

City of Talent

Community Development Department - Planning



STAFF REPORT

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

Meeting date: March 8, 2017
File no: SUB 2016-001, VAR 2016-001, REZ 2016-001
Prepared by: Zac Moody, Community Development Director
Item: Subdivision and Variance and Zoning Map Amendment

GENERAL INFORMATION

PetitionerBradley Properties, LLC.

Requested Action35-Lot Subdivision with Setback Variance
and Amendments to the City of Talent's
Zoning Map

Amended MapsZoning Map

POTENTIAL MOTIONS

The motions below have been prepared in consultation with the City Attorney and provide the Council specific language for denial or approval of each action. As recommended by the City Attorney, the City Council shall deliberate to a decision on the quasi-judicial action (SUB 2016-001/VAR 2016-001) prior to deliberation and decision on the legislative action (REZ 2016-001).

SUB 2016-001/VAR 2016-001

APPROVAL “I move to approve files SUB 2016-001 and VAR 2016-001, an application for a 35 lot subdivision and a variance allowing side yard setbacks of 6’ for two-story homes, 10’ front/porch setbacks and 20’ garage setbacks with the conditions of approval set forth in the approved final orders of the Talent City Council.” [Criteria may be amended, if necessary – Council to specify amended criteria if appropriate].

DENIAL “I move to deny file SUB 2016-001 and VAR 2016-001, an application for a 35 lot subdivision and a variance allowing side yard setbacks of 6’ for two-story homes, 10’ front/porch setbacks and 20’ garage setbacks and direct Staff to prepare a final order of denial based on the following criteria.” [Council to specify criteria that have not been met.]

IF SUB 2016-001 VAR 2016-001 is denied, there is no need for the Council to consider REZ 2016-001.

REZ 2016-001

***APPROVAL** “I move to approve Ordinance 934, an ordinance adopting an amendment to the Zoning Map designation of property located at 38-1W-26AD Tax Lot 500 from Light Industrial (LI) to Residential – High Density (RM-22), as shown in Exhibit B of Ordinance 934, contingent upon the final approval of File SUB 2016-001 and VAR 2016-001.”*

***DENIAL** “I move to deny file REZ 2016-001, an application to amend the Talent Zoning Map designation of the property located at 38-1W-26AD Tax Lot 500 from Light Industrial (LI) to Residential – High Density (RM-22) and direct Staff to prepare a final order of denial based on the following criteria.” [Council to specify criteria that have not been met.]*

EXHIBITS

None



Zac Moody, Community Development Director

Date March 6, 2017

Continued deliberations on the proposed actions are scheduled before the Talent City Council on March 8, 2017 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.