

City of Talent

Community Development Department - Planning



STAFF REPORT and ANALYSIS

Type-4 Land Use Application — Legislative Review — City Council

Meeting date: April 15, 2020
File no: CPA 2019-002 and REZ 2019-001
Prepared by: Zac Moody, Community Development Director
Item: Comprehensive Plan and Zoning Map Amendment

GENERAL INFORMATION

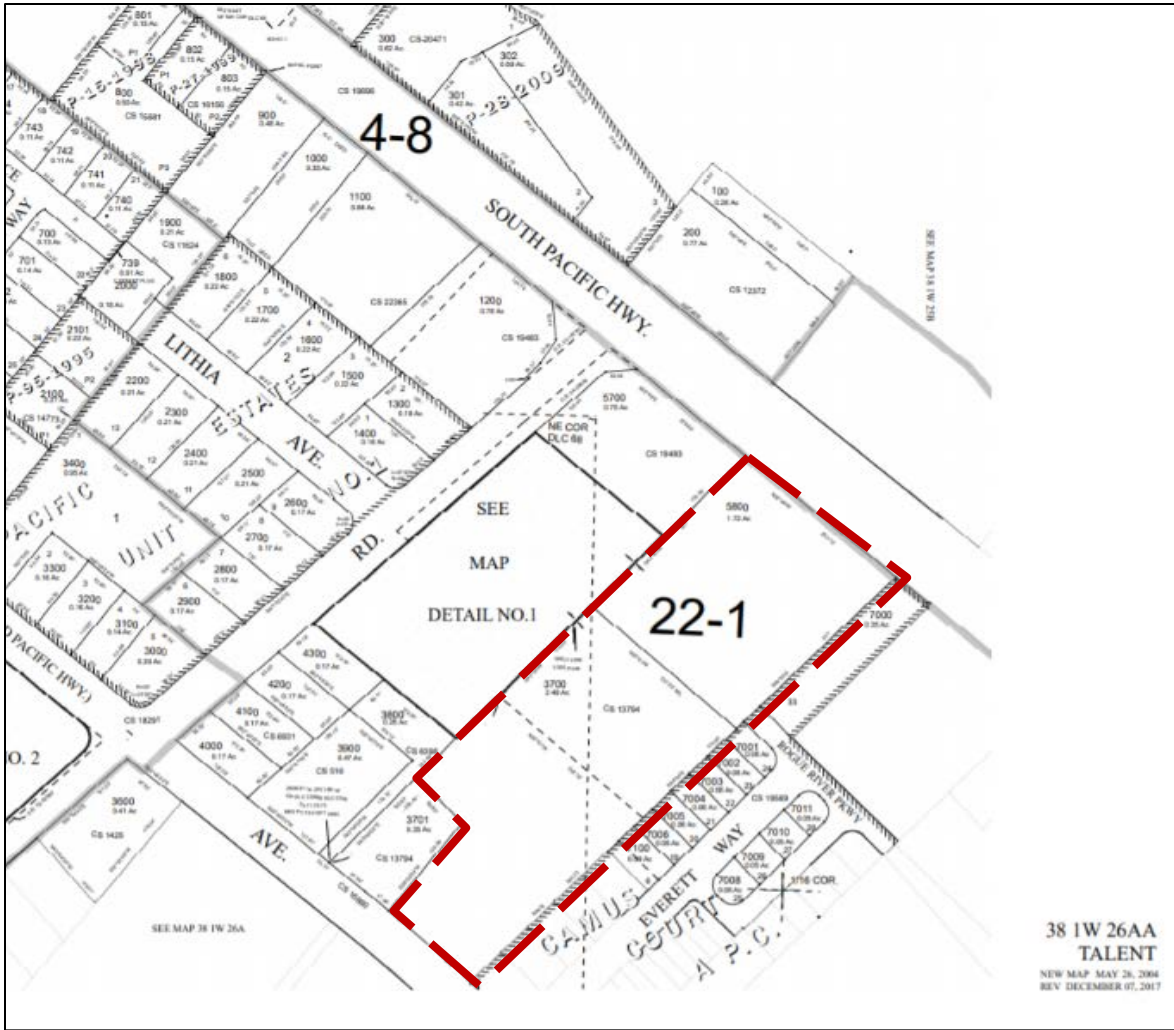
Property OwnerMagnolia Heights, LLC.
Agent.....Rogue Planning & Development Service,
LLC.
Requested ActionAmendments to the City of Talent’s Com-
prehensive Plan and Zoning Map
Amended MapsComprehensive Plan and Zoning Map

PROPERTY DESCRIPTION

The subject properties requesting the map change are located 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 map change is described as it relates to the approved PLA (LLA 2019-001). 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).

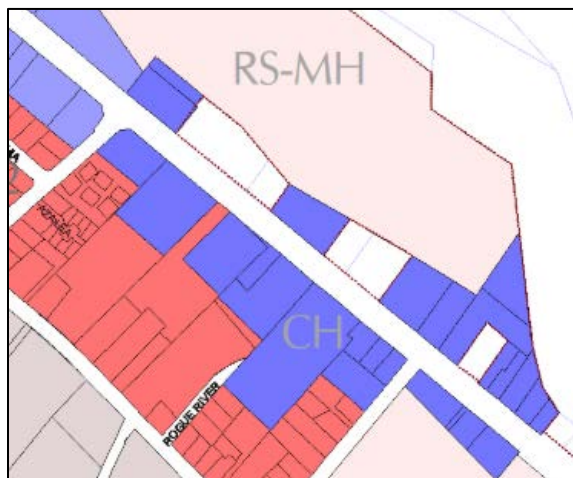
The portion of the property where the rezoning is proposed is occupied by an existing single-family residence, a pool, and detached shop building. The adjacent property at 441 Talent Avenue is presently under construction with a 40-unit apartment complex (SPR-2018-005). This property has a comprehensive plan designation of Residential High Density (RH) and is zoned High-Density Residential (RM-HD).



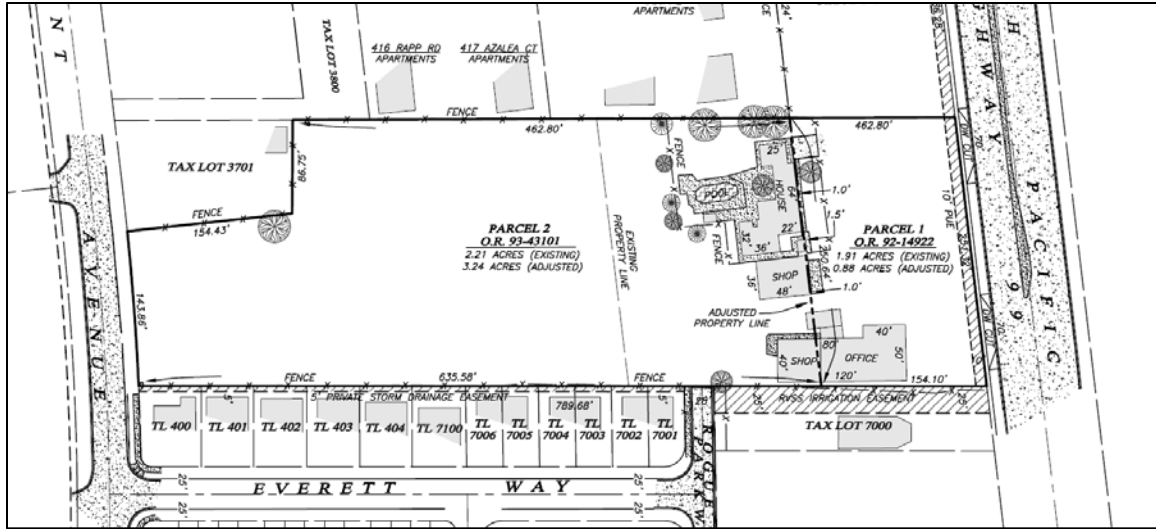
Assessor's Maps



Comprehensive Plan Map



Zoning Map



File: LLA 2019-001

PROPOSAL

The subject properties are currently identified on the Comprehensive Plan Map as being within the Commercial (C) and Residential – High Density (RH) designations and within the Highway Commercial (CH) and Multiple-Family – High Density zoning districts. In accordance with TMC 18.10.040(B), any property line adjustment that adjusts a line more than 20 feet shall be treated as a change of zone. The lot line adjustment request without a map change would create a split zone/designation property. The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.

The approval of this application would amend the map designations for Tax Lot 3700 to the Residential High Density (RH) designation and the Zoning Map to the Multiple Family – High Density (RM-22) zoning district, adding approximately 1.03 acres to the residential land inventory. Approval of this application would also amend the map designations for Tax Lot 5800 to the Commercial (C) designation and the Zoning Map to the Highway Commercial (HC) zoning district removing approximately 1.03 acres of land from the commercial land inventory.

As noted by the applicant, there is 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. Currently, the adjacent 40-unit apartment development has a density of nearly 17 dwelling units per acre. The addition of the land proposed, would increase the overall density of the development by nearly 5 units per acre.

The requested map changes are 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 also consistent with the State of Oregon Land Use Planning Goals as evidenced in the findings within the proposed final order. 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. The City is required to provide enough land to accommodate growth during the planning period.

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 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 Talent Zoning Code does not provide criteria for map change requests. Considering this, the applicant has demonstrated that the request is consistent with applicable zoning regulations for the RM-HD and the Commercial zones. The application also demonstrates compliance with the Comprehensive Plan and Regional Problem Solving Plan adopted in 2012. Findings have been provided by the applicant addressing the Transportation Planning Rule (TPR) and Traffic Impact Study requirements and have been included in the proposed final order.

AGENCY AND PUBLIC COMMENTS

The applicant submitted the required pre-application conference forms and fees and attended the conference on October 16, 2019. During the comment period, the City received comments from multiple agencies, including Jackson County Fire District #5, Rogue Valley Sewer Services and Talent Irrigation District. The conditions suggested by all agencies are more applicable at the time of development and will become conditions of approval of a Site Development Plan review when a request is submitted. All comments have been included with this staff report for reference.

No public comment has been received as of the date of this staff report.

RECOMMENDATION

Planning Commission has reviewed the proposal and determined that as proposed, the request for Comprehensive Plan and Zoning Map change meets the standards set forth in the Oregon Statewide Planning Goals, Oregon Administrative Rules, Talent Comprehensive Plan and the Talent Zoning Codes.

POTENTIAL MOTIONS

“I move to adopt Ordinance 2020-XXX-O, an ordinance adopting a Comprehensive Plan Map change of 1.03 acres from Commercial (C) to High Density Residential (RH), for property located along S. Pacific Hwy. and at 441 Talent Ave.”

“I move to adopt Ordinance 2020-XXX-O, an ordinance adopting a Zoning Map change of 1.03 acres from Highway Commercial (CH) to Multiple-Family -High Density Residential (RM-HD), for property located along S. Pacific Hwy. and at 441 Talent Ave.”

EXHIBITS

See Exhibit Schedule



Zac Moody, Community Development Director

April 2, 2020

Date

Staff has recommended these amendments for approval, but it will require at least one public hearing before the Planning Commission and one public hearing before the City Council for a decision. The Talent Zoning Code establishes procedures for legislative hearings in TMC 18.190.060.

A public hearing on the proposed action is scheduled before the City Council on April 15, 2020 at 6:45 PM at Talent 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.