



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: 16 Unit apartment		
Property Owner: Glenn Berk	Mailing Address (include city, zip): 997 Constitution Dr, Talent, OR 97504	Phone: 541-821-3853
Street Address or Property Location: Hwy 99 / Suncrest Rd	Email Address: glennberk@yahoo.com	
Applicant/Consultant (if not owner)	Mailing Address (including city, zip)	Phone

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot Number	Acres	Zone
38-1W-23B	1801-1802-1803	0.75	RM-22
38-1W-			

Subzone (if applicable) _____

Pre-Application Meeting Completed? Yes No N/A Date Completed: 12/15/16

APPLICATION TYPE (check all boxes that apply)

<input checked="" type="checkbox"/> Site Development Plan Review	<input type="checkbox"/> Conditional Use Permit
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Fence	<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Annexation	<input type="checkbox"/> Comprehensive Plan Amendment (text)
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Comprehensive Plan Map/Zoning Map Change
<input type="checkbox"/> Appeal (flat fee)	<input type="checkbox"/> 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.

Glenn Berk
Applicant's Signature

3/14/17
Date

Glenn Berk
Property owner's Signature (required)

3/14/17
Date

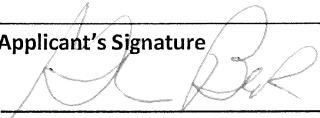
APPLICATION FEES & DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

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.

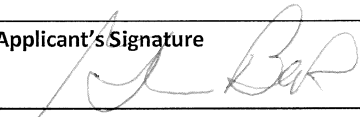
Applicant's Signature


Property owner's Signature (required)

Date
 3/14/17

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)

Date
 3/14/17

Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$1628	3/14/2017	JW	SPR 2017-002 + VAR 2017-001

(\$1036 TYPE 3 SITE PLAN REVIEW)
 + \$ 592 VARIANCE

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.

8-3L.440 REQUIRED FINDINGS FOR GRANTING A VARIANCE The Planning Commission shall not grant any variance unless all of the following findings are made:

- A. There are exceptional or extraordinary circumstances or conditions applying to the property or intended use that do not apply generally to other properties in the same zone or vicinity and which result from lot sizes or shape legally existing prior to the adoption of this chapter, topography, or other circumstances over which the applicant has no control;*

Due to the fact the applicant worked with the City and ODOT to allow an arterial street to essentially cut the property into two smaller pieces, the applicant has twice as many perimeter setbacks to deal with than if the parcel had just remained one large parcel. Also, the irregular shape of the subject property created by this serpentine street makes it impossible to achieve the density allowed with the current parking standards. This is a highly unusual situation that does not apply to other parcels, having your parcel of land cut into two irregular parcels to serve the greater good of the community is a not typical .

- B. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as is possessed by the owners of other property in the same zone or vicinity;*

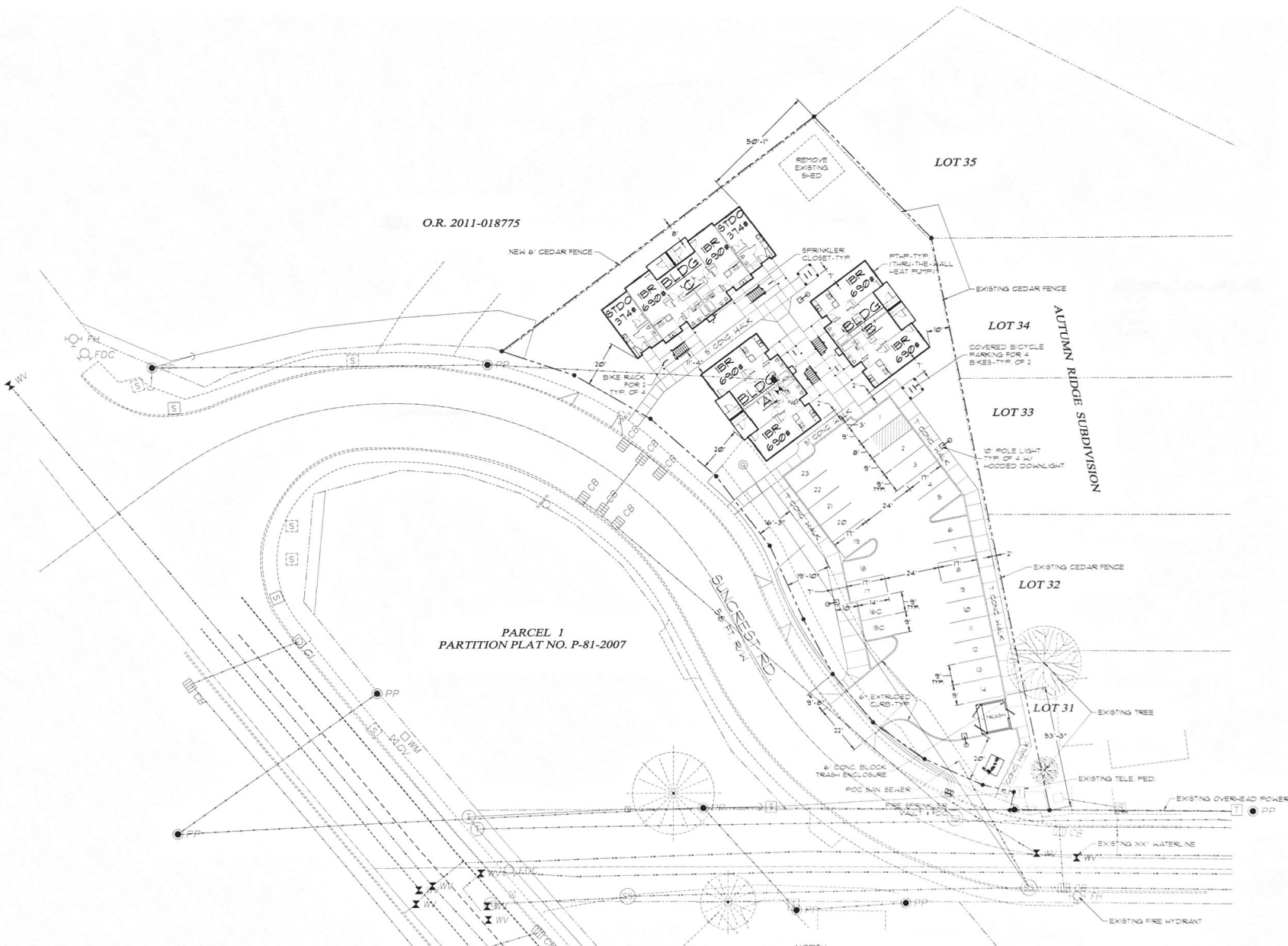
The subject property has the majority of its frontage along Suncrest Rd. which requires a substantial amount of area be allocated as set back, this area can not be used for building or parking and is not big enough to qualify for a recreation area, basically wasted space. The applicant needs this variance to be made whole again for their cooperation in allowing Suncrest Rd. to run through their property.

- C. The variance would not be detrimental to the purposes of this chapter, the objectives of any City development plan or policy, the goals, policies or text of the Comprehensive Plan, or other property in the zone or vicinity in which the property is located;*

A reduced parking requirement is one of the recommendations of the housing needs analysis that the Planning Commission just recommended to approve. So this request by the applicant is actually the direction the City would like to move in.

- D. The variance requested is the minimum variance from the provisions and standards of this chapter, which will alleviate the hardship.*

The requested variance is the minimum required that helps alleviate the hardship.



O.R. 2011-018775

PARCEL 1
PARTITION PLAT NO. P-81-2007

NORTH
SITE PLAN 1"=20'
38-1W-23B T.L. 1801
T.L. 1802
T.L. 1803

SITE TABULATIONS
FOOTING: 47'-00"

AREA OF SITE:
GROSS: 30,955[±] SQ. FT. ADJ.
DENSITY:
0.742 x 22 = 5.62 OR 16 UNITS MAX
SITE COVERAGE:
APARTMENTS + COV. PATIOS: 6,186[±]
LOT COVERAGE: 6,186[±] / 30,955[±] = 20%

PARKING:
12 - BED = 6.15 x 18
4 - STUDIO = 10.2 x 12
33 SPACES
33 PROVIDED

PERVIOUS COVERED AREAS:
PREVIOUS BUILDINGS + PATIOS: 6,186[±]
SIDEWALK TRASH ENC.
BICYCLE PARKING: 263[±]
PAVED PARKING AREAS: 8,218[±]
TOTAL TSSA / 30,955[±] = 58%
PREVIOUS LANDSCAPING: 3,004[±] = 47%

BICYCLE PARKING:
16 SPACE REQUIRED EACH UNIT
16 COVERED SPACES PROVIDED

UNITS:
4 STUDIO FLATS = 374[±] x 1436[±]
12 BR FLATS = 630[±] x 1280[±]
16 UNITS = TOTAL 2716[±]

ALL RESIDENTIAL BUILDINGS ARE TWO STORY WITH BUILDING HEIGHT OF 25'-0"

PER BUILDING:
BLDG A: 4 - 1 BR UNITS = 2760[±]
COVERED PATIOS TOTAL: 476[±]
BLDG B: 4 - 1 BR UNITS = 2760[±]
COVERED PATIOS TOTAL: 476[±]
BLDG C: 4 - STUDIO UNITS = 438[±]
4 - 1 BR UNITS = 2262[±]
TOTAL: 4256[±]
COVERED PATIOS TOTAL: 626[±]

SUNCREST APARTMENTS:
SUNCREST RD.
TALENT OR

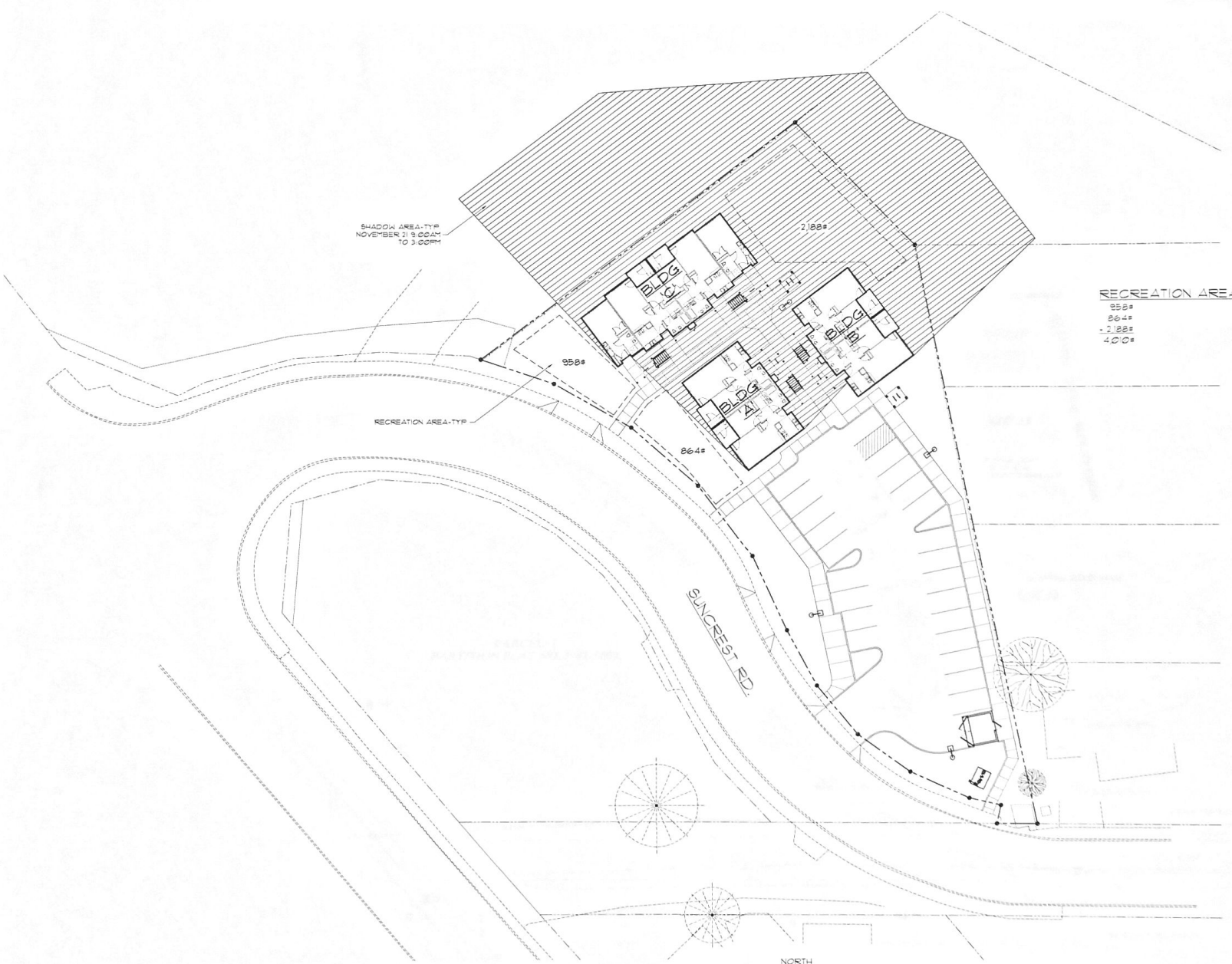
GLENN BERK-BUILDER
381 CONSTITUTION DR
MEDFORD OR

PROJECT NUMBER: 17-112



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169 W. MAIN ST. PO BOX 682
EAGLE POINT OR 97524
PHONE: 541-830-0744
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DATE:
17 APRIL 2011
DRAWING NUMBER:
1 OF 2



SHADOW AREA-TYP
NOVEMBER 21 9 00AM
TO 3 00PM

RECREATION AREA-TYP

RECREATION AREA A6:

- 958s
- 864s
- 2188s
- 400s

SUNCREST APARTMENTS:

SUNCREST RD
TALENT OR

GLENN BEEK-BUILDER
897 CONSTITUTION DR
MEDFORD OR

PROJECT NUMBER 17-112

NORTH
SHADOW / REC. AREAS PLAN 1"=20'
38-1W-23B T.L. 1801
T.L. 1802
T.L. 1803



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DATE
17 APRIL 2011

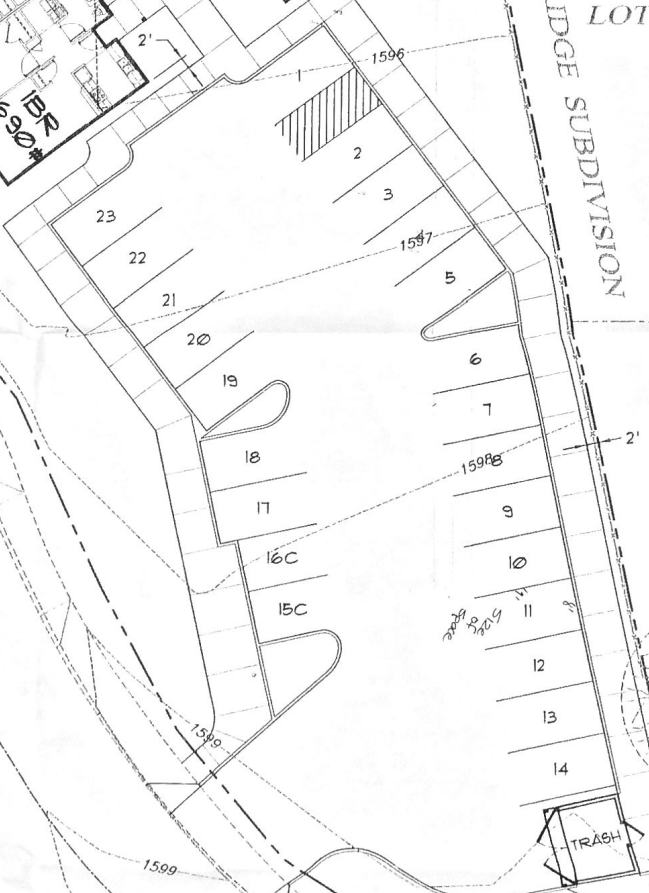
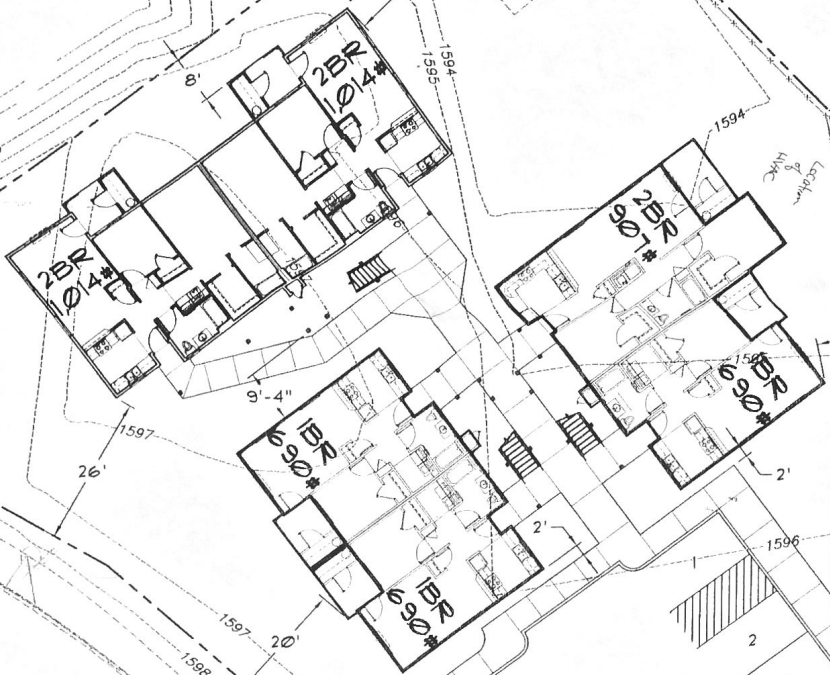
DRAWING NUMBER
2 OF 2

LOT 35

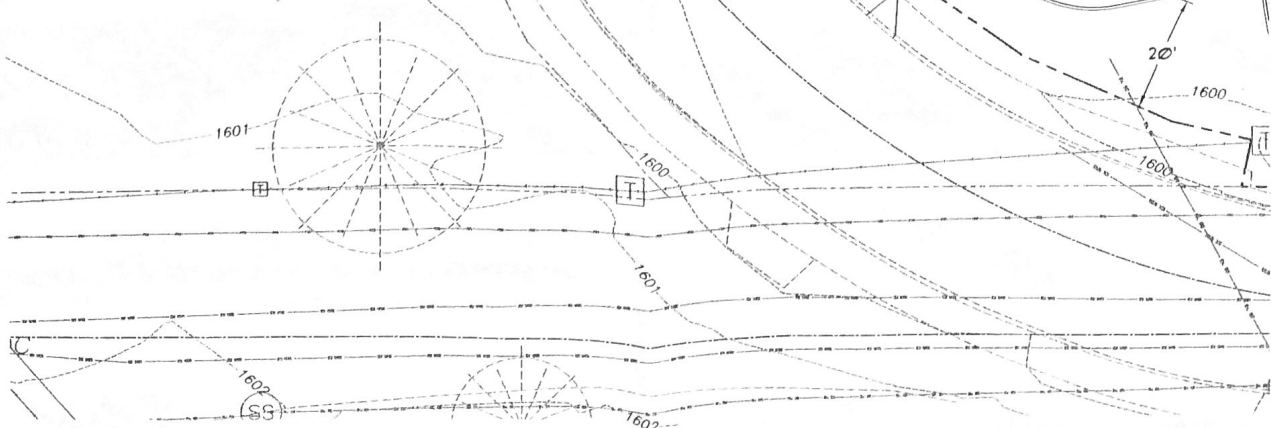
AUTUMN RIDGE SUBDIVISION

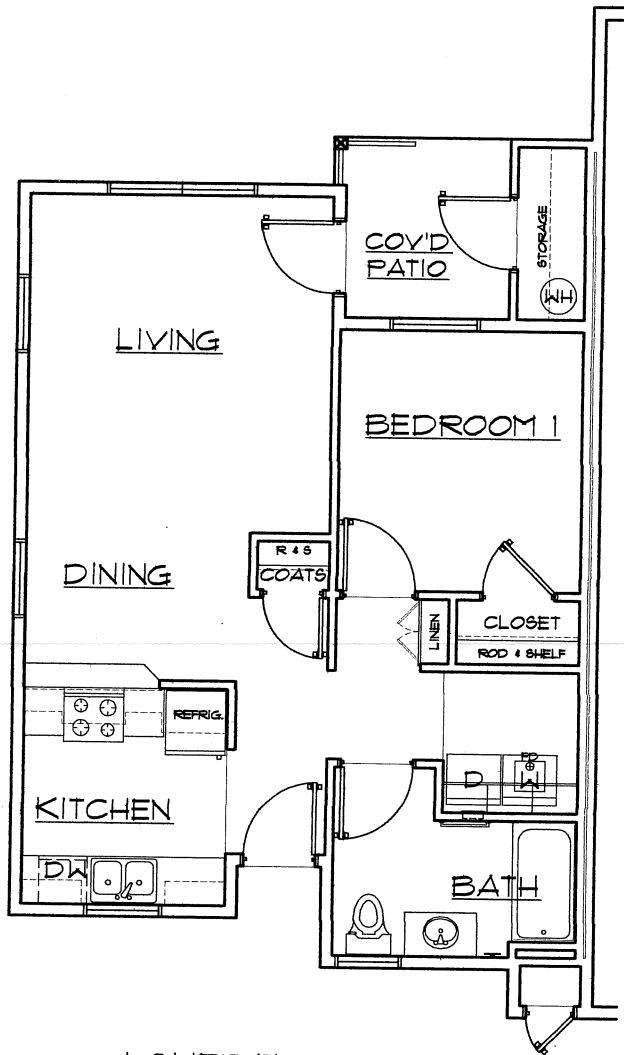
LOT

LOT



CEL 1
AT NO. P-81-2007





LOWER FLOOR PLAN

1/8" = 1'-0" 630#/UNIT

M

[Handwritten signature]