

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: November 29, 2018
Prepared by: Zac Moody

File no: SPR 2018-005
Item: Multi-Family Complex

GENERAL INFORMATION

Applicant.....Magnolia Fine Homes, LLC.

Assessor's Map Number38-1W-26AA Tax Lot 3700

Site LocationTalent Avenue

Site Area.....2.49 acres

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

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

Applicable Code SectionsArticles 8-3C.4, 8-3L.1, and 8-3L.2

120-Day Limit.....January 31, 2019

PROPOSAL

The request is for Site Development Plan Review for the development of the property as a 40-unit development. The proposal includes two and three bedrooms, accessible, family-oriented apartments with large open spaces, dedicated parking, secure bicycle parking and safe, accessible access pedestrian access to and through the site.

The proposed structures consist of four apartment buildings and a common building. There are two apartment building types proposed. The “A” Type are proposed as three-story, 12-unit structures. There is a combination of two and three bedroom, single and two-story units. The “B” Type are proposed as two-story, eight units, two-bedroom structures. All units have individual laundry facilities. The buildings are to the east and west of the central parking area. Each building has a prominent entry features to provide sense of entry to the

units. The ground floor units all have semi private patio areas. The upper level units have small outdoor balcony areas. The large, common open spaces include playground area, lawn area for yard games, picnic tables and a private pool for the tenants of the development.

The Common Building will serve as a management office, maintenance storage and office space, recreational, multi-purpose room with divider for use by the tenants.

Primary access to the property will be via the Talent Avenue driveway access. There will be a connection to the Rogue River Parkway (Geraldine Place / Everett Way) street which intersects the property near the northwest corner of the property. The common building and pool area is proposed nearest Talent Avenue with the units along the east and west sides of the property with the parking area between the residential units. The rear of the property abuts the rear of the property that fronts on South Pacific Highway.

BACKGROUND

The property proposed for development is the southern portion of the former Jim's Better Buys vehicle sales, repair and wrecking yard that had occupied the property at East Rapp Road and South Pacific Highway since the early 1960s. The portion of the property proposed for development is to the south of the former Walker family home, office and shop building and is where the vehicle storage yard occurred.

PROPERTY CHARACTERISTICS

The subject property is a 2.49-acre, 108,464 square foot vacant parcel abutting Talent Avenue, roughly mid-block between East Rapp Road and Everett Way. The lot has approximately 148-feet of frontage along Talent Avenue. The property is generally rectangular, extending approximately 495-feet to the northeast towards South Pacific Highway.

The property proposed for development is the southern portion of the former Jim's Better Buys vehicle sales, repair and wrecking yard that had occupied the property at East Rapp Road and South Pacific Highway since the early 1960s. The portion of the property proposed for development is to the south of the former Walker family home, office and shop building and is where the vehicle storage yard occurred.



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 C. Article 4 of the Talent Zoning Code regulates Multiple-Family – High Density development.

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 L. Article 2 of the Talent Zoning Ordinance authorizes conditional uses. *All uses permitted conditionally are declared to be in possession of such unique and special characteristics as to make questionable or impractical their being included as outright*

uses in any of the various zones herein defined. The purpose of the conditional use process is to determine the desirability of certain uses and to allow proper integration into the community of uses, which may be suitable only on certain conditions and at appropriate locations. The reasons for requiring special consideration may involve, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems inherent in the operation of the use, and/or the effect such uses have on any adjoining land uses and, on the growth, and development of the community as a whole. Approval of a conditional use must be consistent with this section.

AGENCY COMMENTS

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

1. Provide construction plans prepared per RVSS standards for approval.
2. Obtain a sewer service abandonment permit and abandon the existing 4-inch service per RVSS standards.
3. Provide a stormwater management plan approved by RVSS in accordance with the Regional Stormwater Quality Design Manual.
4. Record a Declaration of Covenants for all new stormwater quality features.
5. Related sewer fees must be paid prior to construction.
6. A 1200 CN erosion control action plan must be submitted to RVSS prior to construction.

Jackson County Fire District 5 states that as long as the residential phase of the development has two accesses, they approve the access plan. They also note water supply conditions, stated below:

1. Require a hydrant at the access point of Talent Avenue on the same side of the street as the development.
2. Provide an onsite hydrant, preferably in a landscape island near the center of the development.

The City Engineer provided the following conditions:

1. Each building shall have a separate water service.
2. The City's main water line from Talent Avenue shall be extended through the subject property and connected to Rogue River Parkway providing a looped system.

3. Connection to the existing storm drain on Rogue River Parkway shall be verified to ensure the existing facilities have adequate capacity.

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 and Conditional Use permit, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Orders for each application.

ATTACHMENTS

The following information was submitted regarding this application:

- Applicant's Statement and Proposed Plan
- Applicant's Supplemental Submittal
- Agency Comment
- Proposed Final Orders



Zac Moody, Community Development Director

November 19, 2018

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 November 29, 2018 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.