

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: June 22, 2017
Prepared by: Zac Moody

File no: SPR 2017-004
Item: New Church Construction

GENERAL INFORMATION

Applicant.....Rivergate House of Prayer

Assessor's Map Number38-1W-26AA Tax Lot 1200

Site Location322 S. Pacific Hwy

Site Area.....0.78 acres (34,021 square feet)

Zoning.....*CBH – Central Business Highway*

Adjacent zoning and land uses.....North: *CBH – Central Business Highway*
.....South: *CH – Commercial - Highway*
.....East: *CBH – Central Business Highway*
.....West: *RM-22 – Multiple Family – High Density*

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

120-Day Limit.....September 28, 2017

PROPOSAL

Rivergate House of Prayer is proposing to redevelop the northwest corner of Rapp Rd. and Hwy 99. The current congregation of about 30 has hopes of growing into its new worship center with a Sanctuary designed for about 100 people. As proposed, the mezzanine will offer space for church offices and meeting rooms. Parking is divided into three phases; 22 spaces in Phase 1, 10 spaces in Phase 2 and potentially 32 spaces in Phase 3.

BACKGROUND

The development site was previously occupied by a single-family dwelling which was removed approximately three years ago. The property is vacant with the exception of a tall double garage/shop which will be demolished as part of this development.



PROPERTY CHARACTERISTICS

The parcel currently has two access points; one from Hwy 99 and the other from Rapp Rd. As proposed, the access to the new development will be from Rapp Rd. Access from Hwy 99 may be utilized in the future for the expanded parking area, but would require an additional Site Development Plan Review and approval from the Oregon Department of Transportation.

The site is located at the corner of Rapp Rd. and Hwy 99. The property is surrounded to the north, east and south by commercial zones and high density residential to the west. The parcel gently slopes to the east towards Hwy 99.

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 3 of the Talent Zoning Code regulates the Highway Central Business District zone. The purpose of Highway 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 CBH zone shall be developed with full accommodation for all travel modes, but will tend to be more automobile oriented than the CBD zone.*”

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.

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 recommended that emergency personnel access to the subject property shall be provided from S. Pacific Hwy. Any fences or other barriers constructed along the highway shall be modified or constructed to allow fire personnel access. Gates are acceptable.

Talent Irrigation District requested that approval of the proposed development be subject to the following general conditions outlined in the Land Use Agency Response form provided by the District:

1. Easement needs to remain clear. No permanent structures or deep rooted plants will be allowed within the easement limits.
2. Facility relocations or modifications must be approved by the District.
3. If a written and recorded easement does not exist for the existing facility, one must be provided in favor of the District.
4. No urban stormwater or point source flows will be allowed into the District’s facilities without approval from the Bureau of Reclamation.
5. Water rights must be removed from any impervious surfaces.

Talent Police Department reviewed the proposed application and had no comments or concerns with the proposed development.

Oregon Department of Transportation requested that approval of the proposed development be subject to the following conditions:

1. The existing driveway located on OR 99 must be removed for ADA compliance. This does not preclude the applicant from applying for a new approach when, and if, they expand their facility. ODOT will review based on the rules and standards at that time. The applicant will not lose their right to apply for a new approach as they still have abutter's rights.
2. A miscellaneous/utilities permit will be needed for work within the ODOT right of way (removing the existing driveway). Permit Specialist, Julee Scruggs, will be the correct point of contact for the miscellaneous/utilities permit. She can be reached at 541-846-8811.

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)
- Agency Comment (Attachment B)
- Proposed Final Order (Attachment C)



Zac Moody, Community Development Director

June 14, 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 June 22, 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.