

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: June 28, 2018
Prepared by: Zac Moody

File no: SPR 2018-002/MLP 2018-001
Item: Multi-Family Complex/Partition

GENERAL INFORMATION

Applicant.....B&D Investors

Assessor's Map Number38-1W-26AD Tax Lot 502

Site Location27 Stage Way

Site Area.....0.58 acres

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

Adjacent zoning and land uses.....North: IL – *Light Industrial*
.....South: IL – *Light Industrial*
.....East: RM-22 - *Multiple Family – High Density*
.....West: IL – *Light Industrial*

Applicable Code SectionsArticles 8-3-C4, 8-3L.1, 8-2. Article 3

120-Day Limit.....September 21, 2018

PROPOSAL

The proposal is for a 12-unit multi-family complex, consisting of three 4-unit buildings and shared parking and open space. Additionally, as part of the request, the applicant is request approval of a three-lot partition.

BACKGROUND

The subject parcel was created as part of the William Way Subdivision with the intent of developing multi-family housing. The site has all necessary utilities and stormwater management as well as proper access.

PROPERTY CHARACTERISTICS

The site is located at the corner of Stage Way and Talent Ave. The property is surrounded to the north, west and south by light industrial zones and high density residential to the east. The parcel and gently slopes to the east towards Talent Ave.

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.

8-2 Article 3 – Application Requirements and Approval Criteria

AGENCY COMMENTS

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

1. All sewer must be designed and constructed in accordance with RVSS standards.
2. Site development plans showing proposed sewer service connections and stormwater discharge must be submitted to RVSS for review.
3. Architectural/plumbing plans must be submitted to RVSS for the calculation of related SDC fees.
4. Tap and connection permits must be obtained from RVSS prior to sewer construction.
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.

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 the Minor Land Partition, 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
- Agency Comment
- Proposed Final Orders



Zac Moody, Community Development Director

June 14, 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 June 28, 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.