

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: May 25, 2017
Prepared by: Zac Moody

File no: SPR 2017-003
Item: Mixed Use Building

GENERAL INFORMATION

Applicant.....Peter Cipes

Assessor's Map Number38-1W-23DC Tax Lot 901

Site LocationTalent Ave. & Camelot Alley

Site Area.....0.23 acres (10,018 square feet)

Zoning.....*CBD –Central Business District*

Adjacent zoning and land uses.....North: *CBD –Central Business District*
.....South: *CBD –Central Business District*
.....East: *CBD –Central Business District*
.....West: *CBD –Central Business District*

Applicable Code SectionsArticles 8-3D.2, 8-3K.1 and 8-3L.1

120-Day Limit.....August 25, 2017

PROPOSAL

Peter L. Cipes has formally submitted a Site Development Plan review with the City for a proposed mixed-use commercial/residential project located south of 59 Talent Ave. and north of the public alley. The proposal is to construct a mixed-use building with a footprint of 2,078 square feet. The proposed mixed-use building includes an art gallery approximately 960 square feet in size, along with two residential units (one on the second floor and one on the first floor behind the commercial use) and a small rentable art studio space.

BACKGROUND

The development site consists of a single vacant parcel, commonly used for off-street parking by the adjacent Camelot Theater. The applicant attended the required pre-application meeting and concurrently submitted the required Architectural Review application. The

application for the proposed development is a Type III review and the application for Architectural Review is a Type I review. Since the applications were filed together, the Type I application has been consolidated and will be processed concurrently as a Type III Planning Commission Review.

The parcel is currently vacant with a 20-foot public alley that extends from Seiber St. to Talent Ave. As proposed, the alley provides access to both the on and off-street parking.



PROPERTY CHARACTERISTICS

The site is located between the former Norm's Auto Repair building and the Camelot Theater. The property is surrounded by commercial uses and gently slopes to the east towards Seiber St.

Stormwater/Waste Water

Stormwater is currently available to the site.

Water Service

Water service is currently available to the site.

APPROVAL CRITERIA

8-3 Division D. Article 2 of the Talent Zoning Code regulates the Central Business District zone. The purpose of Central Business District is to *“serve as the hub of government, public services and social activities; shall permit retail trade, personal and business services; and shall include residential uses to strengthen and enliven the community core. The CBD shall be pedestrian oriented and shall highlight and incorporate historic places and structures, parks and public transit facilities and opportunities.”*

8-3 Division L. Article 1 of the Talent Zoning Ordinance regulates Site Plan Reviews. The purpose of a site plan review is to “*determine and establish compliance with the objectives of the Zoning Code in those zones where inappropriate development may cause a conflict between uses in the same or an adjacent zone and to determine the conformance with any City plan.*” Approval of a site plan or site plan amendment must comply with this section.

8-3 Division K. Article 1 of the Talent Zoning Code regulates design in the Old Town District. The purpose of the Old Town Design Standards is to “*respect and enhance the character of Talent’s original core areas while maintaining the city’s traditional, rural, vernacular architectural heritage. The Old Town area has been the commercial and residential heart of the community since Talent’s settlement and it is the intent of the City to retain a strong connection with that history as new construction, alteration, or additions to existing structures occurs.*” Approval of a site plan or site plan amendment must substantially conform with the provisions of this section.

AGENCY COMMENTS

Rogue Valley Sewer Service (RVS) requested that approval of the proposed development be subject to the following conditions:

1. Applicant must obtain a sewer connection permit from RVS prior to the start of building construction. Permit will be issued by RVS upon payment of related development fees.
2. Applicant must submit a stormwater management plan demonstrating compliance with the stormwater quality standard in the Regional Stormwater Quality Design Manual. Plan must be approved by RVS prior to the start of construction
3. Applicant must submit building and architectural plans for the assessment of associated SDC and development fees.

Jackson County Fire District 5 provided the following comments during the required pre-application meeting in regards to the proposed development:

1. The alley between the theater and the building serves as potential emergency access. The applicant must maintain a 20-foot-wide access in the alley for emergency vehicle access.

PUBLIC COMMENTS

No public comments have been submitted to Community Development at the time of this Staff report.

RECOMMENDATION

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

ATTACHMENTS

The following information was submitted regarding this application:

- Applicant's Statement and Proposed Plan (Attachment A)
- Architectural Review Application (Attachment B)
- Agency Comment (Attachment C)
- Proposed Final Order (Attachment D)



Zac Moody, Community Development Director

May 15, 2017

Date

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.

A public hearing on the proposed action is scheduled before the Planning Commission on May 25, 2017 at 6:30 PM at the Town Hall.

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.