

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: June 22, 2017

File no: SPR 2017-002

Prepared by: Zac Moody

Item: 16-Unit Apartment Complex

### GENERAL INFORMATION

Applicant.....Glenn Berk

Assessor's Map Number .....38-1W-23B Tax Lot 1801, 1802 and 1803

Site Location .....Suncrest Rd. (near intersection of OR 99)

Site Area.....0.71 acres (30,927 square feet)

Zoning.....RM-22 –*Multiple-Family – High-Density*

Adjacent zoning and land uses.....North: RR-00 –*Rural Residential – Jackson Cnty.*  
.....South: CBH –*Central Business Highway*  
.....East: RM-22 – *Multiple-Family – High-Density*  
.....West: CBH –*Central Business Highway*

Applicable Code Sections.....Articles 8-3D.2, 8-3L.1 and 8-3L.4

120-Day Limit.....August 19, 2017

### BACKGROUND

During the Planning Commission meeting on May 25, 2017, the Planning Commission began to deliberate to a decision on the proposed 16-unit apartment complex project. During deliberations, the Commission considered approving both the Site Plan Review and Variance applications as presented. During an extended discussion period, it was recommended by the Mayor and a Commissioner that the Commission consider approving the Site Plan Review application using their authority to modify the parking standards and deny the Variance application so as to not set a precedence for future variance approvals.

After consultation and with direction from the City Attorney, Staff prepared a revised final order which removed the variance criteria and recommended approval of the Site Plan

Review as a standalone application. This approach gives the Commission the ability to approve the application with the original findings (approval of both Site Plan Review and Variance applications) or with the revised findings approving only the Site Plan Review with modified parking.

Considering the concerns that the Planning Commission had for approving a parking variance through the variance process, Staff recommends that the Commission approve only the Site Plan Review with the modified parking standards. If the Commission chooses to approve the application in this manner, the applicant could orally (or by written request) withdraw the application for the variance at the meeting. This would avoid any unnecessary action on the variance by the Planning Commission.

### **RECOMMENDATION**

Based on the recommendation for the City Attorney and the revised findings for the Site Development Plan, staff recommends **APPROVAL** of the Site Development application, with conditions as outlined in the Proposed Final Order.

### **ATTACHMENTS**

The following information was submitted regarding this application:

- Proposed Final Order



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Zac Moody, Community Development Director

June 15, 2017

Date

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Staff has recommended this proposal for approval, but it will require at least one public hearing before the Planning Commission for a decision. The Talent Zoning Code establishes procedures for quasi-judicial hearings in Section 8-3M.150.

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at [zmoody@cityoftalent.org](mailto:zmoody@cityoftalent.org).