

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: May 25, 2017

File no: SPR 2017-002

Prepared by: Zac Moody

Item: 16-Unit Apartment Complex

GENERAL INFORMATION

Applicant.....Glenn Berk

Assessor's Map Number38-1W-23B Tax Lot 1801, 1802 and 1803

Site LocationSuncrest Rd. (near intersection of OR 99)

Site Area.....0.71 acres (30,927 square feet)

Zoning.....RM-22 –*Multiple-Family – High-Density*

Adjacent zoning and land uses.....North: RR-00 –*Rural Residential – Jackson Cnty.*
.....South: CBH –*Central Business Highway*
.....East: RM-22 – *Multiple-Family – High-Density*
.....West: CBH –*Central Business Highway*

Applicable Code Sections.....Articles 8-3D.2, 8-3L.1 and 8-3L.4

120-Day Limit.....August 19, 2017

PROPOSAL

The property owner has formally submitted a Site Development Plan review with the City for a proposed 16-unit high-density apartment project located on Suncrest Rd., east of OR 99. The proposal is to construct three (3) apartment buildings with studio and one-bedroom units. The proposed development includes one-bedroom units approximately 690 square feet in size, while the studio units will be approximately 374 square feet.

BACKGROUND

The subject parcel has been reconfigured two times in the past ten (10) years. The first reconfiguration was a partition in 2007 (Survey File #19888, recorded 12/26/2007) when the property was bisected by Suncrest Rd. to complete the realignment of Suncrest Rd. and

Colver Rd. at OR 99. The second reconfiguration was in 2016 (Survey File # 22022, recorded 6/29/2016) when the property owner requested the parcel be divided into three separate parcels. The purpose of the second partition was to develop each lot with a single-family dwelling.



PROPERTY CHARACTERISTICS

The site is located at the corner of Suncrest Rd. and OR 99. The property is surrounded by commercially zoned property to the south and west, residential to the east and rural residential to the north. The property gently slopes to the northeast.

Stormwater/Waste Water

Stormwater is currently available to the site. Sewer service is available in Suncrest Rd. and has been stubbed to the property.

Water Service

Water service is currently available to the site.

APPROVAL CRITERIA

8-3 Division C. Article 4 of the Talent Zoning Code regulates the Multiple-Family – High-Density zone. The Residential—Multiple-Family—High-Density (RM-22) 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.”

8-3 Division L. Article 1 of the Talent Zoning Ordinance regulates Site Plan Reviews. The purpose of a site plan review is to “*determine and establish compliance with the objectives of the Zoning Code in those zones where inappropriate development may cause a conflict between uses in the same or an adjacent zone and to determine the conformance with any City plan.*” Approval of a site plan or site plan amendment must comply with this section.

8-3 Division L. Article 4 of the Talent Zoning Code authorizes the Planning Commission to grant variances. “*The Planning Commission is delegated the authority to approve, approve with conditions, or disapprove any proposed variance from the provisions of this chapter. Where practical difficulties, unnecessary hardships, and results inconsistent with the general purposes of this chapter and the Talent Comprehensive Plan would result from the strict and literal interpretation and enforcement of the provisions of this chapter, variances may be granted as provided in this Article.*”

AGENCY COMMENTS

Rogue Valley Sewer Service (RVS) requested that approval of the proposed development be subject to the following conditions:

1. Applicant must obtain a sewer connection permit from RVS prior to the start of building construction. Permit will be issued by RVS upon payment of related development fees.
2. Applicant must submit a stormwater management plan demonstrating compliance with the stormwater quality standard in the Regional Stormwater Quality Design Manual. Plan must be approved by RVS prior to the start of construction
3. Applicant must submit building and architectural plans for the assessment of associated SDC and development fees.

Jackson County Fire District 5 provided comment stating that water supply and access are adequate for their needs.

Talent Irrigation District requested that approval of the proposed development be subject to the following general conditions outlined in the Land Use Agency Response form provided by the District:

1. Easement needs to remain clear. No permanent structures or deep rooted plants will be allowed within the easement limits.
2. Facility relocations or modifications must be approved by the District.

3. If a written and recorded easement does not exist for the existing facility, one must be provided in favor of the District.
4. No urban stormwater or point source flows will be allowed into the District's facilities without approval from the Bureau of Reclamation.

PUBLIC COMMENTS

No public comments have been submitted to Community Development at the time of this Staff report.

RECOMMENDATION

Based on the findings for the Site Development Plan, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

ATTACHMENTS

The following information was submitted regarding this application:

- Applicant's Proposed Site and Landscaping Plan (Attachment A)
- Applicant's Variance Findings (Attachment B)
- Agency Comment (Attachment C)
- Proposed Final Order (Attachment D)



Zac Moody, Community Development Director

May 17, 2017

Date

Staff has recommended this proposal for approval, but it will require at least one public hearing before the Planning Commission for a decision. The Talent Zoning Code establishes procedures for quasi-judicial hearings in Section 8-3M.150.

A public hearing on the proposed action is scheduled before the Planning Commission on May 25, 2017 at 6:30 PM at the 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.