

City of Talent

Community Development Department - Planning



STAFF REPORT

Type III Land Use Application — Planning Commission

Date: March 17, 2016

Item: CUP 2016-003, Wholesale bottled coffee production

Applicant: Garry L. Wood
211 Gibson St.
Talent, Oregon 97540

Property Owner: Dragonfly LLC
P.O. Box 3260
Jacksonville, Oregon 97527

Requested Action: Expand existing warehousing use to include coffee brewing, bottling and distribution.

Assessor's Map Number: 38-1W-25B, Tax Lot 2600

Site Location: 806 S. Pacific Hwy. Ste. B

Zoning: CH (Commercial Highway)

Deemed Complete: March 4, 2016

Notice Mailed: March 4, 2016

120-Day Limit: May 27, 2016

REQUEST

The request is for a Conditional Use Permit to expand existing warehousing use to include coffee brewing, bottling and distribution.



PROPERTY CHARACTERISTICS

The site is located on S. Pacific Hwy., south of the Arnos Rd. intersection. The subject parcel is roughly rectangular in shape with an area of approximately 21,780 square-feet (sq. ft.). The zoning designation is Commercial Highway, as are the adjacent properties to the northwest and southeast; the adjacent property to the southwest is zoned Single-Family Manufactured Housing. The subject parcel has one (1) 9,750 sq. ft. mixed use commercial/warehouse/office building with five (5) units, construction was completed in 2015 (See SPR 2014-003).

Based on ZON 2016-005 use classification review, Suite B is estimated to have approximately 1,325 sq. ft. of gross floor area (g.f.a.). S. Pacific Hwy. provides sole vehicle and pedestrian access to the subject parcel. The site has a gentle downward slope towards S. Pacific Hwy.

Wastewater Service

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

Stormwater

Stormwater on the site is directed to a trench paralleling S. Pacific Hwy.

Water Service

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

APPROVAL CRITERIA

8-3D.4 – Commercial Highway Zone

8-3L.1 – Site Development Plan

8-3L.2 – Conditional Use Permit

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:

- Applicant Statement
- Proposed Site Plan
- Proposed Final Order



Zac Moody, Community Development Director

3/17/2016

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 March 24, 2016 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.