

SUPPLEMENTAL FINDINGS OF FACT

These supplemental findings of fact are submitted to address issues discussed in the Planning Commission public hearing on June 28, 2018 for the MLP 2018-001 for the B&D Investments land division review.

Project Overview.

The approval of this land division application will create three parcels in conformance with the Talent Development Code (Code).

The purpose of the partition is to allow for the development of a fourplex on each of the three lots. The reason is the applicant's desire to make the apartments as affordable as possible.

The financing for a single fourplex on a separate lot is considered residential and is significantly more advantageous than commercial rates for three fourplexes on a single lot. Lower financing costs and improved terms of loans allow for the rents to be kept lower than a project with higher financing costs.

The development of this project is the area identified as Reserve Acreage on the approved subdivision plat for the William Way Subdivision. The zoning for the parcel is R-22.

Storm Water Facilities:

The William Way Subdivision was approved with Tract A, Reserve Acreage. Reserve acreage is property to be developed *at a later time*. This partition application proposes development on the Reserve Acreage as intended in the prior land use actions approved through the City process.

The development of William Way subdivision included the development of the storm water facilities currently installed and functional on the subject property. The storm water facilities were designed to accommodate the current requirements for the entire William Way Subdivision and the development proposed with this application.

Lot Frontage and Access:

This partition application is developed with the lot frontage for the three new parcels to be Talent Avenue. The lot lines proposed are perpendicular to the Talent Avenue Right of Way.

The existing storm water facilities are located in the front setback of the proposed lots providing an efficient use of urban land in the R-22 high density zone.

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Talent Avenue is classified as a collector street. The Code describes the standards for access and circulation proposed by this application in section 8-2.260 as included below:

8-2.260 VEHICULAR ACCESS AND CIRCULATION

1. *Intent and Purpose. The intent of this Section is to manage vehicle access to development through a connected street system, while preserving the flow of traffic in terms of safety, roadway capacity, and efficiency. Access shall be managed to maintain an adequate “level of service” and to maintain the “functional classification” of roadways as required by the City’s Transportation System Plan. This Section attempts to balance the right of reasonable access to private property with the right of the citizens of the City and the State of Oregon to safe and efficient travel. It also requires all developments to construct planned streets (arterials and collectors) and to extend local streets. These regulations also further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems and discouraging the unplanned subdivision of land. Development and Design Standards page 17 Subdivision Code*

B. Applicability. This ordinance shall apply to all public streets within the City and to all properties that abut these streets

F. Access Options. When vehicle access is required for development, access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are “options” to the developer/subdivider.

1. *Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*
2. ***Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.***

This application proposes a shared access from a lower order street consistent with the access standards of the Code. The shared access for the combined parking area enters the public street as far from the Stage Way – Talent Avenue intersection as possible to provide vehicle stacking and preserve the level of service for the intersection.

The proposed shared access preserves the intended traffic flow of Talent Avenue and allows for all traffic to utilize an existing public street intersection instead of separate driveways on the collector street.

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The applicant stipulated to provide a cross access easement and maintenance agreement suitable to Staff prior to the issuance of final plat for the subdivision.

Timing of Development:

The approval of the proposed partition will create 3 individual lots. The site plan proposed for the parcels share many elements, access, parking, landscaping an open space. The application intends to develop the site facilities and fourplexes together.

As stated above the primary purpose of the partition is to allow the developer to secure more favorable residential financing at a lower cost that will allow the rents of the dwelling units to be lower than the rents would be if the development were financed as a single parcel with commercial financing rates and terms.

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These supplemental findings of fact are submitted to address issues discussed in the Planning Commission public hearing on June 28, 2018 for the SPR 2018-002 for the B&D Investments site plan review.

Parking:

The Talent Development Code (Code) requires 2 parking spaces per dwelling unit for multifamily developments. The site plan indicates 23 spaces provided with 1 ADA space.

According to the Code, 24 spaces and an additional ADA space are required. The applicant intends to meet the parking demand with on street parking as provided in the Code citation below:

F. Credit for On-Street Parking. The amount of off-street parking required shall be reduced by one off-street parking space for every on-street parking space adjacent to the development. On-street parking shall follow the established configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by City of Talent standards. The following constitutes an on-street parking space:

- 1. Parallel parking, each 24 feet of uninterrupted curb;*

The revised site plan indicates 3 on street parking spaces on the North side of Williams Way.

The Planning Commission can conclude with the proposed 23 parking spaces and 1 ADA space on site and the 3 on street spaces indicated on the Site Plan, the parking standard is met.

The Code provides for Shared Parking Facilities. The applicant stipulated to provide the appropriate shared access and maintenance agreement prior to the issuance of building permits or final plat, whichever comes first.

Pedestrian Connectivity

The record for the Planning Commission hearing on June 28 indicated some commissioners were concerned about pedestrian connectivity for the Site.

The revised site plan includes several new 4' sidewalks. The intent of the sidewalks is to create an uninterrupted connection from Stage Way to William Way, parallel to Talent Avenue.

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Additionally, an additional sidewalk provides a connection from the Talent Avenue frontage of the development to the main north - south sidewalk and then connects to the parking area with a sidewalk between the south building and the middle building.

An additional sidewalk connects the parking area to the southerly recreation space along the diagonal property line.

The sidewalks provided on the site plan are approximately 500 feet in length. These sidewalks provide the residents with access to the Talent Avenue frontage and connections to the open recreation areas provided on the site. With a 4 - foot width, the sidewalks total approximately 2,000 square feet of open recreation space on the site.

Open Recreation Space

The Code requires 250 square feet of open recreation space per dwelling unit. With 12 dwelling units the total open recreation space is 3,000 square feet.

8-3C.480 RECREATION AREA FOR MULTI-FAMILY DWELLINGS In addition to the required landscaped open space (see Section 476, below), a minimum of 250 square feet of useable recreation area shall be provided for each multi-family dwelling unit. The recreation area may be in one or more locations, and may include recreation buildings, but no area with any minimum dimension of less than fifteen (15) feet—except for bicycle paths—shall be counted toward this requirement.

The site is constrained with the site detention facilities approved and installed with the development of William Way Subdivision. The site detention facilities were sized to accommodate the requirements for this multi-family development.

The Site provides 2 primary useable recreation areas. The first area is the triangle shaped area on the William Way frontage with a total area of 1,638 square feet. The second area is 1,752 square feet between the detention facilities and Talent Avenue and the north and middle fourplexes. The total area of these two spaces is 3,390 square feet.

The extensive internal sidewalks also provide the residents with a direct connection to the Bark Park, directly across William Way from the Site. The Site is also approximately 310 feet from all the outdoor activities available at the public Chuck Roberts Park.

Covered Bike Parking

The site plan has been modified to include a second covered bike parking area adjacent to the north fourplex. The covered bike parking provides space for 12 bikes.