

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: August 23, 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

On June 28, 2018, the Planning Commission was presented with a site development plan review and a partition for a development located adjacent to the William Way Subdivision. At the meeting the applicant requested a continuation of the hearing, which was approved by the Commission and scheduled for August 23, 2018.

Since that time, the applicant has provided supplemental information to address the initial concerns brought forward by the Commission at the initial hearing.

The supplemental information has been included as an attachment to this report and the proposed final orders for the site development plan review have been revised to reflect the proposed changes. No changes were made to the proposed final orders for the Minor Land Partition, however, these have been included once again for reference.

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 Supplemental Information
- Proposed Final Orders



Zac Moody, Community Development Director

August 16, 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 August 23, 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.