

City of Talent

Community Development Department - Planning



STAFF REPORT

Type II Land Use Application — Administrative Review

Date: May 11, 2021
Item: SPR 2021-002, Community Works
Site: 110 East Wagner Street

Applicant:	Community Works 2594 E. Barnett Road, Suite C Medford, OR 97504
Property Owner:	Same
Requested Action:	Approval of a Site Development Plan to construct a new building for Community Works
Assessor's Map Number:	38-1W-26BA, Tax Lot 8500
Site Location:	110 East Wagner Street
Zoning:	CBD – Central Business District
Deemed Complete	March 26, 2021
Notice Mailed:	
120-Day Limit:	July 23, 2021

PROPOSAL

Construction of a mixed-use building with commercial (office) and residential.

APPROVAL CRITERIA

Talent Municipal Code 18.50.030(B and E); 118.90; 18.150.050

PROPERTY CHARACTERISTICS

The property is located at 110 East Wagner Street, contains .57 acres, and is immediately south of the existing Community Works Facility

AGENCY COMMENTS

Fire District 5 expressed concern about water supply, noting the need for a fire hydrant to be installed, subject to consultation with the Public Works Department regarding the best location. The Fire Department Connection (FDC) will need to be within 100 feet of the hydrant.

Rogue Valley Sewer Service stated the existing Community Works building is served by a 4-inch service stubbed from the 8-inch main along Wagner Street. A new sewer tap connection can be made to the 8-inch main.

PROPERTY OWNER COMMENTS

No property owner comments were received in response to a request for comment mailed on April 6 with a comment deadline of April 26, 2021.

ANALYSIS

Tentative administrative approval is subject to compliance with the approval criteria above, and the underlying zoning district, Central Business District (CBD). Text from the code appears in *italics*.

18.50.030 BUILDINGS AND USES SUBJECT TO TYPE-II SITE DEVELOPMENT PLAN REVIEW

- B. *Retail stores (excluding sales of medical or recreational marijuana by producers, wholesalers, processors and retail outlets) and offices; personal, business and repair services, not including automotive repair. Such uses may not exceed 6,000 square feet. Automotive parts and sales are permitted; provided, that the activity happens fully within enclosed buildings.*
- E. *Guest lodging, not exceeding 10 rooms.*

FINDING: The parcel is zoned Central Business District (CBD), which allows offices and guest lodging. Lodging is for clients of Community Works. **The provisions of this section have been met.**

18.150.050 REQUIRED FINDINGS FOR APPROVAL OF PLAN

After an examination of the site, the planner shall approve, or approve with conditions the site development plan if all of the following findings are made:

- a) *All provisions of this Chapter and other applicable City ordinances and agreements are complied with.*

FINDING: The CBD zone allows for offices and guest lodging, which are subject to an Administrative Site Development Plan review and notice to the neighboring property owners. All applicable code sections have been addressed within the application submittals or will be made to comply with conditions of approval. No responses were submitted from neighboring property owners. **The provisions of this section have been met.**

- b) *The proposed development will be in conformance with the intent and objectives of the zone in which it will be located.*

FINDING: The CBD zone is intended to serve as the hub of government, public services, and social activities; to permit retail trade, personal and business services; and include residential uses to strengthen and enliven the community core. The CBD shall be pedestrian oriented and shall highlight an incorporate historic places and structures, parks and public transit facilities and opportunities. The proposed uses are permitted outright in this zone. **The provisions of this section have been met.**

c) *All applicable portions of the City comprehensive plan or other adopted plan are complied with;*

FINDING: The proposed site development plan is consistent with the approval criteria of the Talent Zoning Code and meets the overall intent of the commercial Comprehensive Plan designation. **The provisions of this section have been met.**

d) *The proposed development will be compatible with or adequately buffered from other existing or contemplated uses of land in the surrounding area.*

FINDING: The proposed structure is adjacent to a building providing the same services. Other uses in the area include a subsidized housing development, a vacant dwelling, and the city's post office. **The provisions of this section have been met.**

e) *That no wastes, other than normal water runoff, will be conducted into City storm and wastewater facilities.*

FINDING: The proposed building has a footprint of 2,751 square feet and will occupy an area that currently contains a 172 square-foot structure. As a result, the net increase of impervious area will be 2,507 square feet. **The provisions of this section have been met subject to conditions of approval.**

f) *The following are arranged so that traffic congestion is avoided; pedestrian and vehicular safety, solar access, historic sites, and the public welfare and safety are protected; and there will be no adverse effect on surrounding property:*

- (1) buildings, structures, and improvements;*
- (2) vehicular and pedestrian ingress and egress, and internal circulation;*
- (3) parking and loading facilities;*
- (4) setbacks and views from structures;*
- (5) walls, fences, landscaping and street and shade trees;*
- (6) lighting and signs; and*
- (7) noise generation facilities and trash or garbage depositories.*

FINDING: The CBD zone does not require off-street parking, and the proposed building will be used in conjunction with the adjacent approved use. The building is designed to be compatible with the Old Town District Design Standards and the Talent Architectural Review Committee recommended its approval. **The provisions of this section have been met.**

g) *The applicant has made any required street and other needed public facility and service improvements in conformance with the standards and improvements set forth in this title and the applicable portions of the TMC Title 17, or has provided for an adequate security arrangement with the city to ensure that such improvements will be made.*

FINDING: Rogue Valley Sewer Services commented that, prior to start of construction, the applicant must provide plans to RVSS for calculation of SDC fees, obtain a sewer tap and connection permit, prepare a stormwater management plan, and record a Declaration of Covenants for all new stormwater quality features. Other recommended conditions cover construction and final acceptance of the project; these are included as conditions of approval.

Fire District 5 commented that a fire hydrant will need to be installed, and the district is willing to provide information on the most feasible location.

The provisions of this section have been met subject to conditions of approval.

18.105.20 MINIMUM LANDSCAPED AREAS

A. The minimum percentage of required landscaping is as follows:

3. *Commercial Highway (CH). 20 percent of the site.*

FINDING: The application includes a landscape plan prepared by KenCairn Landscape Architects. **The provisions of this section have been met subject to conditions of approval.**

18.105.070 LANDSCAPE MAINTENANCE

It shall be the responsibility of the property owner to maintain landscaping on their property. All landscaping and trees shall be provided with irrigation or other facilities for the continuing care of the vegetation.

- B. *Commercial Areas. Landscaping. In commercial zones, areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities shall be landscaped and maintained. Fences, walls, hedges and screen plantings shall be permitted in conformance with the requirements of 18.105.020 and 18.105.030.*

FINDING: As a general condition of approval, all landscaped areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities and fences, walls, hedges and other screen plantings or buffers shall be continually maintained. **The provisions of this section have been met subject to conditions of approval.**

18.110.050 OFF-STREET PARKING

Off-street parking spaces shall be provided and maintained as set forth in this Article for all uses in all zoning districts, except in the Central Business District zone (CBD), or as otherwise provided at the time:

FINDING: Because the property is in the CBD zone, off-site parking is not required. **The provisions of this section have been met.**

18.115.030 STREET ACCESS AND CIRCULATION

- A. *General. This chapter shall apply to all public streets within the City and to all properties that abut these streets.*

1. *General Considerations. The number of access points to a single property shall be limited to a minimum that will allow the property to accommodate and service such traffic as may be reasonably anticipated to be*

commensurate with the safety of the traveling public, and must not infringe on the frontage of adjoining property. Access points shall be located where they do not create undue interference or hazard to the free movement of normal road, bicycle or pedestrian traffic. Locations on sharp curves, steep grades, areas of restricted sight distance or at points which interfere with the placement and proper functioning of traffic control signs, signals, lighting or other services that affect traffic operation are to be avoided.

FINDING: Access to the site is from an existing driveway. No changes to access are proposed. **The provisions of this section are met.**

DISCUSSION

The proposed project is to add a two-story office/guest accommodation building to the Community Works facility. The Architectural Review Committee reviewed the proposal on April 27, 2021 and recommended its approval. No issues have been identified that require modification of the site plan.

DECISION

Staff **APPROVES** the Site Development Plan application subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall continually maintain all landscaped areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities and fences, walls, hedges and other screen plantings or buffers.

PRIOR TO START OF CONSTRUCTION

2. The applicant must provide architectural plans to RVSS for the calculation of associated SDC fees.
3. The applicant shall obtain a sewer tap and connection permit and pay associated fees.
4. The applicant must prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual as applicable.
5. The applicant must record a Declaration of Covenants for all new stormwater facilities.

DURING CONSTRUCTION

6. Sewer facilities must be constructed and inspected per RVSS standards.
7. Applicant must sequence construction so that the permanent stormwater quality features are installed and will be operational when stormwater enters them.
8. Applicant must fence off exposed subgrade of stormwater quality features equipment traffic and storage.
9. A fire hydrant shall be installed to the specifications of Fire District 5.

10. Any Fire Department Connection (FDC) must be within 100 feet of the hydrant.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

11. All new sewer must be constructed, inspected, and accepted per RVSS standards.

12. Applicant must have all stormwater quality features, including vegetation when applicable, inspected and approved by RVSS.

13. Landscaping shall be installed in conformance with the landscape plan submitted with the application.



Dick Converse
Interim Community Development Director

5/11/2021

Date