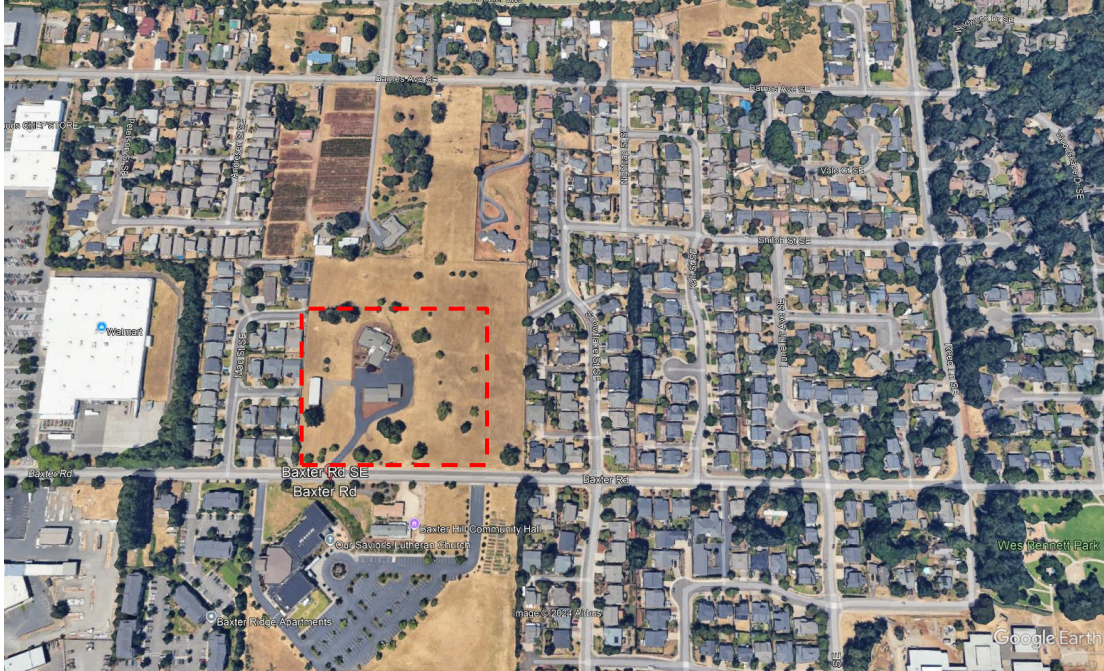


Partition

September 20, 2024



Owner/Developer:

Neighorly Ventures
2925 River Road, Suite 100
Salem, Oregon 97302

Applicant's Representative:

Brandie Dalton, Land-Use Consultant
Multi/Tech Engineering Services
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227
bdalton@mtengineering.net

Site:

-1700 Baxter Road SE
-083W14DB/Tax Lots 100 and 200
-10.76 Acres
-RM-II (Multi-Family Residential)
-3 Parcel Partition

Background:

On July 8, 2024, a Design Review Pre-Application Conference (PRE-AP24-43) was held with the applicant and City staff to discuss the development of the subject property.

The South Gateway Neighborhood Association was notified of the proposal in-person at the Neighborhood Association meeting on July 11, 2024.

CRITERIA AND APPLICANT'S REASONS ADDRESSING UDC 205.005(d):

UDC 205.005(d)(1):

Proposal: The subject property consists of approximately 10.76 acres (9.3 acres excluding right-of-way), is identified as 083W14BD/Tax Lots 100 and 200, and is zoned RM-II (Multi-Family Residential).

The proposal is to partition the subject property into 3 Parcels:

Proposed:

Parcel 1- 5.05 Acres (a shadow plan has been provided)

Parcel 2- 4.02 Acres (a shadow plan has been provided)

Parcel 3- 0.23 Acres

Lot Frontage: All three parcels have lot frontage along the internal street, Snowball Avenue/Snowline Street. Parcels 1 will have frontage on Baxter Road (south), Abbie Avenue (west), Snowline Street (east), Snowball Avenue (north); Parcel 2 will have frontage on Snowball Avenue (south), Snowline Street (west); Parcel 3 will have frontage on Baxter Road (south), Snowline Street (west).

City Infrastructure standards: Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable land. Public facilities and services are available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services.

A Preliminary Stormwater Report dated September 20, 2024, has been submitted as part of this packet.

The subject property is located outside of the Urban Service Area. Per SRC Chapter 200, a Partition application would not require a UGA permit. However, a UGA has been requested.

UDC 205.005(d)(2): "The tentative partition plan does not impede the future use or development of the property or adjacent land."

Approval of the proposed partition does not impede future use of the remainder of the subject property or adjoining lands. A shadow plan has been provided to show how the land could be further divided.

The subject property is not part of an active Homeowners Association (HOA).

Therefore, the approval does not impede future use of the remainder surrounding properties. The proposal provides for further development of the site consistent with current zoning standards and the current approval.

UDC 205.005(d)(3): "Development within the tentative partition plan can be adequately served by City infrastructure."

The subject property is located outside of the Urban Service Area. Per SRC Chapter 200, a Partition application would not require a UGA permit. Since multi-family development is proposed on Parcel 1, a UGA application has been submitted as part of this application package.

The City's adopted facility plans, and construction requirements are the basis for the provision of facilities and any conditions of approval imposed on the development to meet service requirements. All existing and proposed utilities have been identified. The Public Works Department is responsible for reviewing the proposal to determine the public facility construction and other requirements necessary to serve the development and provide for future development of any adjoining properties. All conditions of approval will be met at the time of development.

City of Salem water and sewer service is available to the proposed parcels. The improvement of the access ways will facilitate vehicle and pedestrian access to the public street system. The Salem-Keizer School District and the Salem-Keizer Transit District serve the site.

UDC 205.005(d)(4): "The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan."

General Circulation: The proposed partition will result in the creation of three parcels. The existing and proposed streets will provide safe and efficient access to the parcels and the existing street system, by providing direct access to the site.

Boundary Streets: Baxter Road abuts the subject property to the south, Snowball Avenue and Abbie Avenue abut the subject property to the west.

Internal Streets: Snowball Avenue will eventually run east/west through the subject property; Snowline Street will eventually run north/south and connect to Snowball Avenue, Abbie Avenue will cul-de-sac into the subject property.

The major street network in the area has been established and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan. Public Works Department will address any applicable requirements for right-of-way conveyance that might be required because of this partition.

The partition is served with other adequate transportation infrastructure, and the street system adjacent the property will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property once the access ways are hard-surfaced and physically connected to the public street system.

UDC 205.005(d)(5): "The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition."

The major street network in the area has been established and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan.

The partition is served with other adequate transportation infrastructure, and the existing street system adjacent the property and the access easement will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property physically connected to the public street system.

UDC 205.005(d)(6): "The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable."

The partition code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lot can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The partition plan takes into consideration the topography and vegetation of the site. At this time the applicant does not want to remove any trees on the site. However, due to right-of-way dedication that may be required, there are several trees that would need to be removed for improvements. If additional trees need to be removed, the applicant will apply for an Adjustment to the TCP.

There are 36 trees located within the boundary of the development. There are no trees proposed for removal with the Partition. However, tree removal will be necessary for the development of Parcel 1. The development of Parcel 1 will require the removal of 31 trees.

The proposed lots are of sufficient size and dimensions to permit future development. The lot dimensions are illustrated on the tentative site plan. The subdivision code regulates minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

The layout of the lots takes into consideration the topography and vegetation of the site. All lots and streets are in compliance with the UDC. Therefore, this criteria has been met.

UDC 205.005(d)(7): "The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels."

The subdivision code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The proposed parcels are of sufficient size and dimensions to permit future development of single-family dwellings on the new parcels. The parcel dimensions are illustrated on the tentative site plan. The subdivision and zone codes regulate minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

The subject property consists of approximately 10.76 acres (9.3 acres excluding right-of-way), is identified as 083W14BD/Tax Lots 100 and 200, and is zoned RM-II (Multi-Family Residential).

The proposal is to partition the subject property into 3 Parcels:

Proposed:

Parcel 1- 5.05 Acres

Parcel 2- 4.02 Acres

Parcel 3- 0.23 Acres

Tree Conservation Plan:

There are 36 trees located within the boundary of the development. There are no trees proposed for removal with the Partition. However, tree removal will be necessary for the development of Parcel 1. The development of Parcel 1 will require the removal of 31 trees.

Tree to be Removed are all located on Parcel 1: (See Sheet SDR6-Tree and SDR2-EX)

35" Fir (Significant)	27" Fir
25" Fir	29" Fir
31" Fir (Significant)	22" Pine
35" Walnut (Significant)	13" Cherry
16" Walnut	38" Walnut (Significant)
13" Maple	13" Apple
13" Apple	15" Maple
10" Cherry	13" Maple
25" Fir	27" Fir
38" Fir (Significant)	12" Maple
14" Cherry	15" Cherry
18" Cherry	27" Maple
24" Maple	22" Maple
10" Maple	15" Maple
18" Walnut	25" Maple
21" Oak (Significant Oak)	

Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 84,664 square feet of landscaped area throughout the site. Therefore, 49.92% of the site is landscaped.

A permanent underground irrigation system will be provided when development plans are final.

New trees will be provided through the site as required by code.

A Tree Removal Variance has been requested.