



**STAFF REPORT**

Type-3 Land Use Application — Planning Commission

Date: January 19, 2021  
Prepared by: Jeff Wilcox

Item: SPR 2020-003  
Site Development Plan Review

Applicant.....Hillary Davis Rufi  
515 E. Main St.  
Ashland, OR 97520

Owner.....California Townhouses LLC  
515 E. Main St.  
Ashland, OR 97520

Application Received.....November 20, 2020

Application Complete .....December 14, 2020

Notice Mailed and Posted .....December 16, 2020

Requested Action .....Mixed-use facility; commercial first floor,  
residential second floor

Assessor’s Map Number .....38-1W-23DD, Tax Lot 3202

Lot Size .....0.90 Acres

Zoning.....Commercial Zone, Highway Central Business  
District (CBH)

Other applicable code sections.....Talent Municipal Code (TMC) Title 18, Zon-  
ing

**PROPOSAL**

The request is for a mixed-use facility; with a commercial first floor and eight (8) dwelling units on the second floor.

**PROPERTY CHARACTERISTICS**

The subject property had finished construction in 1996 according to Jackson County tax records. Approved by a previous Type-3 Site Plan Review (file no. SP 94-4), it features a 7,176ft<sup>2</sup> commercial building heavily damaged by the 2020 Alameda Drive Fire. Additional improvements include: 46 parking stalls, drive aisles and full sidewalk connectivity serving the building frontage and adjacent residential and commercial properties, some of the mature landscaping has been damaged by the fire.

This roughly diamond-shaped lot measures approximately 0.90 acres and has access from West Valley View Rd., a fully improved public road classified as “minor arterial” in the Talent Transportation System Plan. The site topography is somewhat sloped east-west with a heavier drop in elevation along the northeast property line. The majority of the subject property is not within regulatory floodplain, including the building footprint; however, a small portion of land along the northeast property line is within the 500-year floodplain as identified in the National Flood Hazard Layer.

The subject property is zoned Highway Central Business District (CBH) and is identified as Commercial (c) on the Comprehensive Plan Map. The parcels to the east and west are also zoned CBH, however, the parcels to the north are zoned residential (RM-HD).



### **Stormwater/Waste Water**

Sewer services are currently available to the site, connections and permits are explained in detailed findings below.

### **Water Service**

Water Service is currently available to the site.

## **APPROVAL CRITERIA**

TMC Ch 18.55, Commercial Zone, Highway Central Business District (CBH). The purpose of the CBH 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.”*

TMC Ch 18.150, Site Development Plan. 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.

## **PUBLIC COMMENTS**

One public comment form was received, indicating ‘No comment’

## **AGENCY COMMENTS**

Jackson County Fire District #5 response: Fire Department Connection (FDC) will need to be located within 100 feet of a hydrant.

Rogue Valley Sewer Services (RVSS) response:

If the development utilizes the existing structural skeleton and impervious surface (roof) is installed in the existing footprint the development will not be considered ‘redevelopment’ as defined in the Regional Stormwater Quality Design Manual and will not require a stormwater management plan. If more than 2,500 square feet of new impervious surface is installed or redeveloped with the project a stormwater management will be required. The development will not require a 1200-CN permit.

Rogue Valley Sewer Services requests that approval of this project be subject to the following conditions:

1. Applicant must provide RVSS with site and architectural drawings for review and the calculation of sewer SDC’s.
2. Applicant must obtain a sewer connection permit from RVSS and pay all related fees.

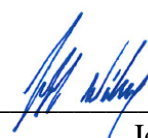
## **RECOMMENDATION**

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)



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Jeff Wilcox  
Assistant Planner

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1/19/2021

Date

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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 TMC 18.190.050(F).

**An electronic public hearing on the proposed action is scheduled before the Planning Commission via Zoom on January 26, 2021 at 6:30 PM. Instructions for public participation can be found on the Meeting Agenda.**

For copies of any public documents or more information related to this application, please contact Talent Community Development at 541-535-7401 or via e-mail at [building@cityoftalent.org](mailto:building@cityoftalent.org).