

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-4 Land Use Application — Legislative Review — Planning Commission

Meeting date: December 17, 2015  
File no: REZ2015-001  
Prepared by: Zac Moody, Community Development Director  
Item: Zoning Map Amendment – Talent Truck Stop Property

### GENERAL INFORMATION

Petitioner .....Richard Stevens & Associates, INC.

Assessor's Map Number .....38-1W-23D Tax Lot 200, 201

Site Location .....251 W. Valley View Rd.

Site Area.....5.40 Acres (235,224 sq. ft.)

Zoning .....Commercial Interchange (CI)

Adjacent zoning and land uses.....North: CH – Commercial-Highway  
South: CH – Commercial-Highway  
East: CH – Commercial-Highway  
CI - Commercial-Interchange  
West: CH – Commercial-Highway

Applicable Code Sections .....Article 8-3M.160, Talent Comprehensive  
Plan, Oregon Administrative Rules

120-Day Limit.....January 21, 2016

Requested Action .....Zone Change from Commercial Interchange  
(CI) to Commercial Highway (HC) on two  
parcels of land located at 251 W. Valley View  
and described as Township 38 South, Range  
1 West, Section 23D, Tax Lot 200 and 201.

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## PROPOSAL

The purpose of this application is to request a zone change from Interchange Commercial (CI) to Highway Commercial (CH), consistent with the Commercial Comprehensive Plan designation for the subject tract. This zone change allows for a wider variety of uses on the subject tract.. The abutting lands are used for commercial purposes, and are zoned CH and CI. The area to be rezoned has been developed to the extent that water, sewer, street improvements and other public facilities have been provided.



## BACKGROUND

The subject properties are currently developed. Tax Lot 201 was formerly the site for the Talent Truck Stop Restaurant; however, the restaurant is no longer in business, and the structure is vacant. A stonework display is also located in the southeast corner of Tax Lot 201. Tax Lot 200 is the former site for the truck repair and service portion of the Talent Truck Stop. The existing structure is now used for truck dispatching; truck service and repairs are no longer offered. The existing use is similar in nature to an office use, which is a permitted use within the CH zone; therefore, no non-conformities will be created with a change in zoning.

Allowing the proposed zone change to Commercial Highway allows a more expansive residential option to the property. This change would help to replenish a depleted supply of medium and high density residential land in the City, while providing other commercial options, encouraging development of a prominent commercial property at the entrance of the City.

While the existing Commercial Interchange zone allows housing, it is only allowed above a commercial building. A change to Commercial Highway would allow for ground floor residential uses on up to 50% of the parcel, provided the residential uses are shielded from the adjacent street by commercial development.

Both zones are compatible with the Commercial Comprehensive Plan designation outlined in the Talent Comprehensive Plan. A zone change to Commercial Highway would continue to move the City and this area in a positive direction and would allow broader list of uses compatible with the West Valley View Rd area. The option to have a larger residential development combined with a commercial center will not only enhance and beautify this area, but provides a residential component to a commercial parcel which can encourage more pedestrian oriented activity.



### **Wastewater Service**

Wastewater service is currently being provided to the subject parcel by Rogue Valley Sewer Service (RVS).

### **Stormwater**

Stormwater on the site is directed to street.

### **Water Service**

Water service is currently being provided to the subject parcel by the City of Talent.

## **APPROVAL CRITERIA**

Unlike some zoning codes in Oregon, the City of Talent does not have any specific requirements addressing zone changes. Zone changes in the City of Talent are addressed in only one section of the Talent Zoning Code; Section 8-3M.120(D), which describes the request as a Type IV review. As part of the Type IV review, the requested zone change must also address any other State or local regulations applicable to the change, including the Talent Comprehensive Plan. Oregon Administrative Rules (OAR 660-012-0060 Division 12) and the Talent Comprehensive Plan both have general rules which need to be addressed. OAR 660-012-0060 addresses transportation related issues associated with these types of changes while the Talent Comprehensive Plan, Elements B-F addresses more localized issues such as public facilities,

economy and housing needs. Approval of the proposed zone change is contingent upon meeting the above stated approval criteria.

### **AGENCY COMMENTS**

As of the date of this staff report, no agency comments have been received.

### **PUBLIC COMMENTS**

As of the date of this staff report, no public comments have been received.

### **RECOMMENDATION**

Based on the findings for the proposed zoning map amendments outlined in the Proposed Final Order, staff recommends City Council approval of the proposed amendment.

### **RECOMMENDED MOTION**

“I move to recommend approval the proposed zoning map amendment to the Talent City Council, as shown in Exhibit A”.

### **ATTACHMENTS**

The following information was submitted regarding this application:

- Applicant’s Statement – Exhibit A
- Proposed Zoning Map Amendment – Exhibit B
- Proposed Final Order – Exhibit C



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Zac Moody, Community Development Director

December 7, 2015

Date

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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 Section 8-3M.160.

**A public hearing on the proposed action is scheduled before the Planning Commission on December 17, 2015 at 6:30 PM at the 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](mailto:zmoody@cityoftalent.org).

