

City of Talent

Community Development Department - Planning



STAFF REPORT

Type III Land Use Application — Planning Commission

Meeting date: April 23, 2015
Prepared by: Zac Moody

File no: CUP 2015-001
Item: Play Group in Residential Zone

GENERAL INFORMATION

ApplicantHeidi & Greg Martin

Assessor's Map Number38-1W-23DC Tax Lot 4600

Site Location408 Creel Rd.

Site Area.....0.33 Acres (14,374 sq. ft.)

ZoningRS-7 – *Single Family Medium Density Residential*

Adjacent zoning and land uses.....North: RS-7 *Single Family Residential*
.....South: RS-7 *Single Family Residential*
.....East: RS-7 *Single Family Residential*
.....West: RS-7 *Single Family Residential*

Applicable Code SectionsArticles 8-3C.2, 8-3L.1 and 8-3L.2

120-Day Limit.....June 25, 2015

PROPOSAL

The proposal is to allow the operation of a children's art and play group within a residential zoning district.



PROPERTY CHARACTERISTICS

The site is located on Creel Road near the intersection of Talent Avenue. The property is approximately 0.33 acres and is surrounded by other single family dwellings. The subject parcel is in an area is generally developed with low density development, providing adequate space between dwellings.



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

8-3 Division C. Article 2, 8-3 Division L. Article 1 and Article 2 of the Talent Zoning Code. 8-3 Division L. Article 2 regulates Conditional Use Permits. Approval of the proposed conditional use permit 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 Conditional Use Permit stated in the Proposed Final Order, staff recommends **APPROVAL** of the Conditional Use Permit, with conditions outlined in the Proposed Final Orders

ATTACHMENTS

The following information was submitted regarding this application:

- Applicants Statement
- Proposed Site Plan
- Proposed Final Order



Zac Moody, Community Development Director

April 16, 2015

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 April 23, 2015 at 6:30 PM at the Community Center.

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.