the applicant is encouraged to provide sheltered bicycle parking to support multimodal transportation and reduce vehicle trip generated to the site. **The provisions of this section have been met subject to conditions of approval.**

8-3J.570 *PARKING AREA DESIGN STANDARDS*

- B. *Groups of three (3) or more parking spaces shall be served by service drive so that no backward movement or other maneuvering of a vehicle within a street other than an alley will be required.*

FINDING: The proposed plan identifies 189 off-street parking stalls for customer and employee use. All the identified spaces are served by a service drive and all backward movement and maneuvering of a vehicle can be safely accommodated. **The provisions of this section have been met.**

- D. *The Planning Commission may allow thirty-five percent (35%) of the required off-street parking spaces to be reduced to seven feet six inches by fifteen feet (7'6" x 15') to accommodate compact or hybrid electric cars.*

FINDING: No compact parking stalls are being proposed. **The provisions of this section are not applicable.**

- E. *Parking Stall Standard Dimensions and Compact Car Parking. All off-street parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping. Standards parking spaces shall conform to the dimensions below (Figure 570-1 and Table 570-1). Disabled parking shall conform to the standards in 8-3J.540(C).*

FINDING: All off-street parking stalls proposed meet the standard dimensions and all parking stall are improved to conform to the City standards for surfacing, stormwater management and striping. **The provisions of this section have been met.**

8-3J.575 *PARKING AREA IMPROVEMENTS*

All public and private parking areas, which contain three (3) or more off-street parking spaces, except for single and two-family dwellings and mobile homes on individual lots, shall be improved according to the following:

- A. *All parking areas shall have a durable, dust-free surfacing of asphaltic concrete, Portland Cement Concrete, or other materials approved by the City Engineer. The use of pervious asphalt paving in parking areas is encouraged to meet on-site stormwater standards that may significantly reduce the requirement for drainage facilities.*

FINDING: The existing parking area is paved with a durable, dust-free surface of asphaltic concrete. As proposed, all newly resurfaced areas will be constructed with asphaltic concrete. **The provisions of this section have been met.**

- C. *All spaces shall be permanently and clearly marked.*

FINDING: As proposed, all spaces will be permanently and clearly marked. **The provisions of this section have been met.**

- D. *Wheel stops and bumper guards shall be provided where appropriate for all spaces abutting property lines or buildings, and where necessary to protect trees or other landscaping; and no vehicle shall overhang a public right-of-way.*

FINDING: No parking stalls are proposed directly adjacent to property lines or buildings and all proposed trees are planted near the back of the existing landscaped area. **The provisions of this section have been met.**

- G. *Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect light away from any abutting or adjacent residential district and limit excessive light pollution.*

FINDING: The proposed site plan does not identify any new outdoor lighting. If parking area lighting is being considered, the applicant shall install lights that are shielded or arranged to reflect light away from abutting or adjacent properties and limit excessive light pollution. **The provisions of this section are not applicable.**

8-3J.630 STREET ACCESS AND CIRCULATION

- A. *General. This Article shall apply to all public streets within the City and to all properties that abut these streets.*

1. *General Considerations. The number of access points to a single property shall be limited to a minimum that will allow the property to accommodate and service such traffic as may be reasonably anticipated to be commensurate with the safety of the traveling public, and must not infringe on the frontage of adjoining property. Access points shall be located where they do not create undue interference or hazard to the free movement of normal road, bicycle or pedestrian traffic. Locations on sharp curves, steep grades, areas of restricted sight distance or at points which interfere with the*

placement and proper functioning of traffic control signs, signals, lighting or other services that affect traffic operation are to be avoided.

FINDING: No new access points are proposed as part of this development. **The provisions of this section are not applicable.**

DISCUSSION

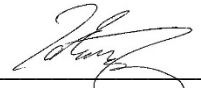
Overall, staff is very supportive of the proposed site development plan because of its ability to meet the intent of the Commercial-Highway zone, enhancing the existing parking area and providing a higher level of pedestrian safety.

RECOMMENDATION

Staff tentatively **APPROVES** the Site Development Plan application subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall provide a minimum of 19 bicycle parking spaces within the proposed improvement area.
2. Prior to the construction, the applicant shall provide Community Development with a Stormwater Management Plan approved by RVS and an approved 1200C Erosion Control Permit.



Zac Moody
Community Development Director

5/4/17

Date