



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540

Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

GENERAL LAND USE APPLICATION

Project Description: Rezone of 1.03 acre area of Commercial Highway (CH) to Multi-Family Residential (RM-HD)
Property Owner: Magnolia Heights, LLC
Mailing Address: 453 Tucker Street, Ashland, OR 97520
Phone: 510.913.5110
Street Address: 408/410 Hwy. 99 & 441 Talent Avenue
Email Address: magnoliafinehomes@gmail.com
Applicant/Consultant: Rogue Planning & Development Services, LLC
Mailing Address: 33 N Central Avenue, Suite 213; Medford, OR 97501
Phone: 541-951-4020

Table with 4 columns: Assessor's Map Number, Tax Lot Number, Acres, Zone. Rows include 38-1W- 26AA with Tax Lot 3700 (2.21 acres, RM-HD zone) and 38-1W- 26AA with Tax Lot 5800 (1.91 acres, CH zone).

Subzone (if applicable) \_\_\_\_\_

Pre-Application Meeting Completed? [X] Yes [ ] No [ ] N/A Date Completed: 10.16.2019

APPLICATION TYPE (check all boxes that apply)

Grid of application types with checkboxes: Site Development Plan Review, Variance, Fence, Annexation, Accessory Dwelling Unit, Appeal, Conditional Use Permit, Home Occupation, Code Interpretation, Comprehensive Plan Amendment (text), Comprehensive Plan Map/Zoning Map Change, Development Code Amendment.

ACCURACY STATEMENT

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Handwritten signature of Gil Livni

Applicant's Signature

Gil Livni

Gil Livni (Oct 28, 2019)

Property owner's Signature (required)

Handwritten date 10/29/19

Date

10/28/19

Date

**APPLICATION FEES & DEPOSITS**


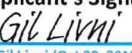
(Application fees are calculated by ACTUAL PROCESSING COSTS)

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

**Application Deposits:** Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.



**Fixed Fee Applications:** Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

  
 \_\_\_\_\_  
 Applicant's Signature  
  
 \_\_\_\_\_  
 Property owner's Signature (required)

10/29/2019  
 \_\_\_\_\_  
 Date  
10/28/19  
 \_\_\_\_\_  
 Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

  
 \_\_\_\_\_  
 Applicant's Signature  
  
 \_\_\_\_\_  
 Property owner's Signature (required)

10/29/19  
 \_\_\_\_\_  
 Date  
10/28/19  
 \_\_\_\_\_  
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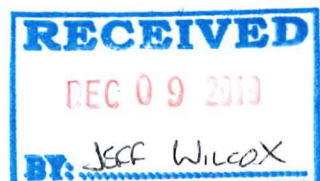
FOR OFFICE USE ONLY			
Deposit Paid (Amount)	Date	Received by	File Number
\$5140.00	10/29/2019	JEFF WILCOX	REZ 2019-001

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

Magnolia Investment Group, LLC

Request for Zone Change from  
Commercial Highway to High-Density,  
Multi-Family Residential

408/410 Hwy. 99 and 441 Talent Avenue



**Magnolia Investment Group  
Zone Change**

**Subject Properties**

**Property Addresses:** 408 and 410 South Pacific Highway  
441 Talent Avenue

**Map & Tax Lot:** 38 1W 26AA; 3700 & 5800

**Comprehensive Plan**

**Designation:** Partial (Residential High Density (rh))  
Commercial (C)

**Zoning:** High-Density Residential (formerly RM-22)  
Commercial Highway (CH)

**Property Owner:** Magnolia Heights LLC  
453 Tucker Street  
Ashland, OR 97520

**Agent:** Rogue Planning & Development Service, LLC  
33 N Central Avenue, Suite 213  
Medford, OR 97501

**Request:**

The request is for Comprehensive Plan amendment and Zone Change request to re-zone a 1.03-acre area of Commercial Highway (CH) to High Density (RM-HD) at the rear of 408/410 South Pacific Highway where the single-family home is located.

**Property Description:**

The subject properties requesting the zone change are at 408/410 South Pacific Highway, tax lot 5800 and 441 Talent Avenue, tax lot 3700. A recent Property Line Adjustment (PLA) occurred that shifted the shared property line of the adjacent property to the north. The property area described for zone change is described as it relates to the approved PLA (LLA19-001). The area requested to be rezoned is 1.03 acres and consists of the rear portion of tax lot 5800.

The area of the property seeking rezoning has two Comprehensive Plan Designations, Commercial (c) and Residential High Density (rh). The property is zoned Commercial Highway (CH).

The portion of the property where the rezoning is proposed is occupied by an existing single-family residence, a pool, and detached shop building. An office and shop building crosses the adjusted property line that is to be recorded. These buildings will be removed prior to recording the PLA, or prior to Site Plan Review of future construction on the area of the property.

The adjacent property at 441 Talent Avenue is presently under construction of a 40-unit apartment complex (SPR-18005). This property has a comprehensive plan designation of Residential High Density (rh) and is zoned High-Density Residential (formerly RM-22).

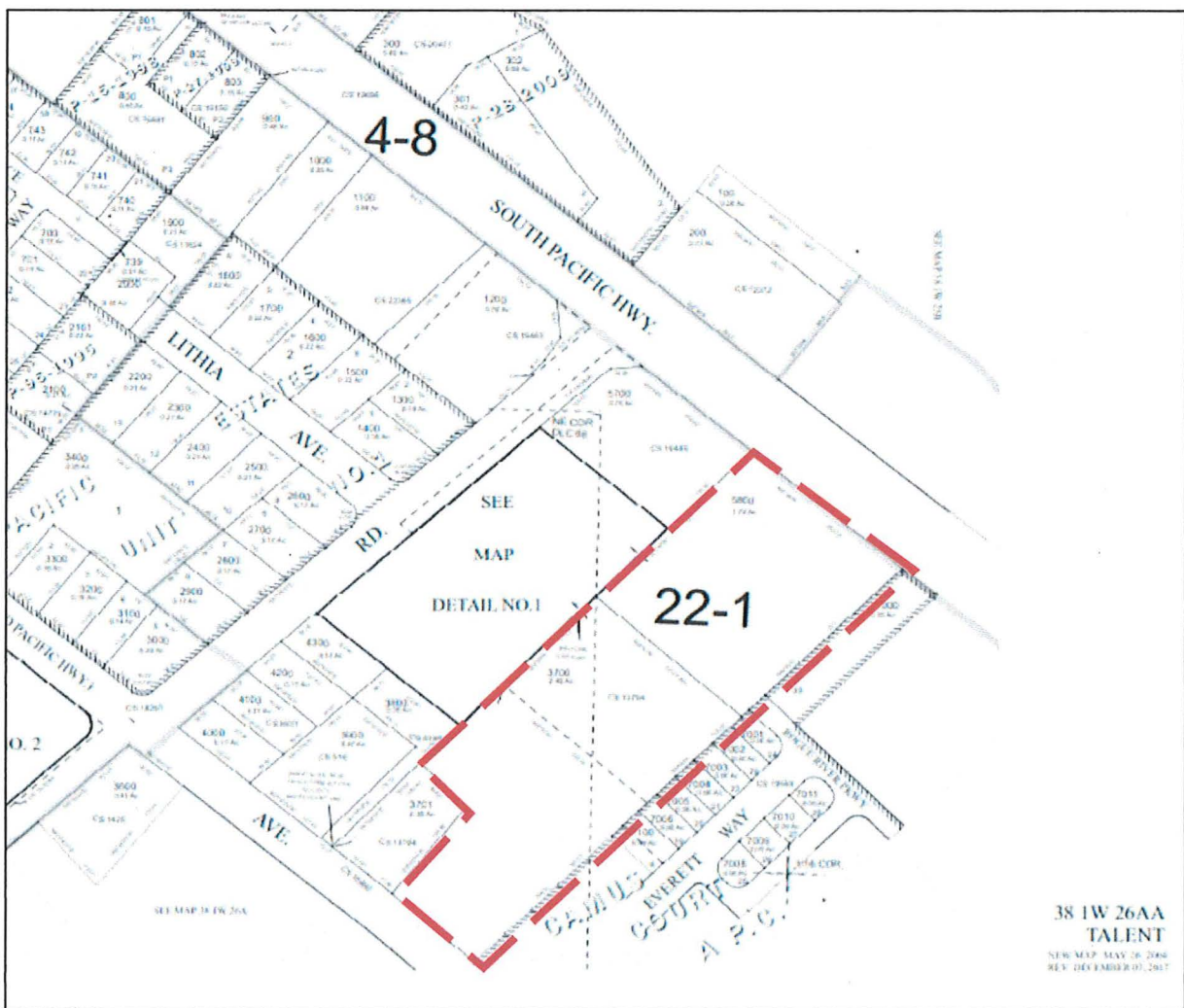


Figure 1: Assessor's Maps



Figure 2: Comprehensive Plan Map

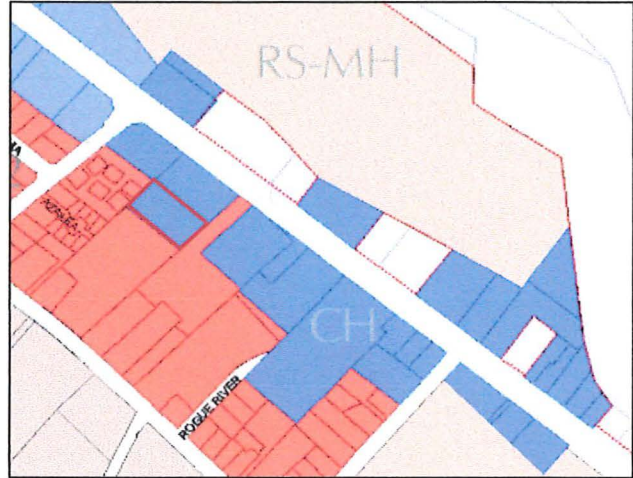
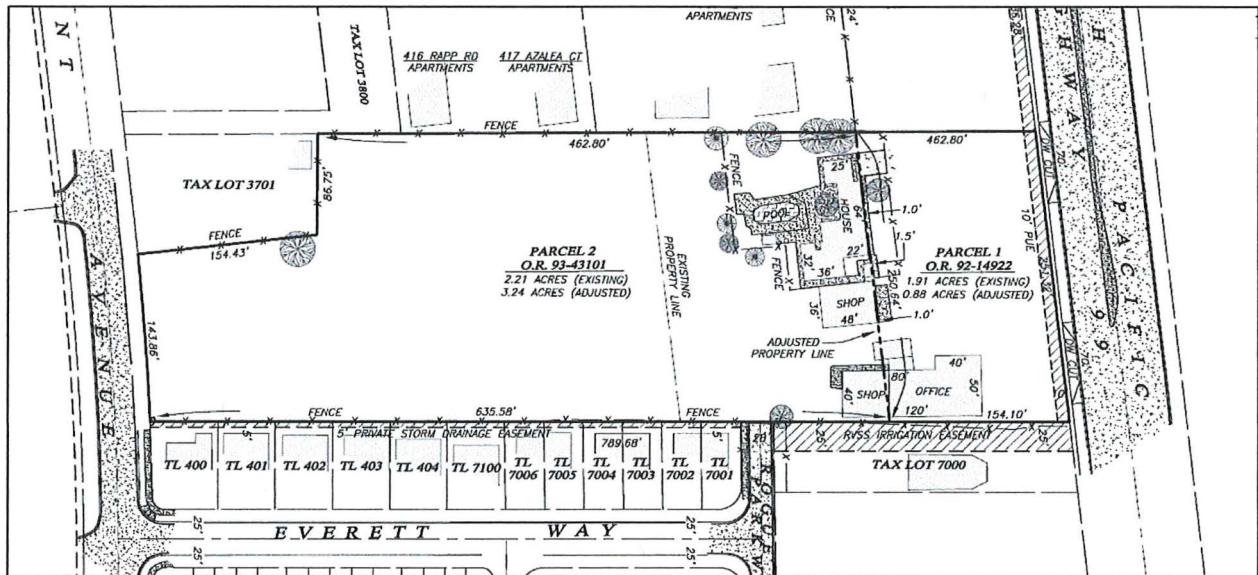


Figure 3: Zoning Map



**Proposal:**

The request is for Comprehensive Plan Map Change and Zone Change from Commercial Highway (CH) to High-Density Residential (RM-HD) for a portion of a property located at 408/410 South Pacific Highway and 441 Talent Avenue. The requested zone change will allow for the construction of 18 additional apartment units that will be accessed via the southern apartment complex development that is under construction.

According to the City of Talent Buildable Lands Inventory, the current housing inventory lacks High Density Residential zoned land that is suitable for development.

The Buildable Lands Inventory indicates that is a substantial amount of vacant and/or redevelopable commercial zoned, Commercial Highway Zone (CH) properties that do not allow

residential development (subject property and adjacent properties to south along South Pacific Highway).

Additionally, there appears to be a substantial amount of vacant and/or re-developable commercial zoned Commercial Business Highway (CBH) properties that allow for residential development in conjunction with commercial development along the highway frontage in the immediate vicinity. The adjacent property to the west of the area of the subject property seeking re-zoning from CH is also zoned High-Density Residential (RM-HD).

The proposed density of the two properties (existing 40 unit development and new 18-units) provides for 23 dwelling units per acre which utilizes the land and existing utility infrastructure efficiently. The adjacent development of the 40-unit apartment development has a density of nearly 17 dwelling units per acre.

The proposed zone change and the previously approved Lot Line Adjustment will not cause the lots to not comply with minimum lot areas in the zone.

The requested zone change appears to be consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth; 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land and 15 acres of High Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB. Though not an area of significant acreage, the nearly one-acre area provides additional land area for High Density Residential adjacent to a current development proposal.

The proposal is consistent with the State of Oregon Land Use Planning Goals. At a local level, the State mandates that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use. Local jurisdictions are to assure there is enough land available to achieve the five-year supply minimum of land area to accommodate the population growth expected. Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.

Additionally, the proposal seeks to provide additional land area consistent with the Statewide Planning Goal 14 for Urbanization and furthers Goal 5 by allowing urbanization in an area that lacks significant natural resources, leaving areas that are constrained by natural features free from increased development impacts.

The request zone change will allow for the development of new apartment units. The property is located on two higher order streets. Talent Avenue is a Collector Street, and South Pacific Highway (OR Hwy. 99) is a Major Arterial, and the proposed zone change should not have a substantial negative impact on the level of service of any of the intersections in the immediate vicinity.

Multi-Modal Transportation options are provided in the vicinity of the property with Rogue Valley Transportation District (RVTD) bus service on Talent Avenue and future bus service routes are considered for Hwy. 99 through Talent. Bike lanes are also found on Hwy. 99.

ODOT currently has a project in the Statewide Transportation Improvement Program (STIP) to add curbs and sidewalks to OR 99 and restripe the existing roadway to provide a center turn lane, two through travel lanes (one in each direction), and bike lanes on both sides of the highway. This project is finishing up and .

The City of Talent Zoning Code does not provide criteria for zone change requests. This proposal therefore demonstrates the request is consistent with applicable zoning regulations for the RM-HD and the Commercial zones. The application also addresses how the proposal is supported by the Comprehensive Plan of the City of Talent and is consistent with the Regional Problem Solving Plan as adopted in 2012. Findings addressing the Transportation Planning Rule (TPR) are provided within the Traffic Impact Study consistent with TZC 18.185.



## FINDINGS OF FACT

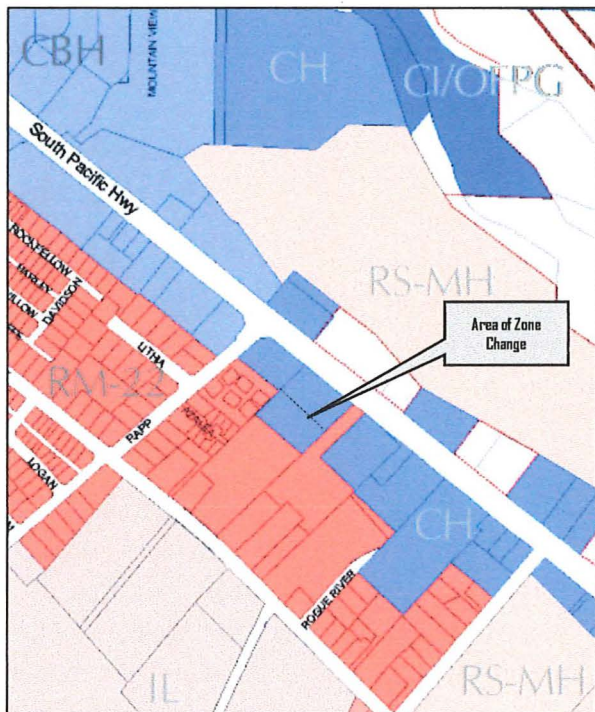
### Talent Zoning Code:

#### 18.10.030 Establishment of Zones by Map

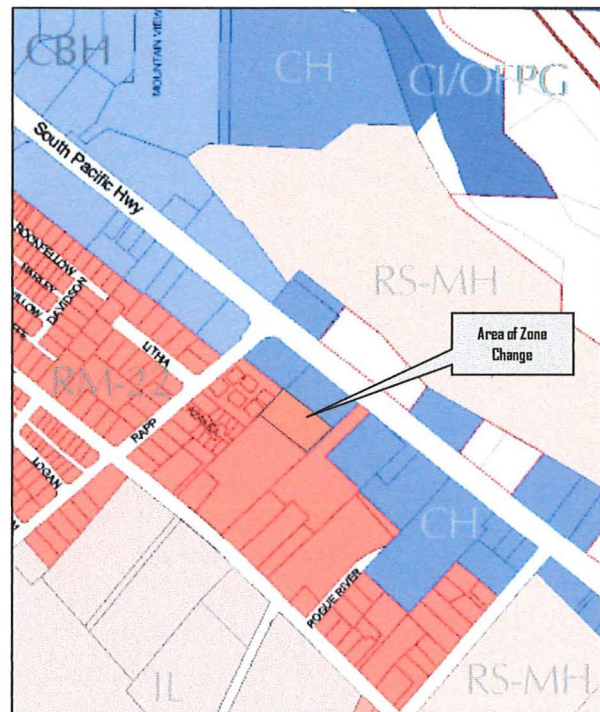
A. The location and boundaries of the zones designated in TMC [18.10.020](#) are hereby established as shown on the map entitled "The Zoning Map of the City of Talent," bearing the number of the ordinance codified in this title and authenticated by the signature of the mayor and city recorder endorsed thereon at the time of the passage of the ordinance codified in this title. The map shall be hereinafter referred to as the "zoning map." An updated zoning map was adopted by Ordinance No. [817](#) (November 1, 2006) along with the reorganization of the zoning code.

#### Finding:

The zoning map of the City of Talent is found below on the left. The proposed revised zoning map has been provided on the right.



City of Talent Zoning Map



Proposed modified City of Talent Zoning Map

#### 18.10.040 Boundaries of Zones

Where uncertainty exists as to the boundaries of any zone as shown on the zoning map, the following rules shall apply:

A. Where such boundaries are indicated as approximately following street or alley centerlines or right-of-way lines, or lot lines, such lines shall be construed to be such boundaries.

#### Finding:

Magnolia Heights Zone Change Request  
38 1W 26AA; 3700 & 5800  
December 9, 2019

Not applicable.

B. If the zone boundary line divides a lot into two or more zones, the entire lot shall be placed in the zone that accounts for the greater area of the lot by the adjustment of the zone boundary; provided, that the boundary adjustment is for a distance of less than 20 feet. If an adjustment of more than 20 feet is required, the change in the zone boundary shall be treated as a change of zone.

Finding:

The zoning boundary does not presently divide the property, the property is divided between residential high density and commercial on the Comprehensive Plan Map only. The property area proposed for rezoning from Highway Commercial (CH) to High Density Residential (RM-HD), will have a corresponding property boundary with the lot line adjustment as it is more than 20-feet.

C. In the case of un-subdivided property, and where a zone boundary divides such property (except as provided in subsection (B) of this section), the location of such zone boundaries shall be determined by the use of the scale appearing on said zoning map.

Finding:

The requested zone change, and the conditionally approved lot line adjustment will survey the property and proposed zone change boundaries. All maps can be modified to the scale of the city's zoning map to correspond with the requested zone change.

D. Areas of dedicated streets or alleys and railroad rights-of-way which are not designated on the zoning map as being classified in one of the zones provided in this title shall be deemed to be unclassified and, in the case of railroad rights-of-way, shall be permitted to be used solely for the purpose of accommodating tracks, signals, other operative devices and the movement of rolling stock. [Ord. 817 § 8-3A.240, 2006.]

Finding:

There are no areas of dedicated streets of alleys or rail road rights-of-way on the subject properties.

**18.10.050 Zoning of Annexed Areas**

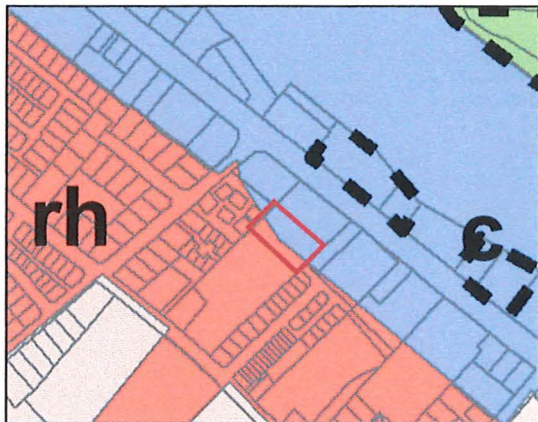
Zoning regulations in effect in an area prior to annexation to the city shall continue to apply and shall be enforced by the city until such time as a zone change has been adopted or a new zone created by the city for the annexed area. Newly created zoning districts shall conform to the city's comprehensive plan.

Finding:

The proposed area of the requested zone change from Commercial Highway to High Density Residential is consistent with the city's comprehensive plan.

The Comprehensive Plan Designation of the area of the property seeking rezoning from Commercial to Residential is presently designated as both Commercial and Residential on the Comprehensive Plan Map (outlined in red on graphic below). The zoning of the area designated for Commercial is Highway Commercial (CH). The zone does not allow for the development of residential housing.

The Comprehensive Plan Map can be amended to reflect the requested change.



#### **18.10.060 Dimensional Standards by Zone**

##### Finding:

The area of the property that is to remain commercial complies with the dimensional standards for the Commercial Highway (CH) zone. The lot area exceeds the minimum lot area of 6,000 square feet. The proposed CH area is 38,332.8 square feet. The lot area exceeds minimum dimensions with more than 60-feet of lot width and more than 100-feet of lot depth. Future development of the CH zone will demonstrate compliance with the minimum setbacks prescribed in the section Dimensional Standards by Zone (TZC 18.10.060).

The area of the property proposed for rezoning also exceeds minimum lot areas for the Residential, Multi-Family, High Density (RM-HD) zone. This lot area will be part of the larger RM-HD zoned property that is adjacent at 441 Talent Avenue. The future development of the property will demonstrate compliance with the Site Plan Review standards for multi-family development. The lot area exceeds 6,000 square feet. The width exceeds 50-feet. Future development of the RM-HD zone area will need to demonstrate compliance with the minimum standards found in the section Dimensional Standards by Zone (TZC 18.10.060).

#### **18.40. Residential Zone – Multiple Family – High-Density (RM-HD)**

##### **18.40.010 Description and Purpose:**

The residential – multiple-family – high-density (RM-HD) zone is intended to provide a healthful and livable residential environment, together with the full range of urban services, for housing

units at densities higher than provided for in other residential zones. This zone is also intended to accommodate housing alternatives to conventional housing and an area where small economic enterprises, such as home occupations and neighborhood commercial activity, can occur indistinguishably or compatibly with the residential character. It is generally intended that high-density residential zones will be situated in close proximity to activity centers and major streets. [Ord. 952 § 1 (Exh. A), 2019; Ord. 951 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.410, 2006.]

**Finding:**

The proposal is to increase the area within the city of Talent that is zoned for high-density, multiple-family, residential development. The proposed zone change is in an area with convenient access to a full range of urban services including pedestrian and bicycle facilities, transit, urban level infrastructure including adequate potable water, sewer, storm drainage and electricity. The proposed area for RM-HD zoning is adjacent to other high-density residential zoned property. The property is accessed by vehicles, pedestrian and bicycles from Talent Avenue. Upon the development of the commercial development along the highway, pedestrian access through to Oregon Hwy 99 will be provided. Talent Avenue and OR Hwy 99 are major streets.

The area proposed for rezone allows for 18 residential dwelling units. A conceptual site plan demonstrating the area of the property proposed for rezoning, and the potential for residential apartments, landscape buffers and parking areas has been provided with the application.

All future development of the RM-HD zoned area will conform to the process, procedures and development standards for Multiple Family developments found in TZO 18.40.

**18.60. Commercial Zone – Highway (CH)**

**18.60.010 Description and Purpose:**

The highway commercial zone (CH) (formerly retail-wholesale commercial, C3) is intended to accommodate businesses and trade oriented toward automobile and truck usage. Tourist trade and heavy commercial or light industrial uses can also be accommodated in this zone. The zone is best located along arterial streets, and, due to its exposure, high appearance standards are important. Uses permitted in this zone are frequently incompatible with pedestrian-oriented areas such as the central business district zones CBD and CBH. [Ord. 817 § 8-3D.410, 2006.]

**Finding:**

The proposed area of the property that is remain Commercial Zone – Highway (CH) is of a substantial enough area, just over 38,000 square feet, with adequate highway access to accommodate future development of businesses and trades oriented toward automobile and truck use. The area of the property is large enough to accommodate for tourist business and light industrial uses. The property abuts Oregon Hwy 99, an arterial street.

The uses permitted in the zone allow for uses that could be considered incompatible with pedestrian oriented areas. The commercial development areas and the residential development

areas will be connected via pedestrian access easements and possibly emergency vehicle pass through bollards, the pedestrian crossing of the commercially zoned property furthers the purpose and intent of other sections of the municipal code and comprehensive plan that seek multi-modal access and pedestrian access to and through properties with reduced barriers to alternative transportation. This does not prevent the commercial property from being developable as a permitted use in the commercial zone but encourages access management standards.

A conceptual site plan demonstrating the area of the property zoned CH with commercial footprints and adequate driveways, parking areas, and landscape buffers has been provided with the application.

All future development of the CH zoned area will conform to the process, procedures and development standards for commercial developments found in TZC 18.60.

**City of Talent Comprehensive Plan Compliance:**  
Comprehensive Plan Element A. Citizen Involvement.

Finding:

A public hearing before the Planning Commission and the City Council. The public is notified of the public hearings through both direct mailing (those directly adjacent to the property) by the city of Talent Community Development Department Staff, and with a sign on the property that notifies the citizens at large.

**Element B. Parks: Recreation, Open Space and Urban Forestry.**

Finding:

The property is not required to provide for a public park as determined by the 2006 Talent Parks Master Plan. Additionally, the property is very close proximity (less than ¼ mile) to the 12.34 acre, Chuck Roberts Park.

Within the adjacent apartment development (under construction), there is a pool and a common building for the use of the tenants. In addition to the private open spaces required for each apartment, there are large areas of open space provided within the development that provide areas for active and passive uses by the tenants of the complex.

There are no trees on the site that contribute to the “urban forest” upon completion of the adjacent development, there are more than 50 trees proposed to be planted. As these trees grow and mature, they will provide the community oxygen, improved air quality, increased enjoyment of the complex and temperature moderation in the summer months.

Future development on the property will contribute additional trees to the urban forest.

## **Element C. Natural Hazards**

### Finding:

There are no known natural hazards on the property. The future development will be to the adopted building and fire safety codes which provide the tenants protections from natural hazards such as earthquakes that older complexes in town do not necessarily provide.

On site stormwater detention, retention, treatment, etc. is consistent with the Rogue Valley Stormwater Quality Design Standards which reduces the amount of impervious surface run-off into the storm drain system which drains eventually into Bear Creek is required.

The residential portion of the property is outside of the Emigrant Lake Dam Failure Inundation Zone as well.

The site is relatively flat and is not subject to landslides.

The future landscaping will be drought resistant and of native species, and not including large conifers reduces the on-site wildfire potential. All future residential development and commercial structures when required will have internal fire suppression systems as well.

## **Element D. Transportation System Plan**

### Finding:

The larger property area is between the two-primary north / south roadways that cross Talent. Talent Avenue abuts the south property line and Hwy. 99 abuts the north property line. Hwy. 99 is a Major Arterial and Talent Avenue is a Collector Street.

Excepting sidewalks along the frontage of Talent Avenue, both public streets are "improved" to city standards or will be improved through the installation of sidewalks as part of the approved apartment complex development, or through Capital Improvement funding (bike lanes on Talent Avenue).

Oregon Department of Transportation is finishing up the STIP project of altering the number of vehicle lanes on the Hwy, and by adding designated bicycle lanes and sidewalks along the frontage of the property that abuts Hwy. 99.

Consistent with the goals of the Comprehensive Plan, there are bus stops in the immediate vicinity of the property on Talent Avenue to encourage multi-modal transportation. As RVTD's long range transit plans come to fruition, a city circulator service is projected. A large apartment complex is an ideal location for the feeder service stop.

Adequate parking facilities for vehicles and bicycles are provided or will be provided with future development of the property requested for rezone from Commercial to Residential,

adequate parking will be provided for commercial developments on the commercially zoned areas.

Further, a Traffic Impact Study has been conducted that found that the number of vehicle trips generated by a rezoning of Commercial Highway to Residential, even high-density, multi-family, generally has fewer vehicle trips that what is anticipated for large tracts of commercial land abutting a highway. The proposed zone change will not cause any of the intersections in the vicinity to operate at or below level of service (LOS) D.

The proposal is to take primary vehicular access to the residential portion of the development from Talent Avenue, the lower order street. There is a secondary access point through the adjacent development and Geraldine Way / Rogue River Parkway, which are local streets. This is consistent with the Goals of the Transportation System Plan.

### **Element E. Economy**

#### Finding:

The requested zone change of 1.03 acres from Commercial to Residential will have little to no impact on the substantial amount of vacant or partially vacant commercial land which currently is roughly 62.47 acres. According to the Economic Element, Talent has 63 acres of commercial land and the employment forecast from 2016 to 2036 calls for a demand of 17 acres of commercial land. This means that Talent has more commercial land than the City is projected to need over a 20-year period with a surplus of 45 acres. The change of 1.03 acres of the more than 40 acres of commercial land will not have a negative impact on the potential commercial development to provide employment in the City of Talent (Talent Economic Opportunities Analysis (2016), ECONorthwest., Page 64).

### **Element F. Public Facilities and Services Element**

#### Finding:

The requested zone change will not have an adverse financial, environmental or social impact on the citizens of Talent.

With future development it can be found that there is adequate potable water, Sanitary Sewer services, Storm Water, Electric service, trash and recycling services and transportation services.

The future residential and commercial development in the area will not have an adverse impact on the operations of the various utility services.

## **Element G. Housing**

### Finding:

Perhaps the most impacted Comprehensive Plan element is Housing. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth for the next 20 years. Of the needed housing types, there is a need for 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land and 15 acres of High Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB.

The proposed density of the property is approximately 23-dwelling units per acre which is a substantial increase in proposed density in the RM-HD zone. There is not a maximum density standard in the Talent Zoning Code, but typically, High-Density Multi-Family zones seek 20+ dwelling units per acre which the future development proposal would achieve.

Though not an area of significant acreage, the just over one-acre area provides additional land area for High Density Residential development adjacent to an existing (under construction) high density multi-family residential development.

## **Element H. Urban Reserve Areas**

### Finding:

The property is not identified as an Urban Reserve Area from the Regional Plan. The proposal is consistent with the city growth guidelines and policies as affirmed during the Regional Planning Process. The proposal decreases the area of vacant commercial lands which Talent has a surplus of and increases the area for high density, multi-family housing which Talent has a current deficiency of.

## **Element I. The History of Talent and Historic Preservation Policies**

### Finding:

Not applicable as the property is occupied by non-historic, non-conforming residential structures.



## **Compliance with Statewide Planning Goals:**

### **Statewide Planning Goal 1 – Citizen Involvement:**

#### Finding:

Talent's Comprehensive Plan addresses Citizen Action Committees that advise the Planning Commission and City Council. With zone changes, the Planning Commission, a public body with appointed citizen volunteer members, is the first to review the proposal. This meeting will be held consistent with local and state laws that allow citizen testimony.

### **Statewide Planning Goal 2 – Land Use Planning:**

#### Finding:

The proposal demonstrate compliance with the City of Talent Comprehensive Plan Goals and Policies. Additionally, future development of the vacant commercial land and the re-zoned multi-family land will demonstrate compliance with the applicable zoning ordinances applicable to the types of future development proposed for the parcels.

### **Statewide Planning Goal 9 – Economy:**

#### Finding:

The proposal will not have a negative impact on the surplus of commercially zoned land in the City of Talent. The Economic Opportunities Analysis project there is adequate commercial land to provide for the 20-year population growth and this will not impact the supply.

### **Statewide Planning Goal 10 – Housing:**

#### Finding:

Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. This proposal allows for there to be more residential land than presently provided of which there is an identified deficient to nearly 15 acres. Though not a substantial area of additional land for housing, it does provide adequate area for 18 new apartment units.

## **Statewide Planning Goal 12 – Transportation:**

### Finding:

The findings addressing the Comprehensive Plan Element D, Transportation demonstrate that the proposal provide for adequate transportation for vehicle, bicycles and pedestrians. There is transit service in the vicinity. Transportation Planning Rule findings are provided with the Traffic Impact Study. There are bicycle lanes, and sidewalks along (or proposed) along the frontages of the properties that abut Talent Avenue and OR Hwy 99.

### Conclusion:

It can be found that the proposed zone change from Highway Commercial (CH) which does not allow for residential development to High Density Residential (RM-HD) is consistent with the Goals and Policies of the City of Talent Planning Commission and City Council to further development of additional multi-family residential rental units to increase supply of available rentals within the city.

According to the most current data available from the Buildable Lands Inventory, the slight reduction in the area of buildable, vacant commercial land which the city has a an adequate supply of, to a multi-family residential zone provides a benefit to the community by allowing for new residential development in an area of current, multi-family residential development.

The commercially zoned lands fronting the Hwy. are not negatively impacted by the zone change and the adjacent residential development will not be negatively impacted by the future residential development.

Thank you for your time and consideration on this application.

November 20, 2019

Amy Gunter  
Rogue Planning & Development Service  
33 N Central Ave, Suite 213  
Medford, OR 97501



RENEWAL 06/30/20

RE: Magnolia heights Zone Change\_TPR Evaluation and Trip Generation Evaluation

Dear Amy Gunter,

Sadow Engineering has prepared a trip generation estimate for the proposed zone change of the parcel located on 408/410 South Pacific Highway in Talent, Oregon. Specifically, the property is located on Assessors Map 38-1W-26AA Tax Lots 3700 & 5800. A lot line adjustment to the tax lots to create the 1.03-acre parcel was recently approved. However, the parcel has split zoning of High-Density Residential (RM-HD) and Commercial Highway (CH). The applicant is proposing a Comprehensive Plan map change and zone change for the portion of the site designated as CH. The proposed rezone is to High-Density Residential (RM-HD), to facilitate the proposed development of 18 apartment units on this site.

## ZONE CHANGE EVALUATION

As a zone change is proposed, the applicant must demonstrate compliance with Goal 12, Oregon Administrative Ruling OAR-660-12-0060 (1), Transportation Planning Rule (TPR). To be consistent with TPR findings, the traffic generated by the proposed zoning and text amendment needs to be found to not have a significant effect on the adjacent transportation system. This is achieved by determining if the proposed zoning will generate more trips or have a higher impact on the surrounding transportation system than the existing zoning. This is done by determining a reasonable "worst-case" development scenario for each land use.

The following compares the vehicle trip generation of the proposed and existing zoning. The development potential for the existing and proposed zoning is estimated based on the following:

### Existing Zoning:

- Lot size = 1.03 acres
- Allowed Uses on-site as per 8-3D.3
- Code allows drive-through uses
- Highest intensity trip generation uses are coffee stand and fast food restaurant
- Coffee stand: 450 sf, 2-3 parking spaces, 200 feet of queue space
- Fast food restaurant w/drive-thru: 3,000 sf, 20 parking spaces and approximately 200 feet of queue space

- Both uses will fit on-site, therefore this is worst-case development scenario

Proposed Zoning:

- Site is 1.03 acres
- Development as per 8.C3.4 (previously approved code)
- Max density: 23 apartments, 16 SFR (attached), or 6 SFR (detached)

PM Peak Hour Trip rates for residential uses are:

- 0.56 trips/unit apartments= 13 trips
- 1 trips/unit SFR (detached)= 6 trips
- 0.56 trips/unit SFR (attached)= 9 trips

Therefore, the highest trip generation is the 23 apartment units.

The trip generation evaluation was estimated using data contained within the ITE Trip Generation Manual (10<sup>th</sup> edition). Table 1 illustrates the trip generation estimate.

TABLE 1: TRIP GENERATION ESTIMATES- ZONING POTENTIAL

Land Use	Size (KSF)	PM Rate	PM Trips
<b>Existing Zoning</b>			
938- Coffee shop w/no indoor seating	0.450	83.33 trips/ksf	38
934- Fast Food w/drive thru	3.0	69.64 trips/ksf	209
<b>Total Existing</b>			<b>246</b>
<b>Proposed Zoning</b>			
220- Apartments	23	0.56	13
<b>Total Proposed</b>			<b>13</b>

As demonstrated, the proposed zoning will generate fewer vehicle trips than the existing zoning.

TPR FINDINGS

The following elaborates on how this development meets the TPR requirements.

Goal 12, (OAR) 660-12-0060 (1) requires that a local government ensures that an amendment to a functional plan, an acknowledged comprehensive plan, or a land-use regulation (including a zoning map) does not significantly affect a transportation facility if it would:

- “(a) Change the functional classification of an existing or planned transportation facility

(exclusive of correction of map errors in an adopted plan);

**The proposed zone change will not generate levels of traffic over the existing zoning. Therefore, there is no change in the functional classification of an existing or planned transportation facility.**

(b) Change standards implementing a functional classification system; or

**The proposed zone change will not cause traffic levels or patterns that would change the standards implementing a functional classification system.**

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This education may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility.

**The proposed zone change will not generate levels of traffic that are inconsistent with the functional classification of the adjacent roadway system.**

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.”  
OAR 660-12-0060(1)

**The proposed zone change will not cause traffic levels or patterns that would degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards.**

#### TIA APPLICABILITY

The City of Talent requires an evaluation when the proposed zone change or development plan generates more than 500 ADT or 50 peak hour trips. The current development proposal is 18 new units to the subject site. These 18 units are an addition to the already approved 40 units located on

the lot adjacent to the development site. As such, the trip generation includes the 18 new and 40 previously approved for a total of 58 units. The daily and peak hour trips are estimated using the ITE Trip Generation Manual, 10<sup>th</sup> Edition. The Trip Generation is illustrated in Table 2.

TABLE 2: TRIP GENERATION: TIA APPLICABILITY

ITE Land Use	Size	Daily Rate	Daily Trips	PM Rate	Pm Trips
Zoning Potential					
220- Apartments	23	7.32	168	0.56	13
Site Plan					
220- Apartments	58	7.32	425	0.56	32

As demonstrated in Table 2, the proposed zone change, and site development will generate less than 500 ADT and 50 Peak Hour trips. Therefore, a TIA is not required.

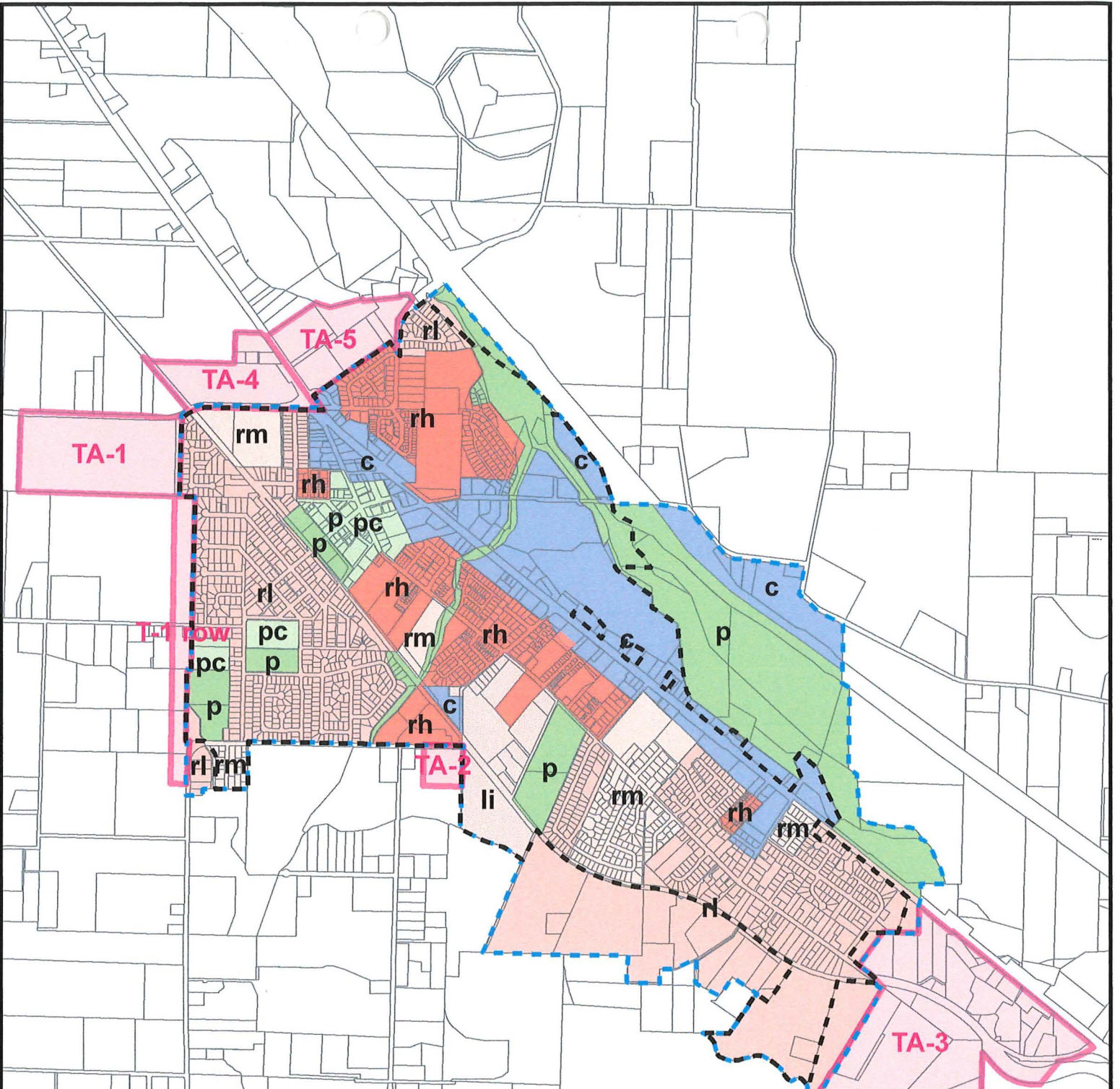
### FINDINGS

The applicant is proposing a zone change and Comprehensive Plan change for a 1.03-acre parcel located at 408/410 South Pacific Highway. As demonstrated within this letter, the proposed zone change will generate less vehicle trips than the existing zoning, meeting TPR requirements. Additionally, the proposed development will generate less than 500 ADT, and 50 peak hour trips. Therefore, a TIA is not required for this site.

Please contact me with questions or additional information needed.

Sincerely,

  
Kelly Sandow, PE

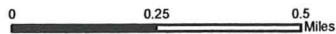


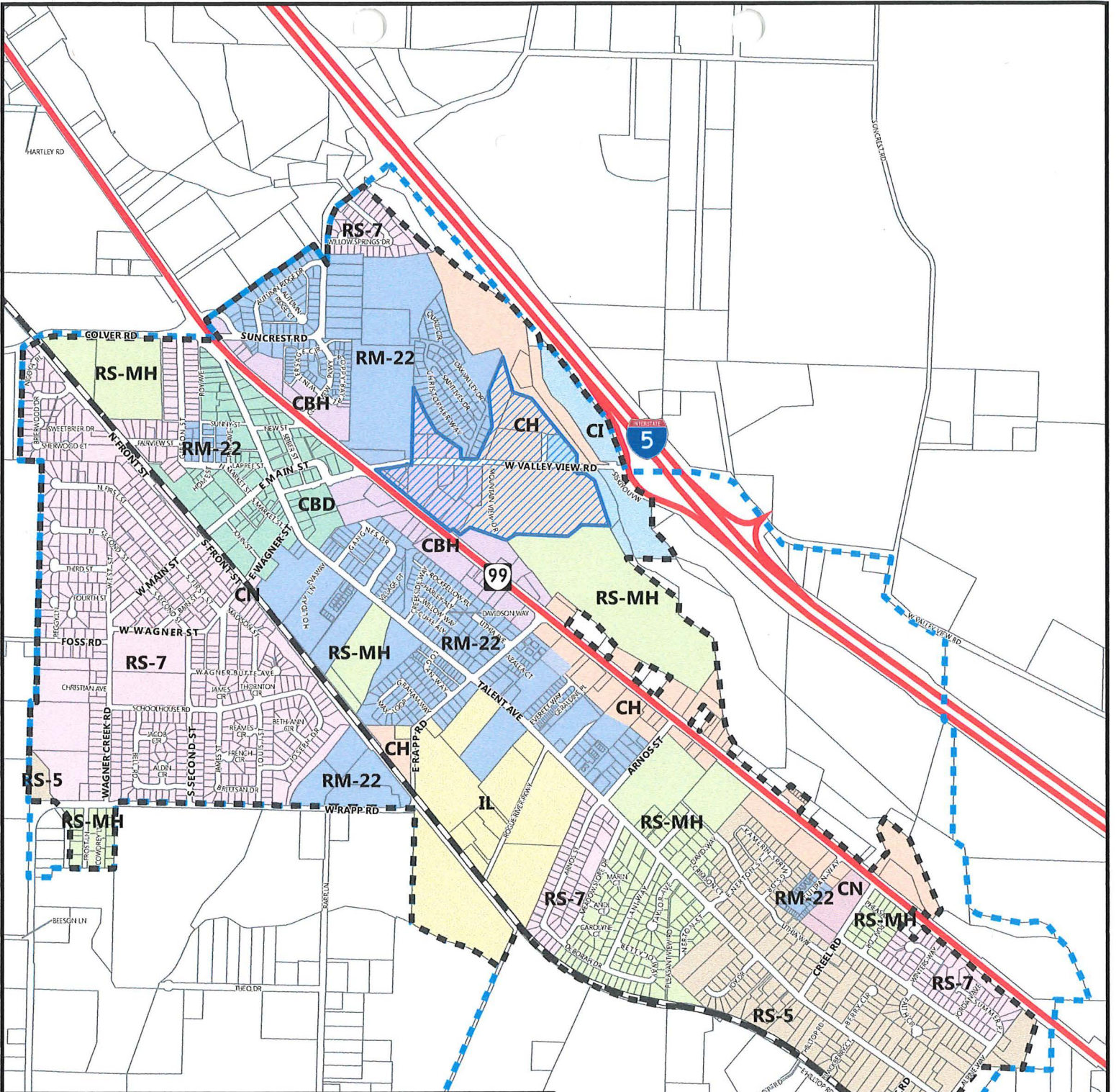
# DRAFT Comprehensive Plan

ADOPTED: 06/24/1980 by ORD 417  
 AMENDED: 05/03/2017 by ORD 17-933-O  
 EFFECTIVE: 06/02/2017

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Urban Reserves (Future Growth Areas)</li> <li><span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Urban Growth Boundary</li> <li><span style="border: 2px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> City Limits</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Lot</li> </ul> | <p><b>Comprehensive Plan Designation</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #4a86e8; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial (c)</li> <li><span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial (li)</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks (p)</li> <li><span style="background-color: #c1e1c1; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Public Facilities - Civic (pc)</li> <li><span style="background-color: #ff8c00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Residential High Density (rh)</li> <li><span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Residential Low Density (rl)</li> <li><span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Residential Manufactured Home (rm)</li> </ul> |
|---|---|

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.





# DRAFT Zoning Map

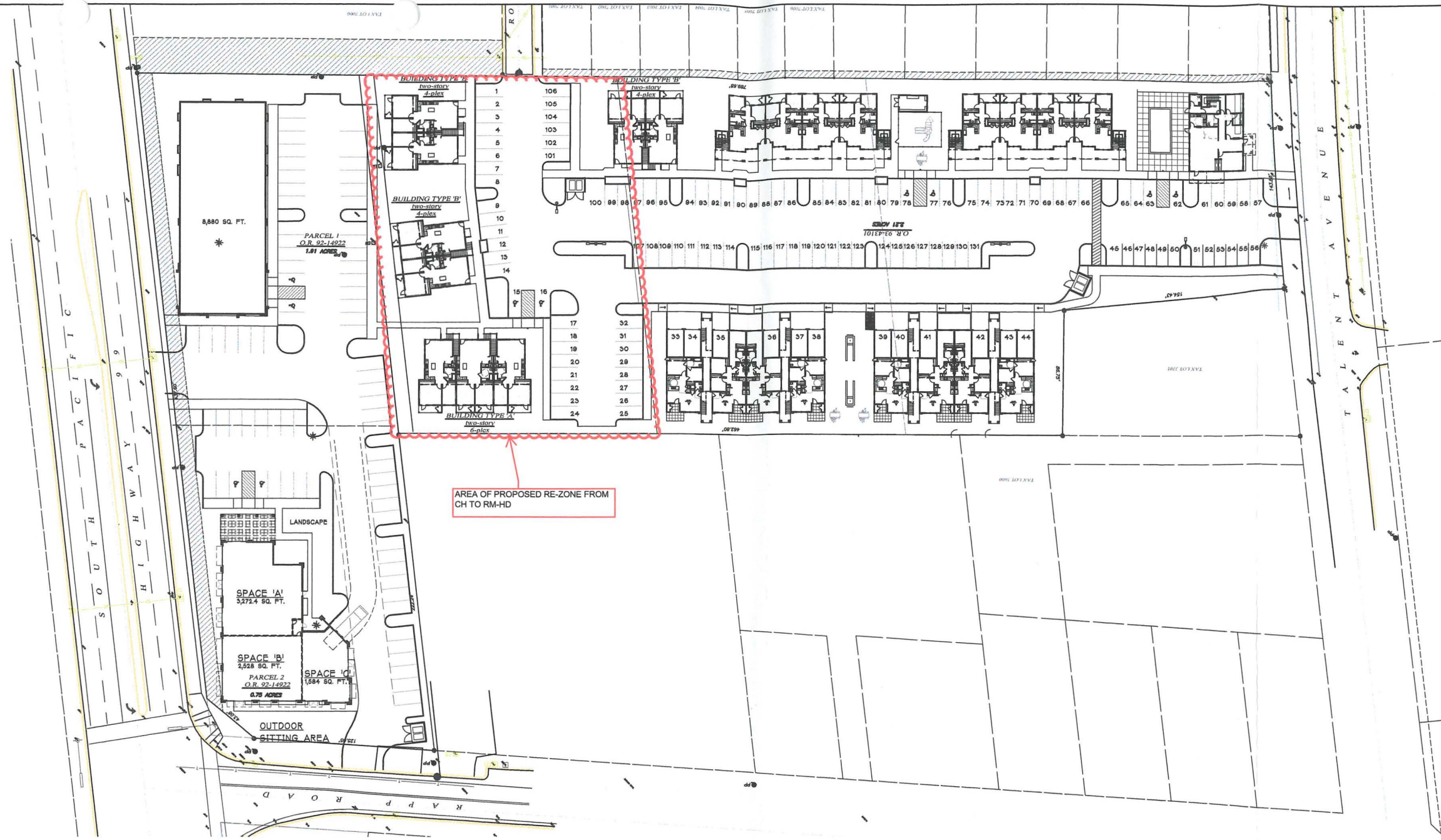
ADOPTED: 11/1/2006 by ORD 817  
 AMENDED: 05/03/2017 by ORD 17-934-O  
 EFFECTIVE: 06/02/2017

- |                       |   |  |
|-----------------------|---|--|
| Urban Growth Boundary | Central Business District (CBD)         | Light Industrial (IL)                      |
| City Limits           | Highway Central Business District (CBH) | Multiple Family - High Density (RM-22)     |
| Drive Over Lay        | Highway Commercial (CH)                 | Single Family - Low Density (RS-5)         |
| Tax Lot               | Interchange Commercial (CI)             | Single Family - Medium Density (RS-7)      |
|                       | Neighborhood Commercial (CN)            | Single Family Manufactured Housing (RS-MH) |

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.







CONCEPTUAL  
 1 SITE PLAN - OPTION 2  
 SCALE: 1"=30'-0"  
 NOT TO SCALE ON 11"x17"

PARKING REQUIREMENTS:

THREE BDRM. UNITS:	(12) @ 3/UNIT	+36 SPACES
TWO BDRM. UNITS:	(48) @ 2/UNIT	+96 SPACES
ONE BDRM. UNITS:	(0) @ 2/UNIT	+0 SPACES
TOTAL PARKING REQUIRED:		128 SPACES
TOTAL PARKING PROVIDED:		131 SPACES
THEREFORE, OK		



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PROJECT NAME  
 A NEW MULTI-FAMILY PROJECT FOR:  
 MAGNOLIA HEIGHTS, LLC.  
 441 TALENT AVE.  
 TALENT, OR. 97540

REVISIONS	BY
FILE:	1818-A10 SITE PLAN
DATE:	09-09-19
SCALE:	AS SHOWN
DRAWN:	DLE
JOB #	1818
SHEET	A1.0
OF	45

RECEIVED

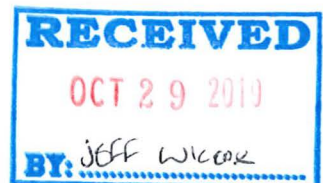
DEC 09 2010

BY: Jeff Wilcox

Magnolia Investment Group, LLC

Request for Zone Change from  
Commercial Highway to High-Density,  
Multi-Family Residential

408/410 Hwy. 99 and 441 Talent Avenue



**Magnolia Investment Group  
Zone Change**

**Subject Properties**

**Property Addresses:** 408 and 410 South Pacific Highway  
441 Talent Avenue

**Map & Tax Lot:** 38 1W 26AA; 3700 & 5800

**Comprehensive Plan**

**Designation:** Partial (Residential High Density (rh))  
Commercial (C)

**Zoning:** High-Density Residential (formerly RM-22)  
Commercial Highway (CH)

**Property Owner:** Magnolia Heights LLC  
453 Tucker Street  
Ashland, OR 97520

**Agent:** Rogue Planning & Development Service, LLC  
33 N Central Avenue, Suite 213  
Medford, OR 97501

**Request:**

The request is for Comprehensive Plan amendment and Zone Change request to re-zone a 1.03-acre area of Commercial Highway (CH) to High Density (RM-HD) at the rear of 408/410 South Pacific Highway where the single-family home is located.

**Property Description:**

The subject properties requesting the zone change are at 408/410 South Pacific Highway, tax lot 5800 and 441 Talent Avenue, tax lot 3700. A recent Property Line Adjustment (PLA) occurred that shifted the shared property line of the adjacent property to the north. The property area described for zone change is described as it relates to the approved PLA (LLA19-001). The area requested to be rezoned is 1.03 acres and consists of the rear portion of tax lot 5800.

The area of the property seeking rezoning has two Comprehensive Plan Designations, Commercial (c) and Residential High Density (rh). The property is zoned Commercial Highway (CH).

The portion of the property where the rezoning is proposed is occupied by an existing single-family residence, a pool, and detached shop building. An office and shop building crosses the adjusted property line that is to be recorded. These buildings will be removed prior to recording the PLA, or prior to Site Plan Review of future construction on the area of the property.

The adjacent property at 441 Talent Avenue is presently under construction of a 40-unit apartment complex (SPR-18005). This property has a comprehensive plan designation of High Density and is zoned High-Density Residential (formerly RM-22).

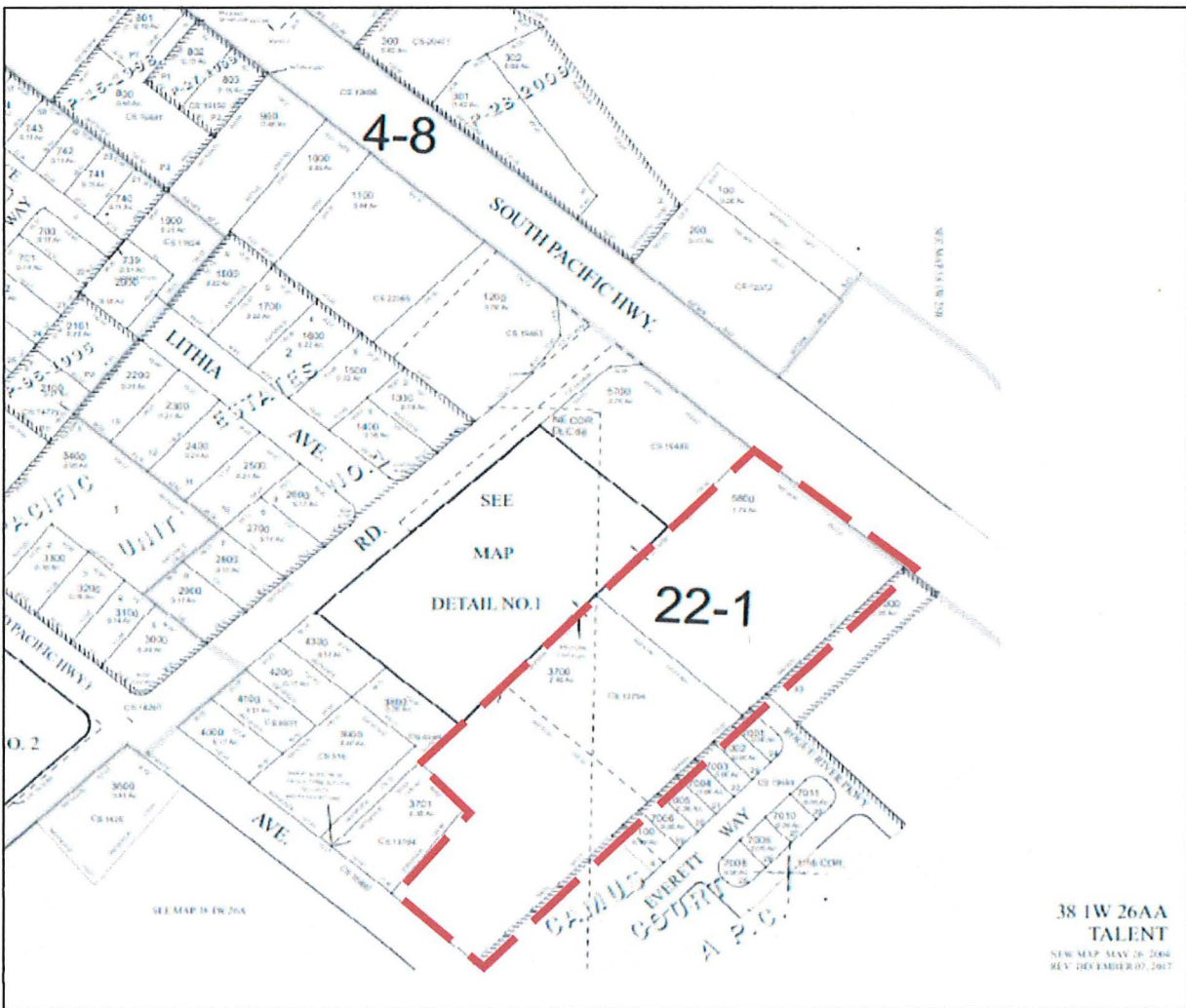


Figure 1: Assessor's Maps

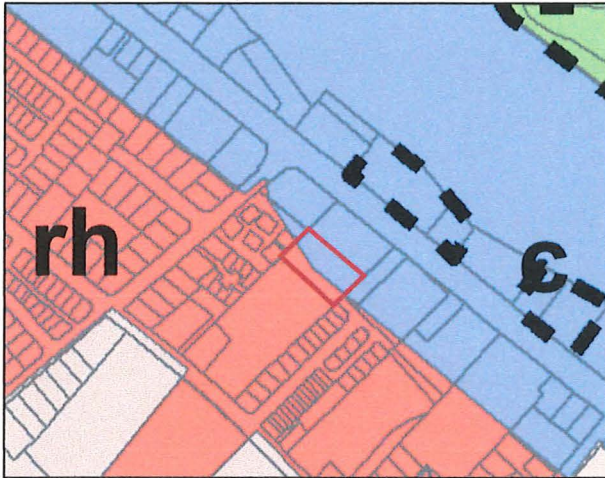


Figure 2: Comprehensive Plan Map

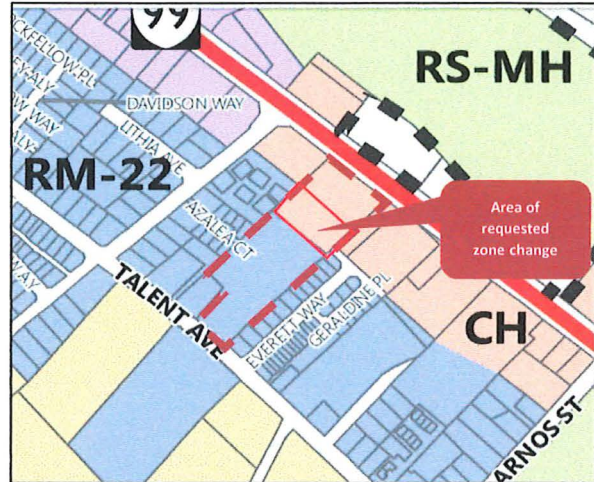
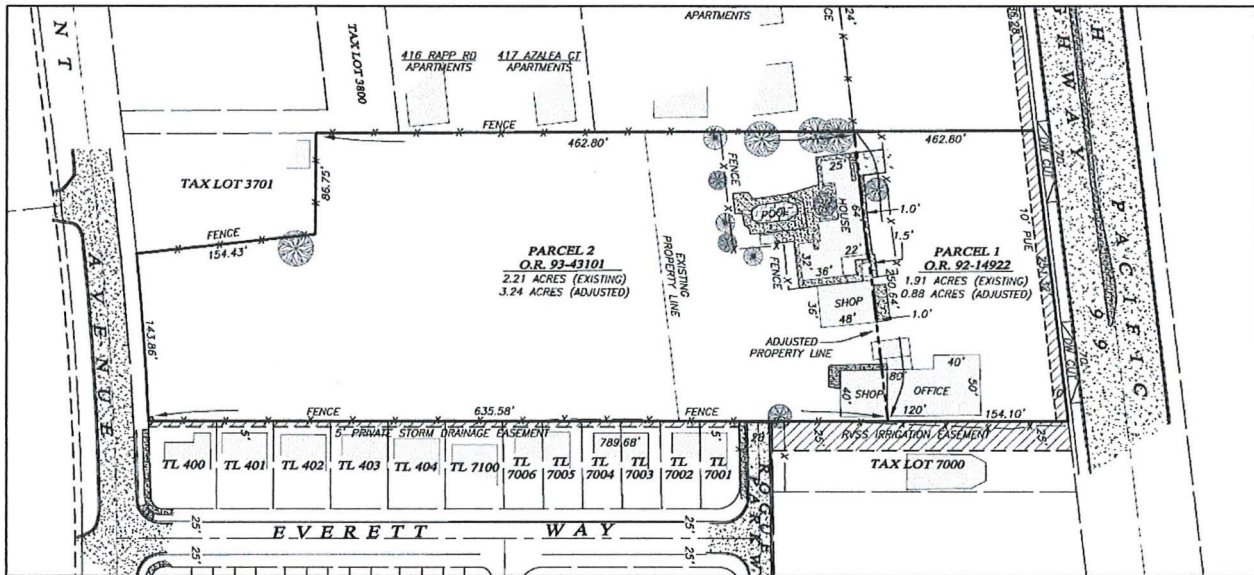


Figure 3: Zoning Map



**Proposal:**

The request is for Comprehensive Plan Map Change and Zone Change from Commercial Highway (CH) to High-Density Residential (RM-HD) for a portion of a property located at 408/410 South Pacific Highway and 441 Talent Avenue. The requested zone change will allow for the construction of 18 additional apartment units that will be accessed via the southern apartment complex development that is under construction.

According to the City of Talent Buildable Lands Inventory, the current housing inventory lacks High Density Residential zoned land that is suitable for development.

There appears to be substantial amount of vacant and/or redevelopable commercial zoned, Commercial Highway Zone (CH) properties that do not allow residential development (subject

property and adjacent properties to south along South Pacific Highway). Additionally, there appears to be a substantial amount of vacant and/or redevelopable commercial zoned Commercial Business Highway (CBH) properties that allow for residential development in conjunction with commercial development along the highway frontage. The adjacent property to the west of the portion of the property seeking re-zone is also zoned High-Density Residential (RM-HD).

The proposed density of 23 dwelling units per acre which utilizes the land and existing utility infrastructure efficiently. The adjacent development of the 40-unit apartment development has a density of nearly 17 dwelling units per acre. With the combined lot areas, the density of the new apartment complex development is

The proposed zone change and the previously approved Lot Line Adjustment will not cause the lots to not comply with minimum lot areas in the zone.

The requested zone change appears to be consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth; 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land and 15 acres of High Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB. Though not an area of significant acreage, the nearly one-acre area provides additional land area for High Density Residential adjacent to a current development proposal.

The proposal is consistent with the State of Oregon Land Use Planning Goals. At a local level, the State mandates that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use. Local jurisdictions are to assure there is enough land available to achieve the five-year supply minimum of land area to accommodate the population growth expected. Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.

Additionally, the proposal seeks to provide additional land area consistent with the Statewide Planning Goal 14 for Urbanization and furthers Goal 5 by allowing urbanization in an area that lacks significant natural resources, leaving areas that are constrained by natural features free from increased development impacts.

The request zone change will allow for the development of 18 new apartment units. The property is located on two higher order streets. Talent Avenue is a Collector Street, and South Pacific Highway (Hwy. 99) is a Major Arterial, and the proposed zone change should not have a

substantial negative impact on the level of service of any of the intersections in the immediate vicinity.

Multi-Modal Transportation options are provided in the vicinity of the property with Rogue Valley Transportation District (RVTD) bus service on Talent Avenue and future bus service routes are considered for Hwy. 99 through Talent. Bike lanes are also found on Hwy. 99.

ODOT currently has a project in the Statewide Transportation Improvement Program (STIP) to add curbs and sidewalks to OR 99 and restripe the existing roadway to provide a center turn lane, two through travel lanes (one in each direction), and bike lanes on both sides of the highway.

The City of Talent Zoning Code does not provide criteria for zone change requests. This proposal therefore demonstrates the request is consistent with applicable zoning regulations for the RM-HD and the Commercial zones. The application also addresses how the proposal is supported by the Comprehensive Plan of the City of Talent and is consistent with the Regional Problem Solving Plan as adopted in 2012. Findings addressing the Transportation Planning Rule (TPR) are provided within the Traffic Impact Study consistent with TZC 8.185.

## FINDINGS OF FACT

### **Talent Zoning Code:**

### **8-3A.250 ZONING OF ANNEXED AREAS**

#### **8-3A.2**

#### **Establishment of Zones**

A. Zoning regulations in effect in an area prior to annexation to the City shall continue to apply and shall be enforced by the City until such time as a zone change has been adopted or a new zone created by the City for the annexed area. Newly created zoning districts shall conform to the City's comprehensive plan.

#### Finding:

The area of the requested zone change is consistent with the City's comprehensive plan. The Comprehensive Plan Designation of the area of the property seeking rezoning from Commercial to Residential is presently designated as both Commercial and Residential on the Comprehensive Plan Map.

The area of the property that is to remain commercial complies with the dimensional standards for the Commercial Highway (CH) zone. The lot area exceeds the minimum lot area of 6,000 square feet as there is 38,332.8 square feet of lot area. The lot area exceeds minimum dimensions with more than 60-feet of lot width and more than 100-feet of lot depth. Future development of the CH zone will demonstrate compliance with the minimum setbacks prescribed in the section Dimensional Standards by Zone (TZC 8-3A.260).

The area of the property proposed for rezoning also exceeds minimum lot areas for the Residential, Multi-Family, High Density (RM-HD) zone. This lot area will be part of the larger RM-HD zoned property that is adjacent at 441 Talent Avenue. The future development of the property will demonstrate compliance with the Site Plan Review standards for multi-family development.

#### **Comprehensive Plan Compliance:**

##### **Element A. Citizen Involvement.**

A public hearing before the Planning Commission and the City Council. The public is notified of the public hearings through both direct mailing (those directly adjacent to the property) and with a sign on the property that notifies the citizens at large.

##### **Element B. Parks: Recreation, Open Space and Urban Forestry.**

The property is not required to provide for a public park as determined by the 2006 Talent Parks Master Plan. Additionally, the property is very close proximity (less than ¼ mile) to the 12.34 acre, Chuck Roberts Park.



Within the existing apartment development (under construction), there is a pool and a common building for the use of the tenants. In addition to the private open spaces required for each apartment, there are large areas of open space provided within the development that provide areas for active and passive uses by the tenants of the complex.

There are no trees on the site that contribute to the "urban forest" upon completion of the development, there are more than 50 trees proposed to be planted. As these trees grow and mature, they will provide the community oxygen, improved air quality, increased enjoyment of the complex and temperature moderation in the summer months.

#### Element C. Natural Hazards

There are no known natural hazards on the property. The proposed development is to current building and fire safety codes which provide the tenants protections from natural hazards such as earthquakes that older complexes in town do not necessarily provide.

On site stormwater detention, retention, treatment, etc. is consistent with the Rogue Valley Stormwater Quality Design Standards which reduces the amount of impervious surface runoff into the storm drain system which drains eventually into Bear Creek.

The residential portion of the property is outside of the Emigrant Lake Dam Failure Inundation Zone as well.

The site is relatively flat and is not subject to landslides.

The proposed landscaping is both drought resistant and use of native species, and not including large conifers reduces the on-site wildfire potential. All the structures have internal fire suppression systems as well.

#### Element D. Transportation System Plan

The larger property area is between the two-primary north / south roadways that cross Talent. Talent Avenue abuts the south property line and Hwy. 99 abuts the north property line. Hwy. 99 is a Major Arterial and Talent Avenue is a Collector Street.

Excepting sidewalks along the frontage of Talent Avenue, both public streets are "improved" to city standards or will be improved through the installation of sidewalks as part of the approved apartment complex development, or through Capital Improvement funding (bike lanes on Talent Avenue).

Oregon Department of Transportation is finishing up the STIP project of reducing the number of vehicle lanes and adding designated bicycle lanes and sidewalks along the frontage of the property that abuts Hwy. 99.

Consistent with the goals of the Comprehensive Plan, there are bus stops in the immediate vicinity of the property on Talent Avenue to encourage multi-modal transportation. As RVTD's long range transit plans come to fruition, a city circulator service is projected. Also, there is potential to provide a consolidated pick-up in coordination with RVTD that allows for a feeder service similar to Valley Lift. A large apartment complex is an ideal location for the feeder service stop.

Adequate parking facilities for vehicles and bicycles are provided or will be provided with future development of the property requested for rezone from Commercial to Residential.

Further, a Traffic Impact Study has been conducted that found that the number of vehicle trips generated by a rezoning of Commercial Highway to Residential, even high-density, multi-family, generally has fewer vehicle trips than what is anticipated for large tracts of commercial land abutting a highway. The proposed zone change will not cause any of the intersections in the vicinity to operate at or below level of service (LOS) D.

The proposal is to take primary vehicular access to the residential portion of the development from Talent Avenue, the lower order street. There is a secondary access point through the adjacent development and Geraldine Way / Rogue River Parkway, which are local streets. This is consistent with the Goals of the Transportation System Plan.

#### Element E. Economy

The requested zone change of 1.03 acres from Commercial to Residential will have little to no impact on the substantial amount of vacant or partially vacant commercial land which currently is roughly 62.47 acres. According to the Economic Element, Talent has 63 acres of commercial land and the employment forecast from 2016 to 2036 calls for a demand of 17 acres of commercial land. This means that Talent has more commercial land than the City is projected to need over a 20-year period with a surplus of 45 acres. The change of 1.03 acres of the more than 40 acres of commercial land will not have a negative impact on the potential commercial development to provide employment in the City of Talent (Talent Economic Opportunities Analysis (2016), ECONorthwest., Page 64).

#### Element F. Public Facilities and Services Element

The requested zone change will not have an adverse financial, environmental or social impact on the citizens of Talent.

With future development it can be found that there is adequate potable water, Sanitary Sewer services, Storm Water, Electric service, trash and recycling services and transportation services.

The future residential and commercial development in the area will not have an adverse impact on the operations of the various utility services.

#### Element G. Housing

Perhaps the most impacted Comprehensive Plan element is Housing. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth for the next 20 years. Of the needed housing types, there is a need for 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land and 15 acres of High Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB.

The proposed density of the property is approximately 23-dwelling units per acre which is a substantial increase in proposed density in the RM-HD zone. There is not a maximum density standard in the Talent Zoning Code, but typically, High-Density Multi-Family zones seek 20+ dwelling units per acre which the future development proposal would achieve.

Though not an area of significant acreage, the just over one-acre area provides additional land area for High Density Residential development adjacent to an existing (under construction) high density multi-family residential development.

#### Element H.

The property is not identified as an Urban Reserve Area from the Regional Plan. The proposal is consistent with the city growth guidelines and policies as affirmed during the Regional Planning Process. The proposal decreases the area of vacant commercial lands which Talent has a surplus of and increases the area for high density, multi-family housing which Talent has a current deficiency of.

#### Element I. The History of Talent and Historic Preservation Policies

Not applicable as the property is occupied by non-historic, non-conforming residential structures.

#### **Compliance with Statewide Planning Goals:**

Statewide Planning Goal 1 – Citizen Involvement:

Talent’s Comprehensive Plan addresses Citizen Action Committees that advise the Planning Commission and City Council. With zone changes, the Planning Commission, a public body

with appointed citizen volunteer members, is the first to review the proposal. This meeting will be held consistent with local and state laws that allow citizen testimony.

**Statewide Planning Goal 2 – Land Use Planning:**

The proposal demonstrate compliance with the City of Talent Comprehensive Plan Goals and Policies. Additionally, future development of the vacant commercial land and the re-zoned multi-family land will demonstrate compliance with the applicable zoning ordinances applicable to the types of future development proposed for the parcels.

**Statewide Planning Goal 9 – Economy:**

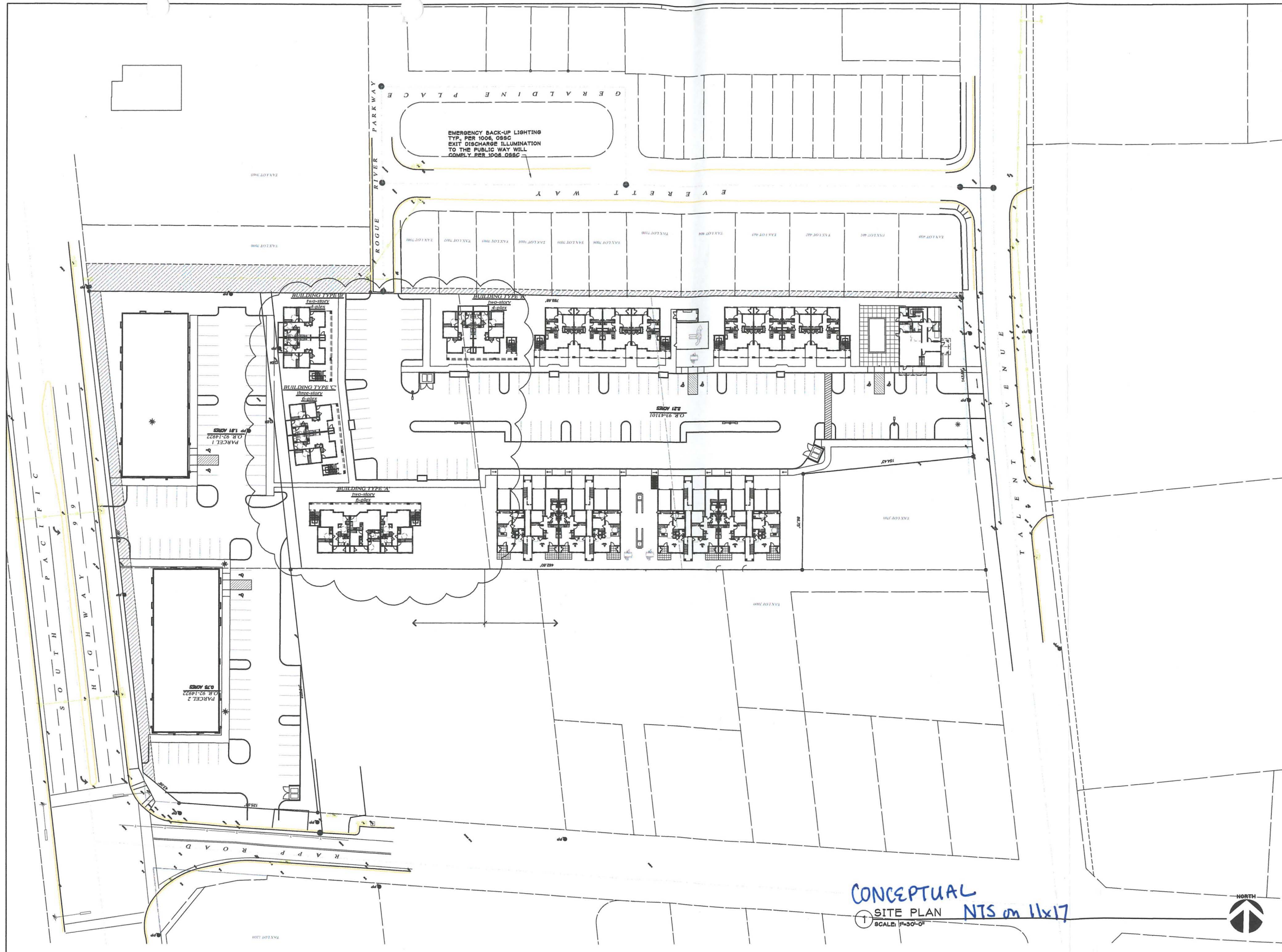
The proposal will not have a negative impact on the surplus of commercially zoned land in the City of Talent. The Economic Opportunities Analysis project there is adequate commercial land to provide for the 20-year population growth and this will not impact the supply.

**Statewide Planning Goal 10 – Housing:**

Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. This proposal allows for there to be more residential land than presently provided of which there is an identified deficient to nearly 15 acres. Though not a substantial area of additional land for housing, it does provide adequate area for 18 new apartment units.

**Statewide Planning Goal 12 – Transportation:**

The findings addressing the Comprehensive Plan Element D, Transportation demonstrate that the proposal provide for adequate transportation for vehicle, bicycles and pedestrians. There is transit service in the vicinity. Transportation Planning Rule findings are provided with the Traffic Impact Statement.



EMERGENCY BACK-UP LIGHTING  
TYP. PER 1008.055C  
EXIT DISCHARGE ILLUMINATION  
TO THE PUBLIC WAY WILL  
COMPLY PER 1008.055C

PARCEL 1  
0.181 ACRES  
O.R. 92-1422

PARCEL 2  
0.179 ACRES  
O.R. 92-1422

BUILDING TYPE B  
two-story  
4-units

BUILDING TYPE C  
three-story  
8-units

BUILDING TYPE A  
two-story  
6-units

BUILDING TYPE A  
two-story  
4-units

O.R. 91-4110

CONCEPTUAL  
SITE PLAN NTS on 11x17  
SCALE: 1/4"=30'-0"



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PROJECT NAME  
A NEW MULTI-FAMILY PROJECT FOR:  
MAGNOLIA HEIGHTS, LLC.  
441 TALENT AVE.  
TALENT, OR. 97540

REVISIONS	BY

FILE: 1818-A10 SITE PLN  
DATE: 02-28-19  
SCALE: AS SHWN  
DRAWN: DLE  
JOB # 1818  
SHEET A1.0  
OF 45