

Salem Take 5 Written statement for Partition Tentative plat application

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Description of Proposal - The subject site is currently undeveloped with no existing structures, landscaping, or parking and is one tax lot totaling approximately 0.64 acres in size. The proposal is to divide the site into 2 parcels in a CR (Retail commercial) zoning district.

LOT A: 13,359 SF (0.31 Acres)

LOT B: 14,331 SF (0.33 Acres)

Criteria. An application for tentative partition plan shall be granted if all of the following criteria are met:

- (1) The tentative partition plan complies with the standards of this chapter and with all applicable provisions of the UDC, including, but not limited to the following:
 - (A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;
 - (B) City infrastructure standards; and
 - (C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

Responses -

- There are no lot area standards dictated by the City of Salem as such for CR zone per Table 522-2. Lot A area is 13,359 SF (0.31 Acres) and Lot B area is 14,331 SF (0.33 Acres).
- There are no lot width standards dictated by the City of Salem as such for CR zone per Table 522-2. Average width of Lot A is 88.5 FT and average width of Lot B is 91.97 FT.
- There are no lot depth standards dictated by the City of Salem as such for CR zone per Table 522-2. Average depth of Lot A is 151.19 FT and average depth of Lot B is 156.03 FT.
- Proposed lots A and B have direct street frontage on Lancaster Dr NE.

- Water, sewer and stormwater drainage plans will be submitted to the Public Works Department. The tentative partition plan illustrates the location of the public utility lines. The proposal encourages the efficient use of commercial land. Public facilities and services such as gas, water and sanitary sewer are available to serve the site.

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

Responses - Approval of the proposed partition does not impede the future use of the subject property or adjacent land. The partition is for the entire site. The proposal is to divide this tax Lot into two lots. Both lots A and B will continue to have access onto Lancaster Dr NE. The subject property will be a part of the North Lancaster Neighborhood Association (NOLA). The proposal provides for further development of the site consistent with current zoning standards as you can see in the above section.

(3) Development within the tentative partition plan can be adequately served by city infrastructure.

Responses - Public facilities and services such as gas, water and sanitary sewer are available to serve the site. The Public Works Department will be reviewing the project to determine the public facility construction and other requirements necessary to serve the development and provide for future development of any adjacent properties. All conditions of approval related to city infrastructure will be met at the time of development.

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

Responses - The proposal is to divide the tax lot into two lots. Both lots A and B will continue to have access onto Lancaster Dr NE. Lancaster Dr NE abuts the subject property to the east. It is a '**major arterial**' that serves the area and provides for safe and efficient circulation of traffic into and out of the property.

Street improvements will be determined with partition approval and met at the time of project development.

The nearest mass transit service near the site is provided via Bus Route 11 to the east of the site. The transportation network in the area is already established.

(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.

Responses - Lancaster Dr NE abuts the subject property to the east. It is a '**major arterial**' that serves the area and provides for safe, orderly and efficient circulation of traffic into and out of the property. It is an established street and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan.

(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.

Responses - The lot is currently undeveloped with no trees. The partition plan took topography into consideration while developing the partition plan.

(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.

Responses - Section 205.005 (d) (1) (A) requires lots to be suitable for the general purpose for which they are likely to be developed. The current tax lot is not of 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 lots are of sufficient size and dimensions to permit future lot development. The lot dimensions have been shown on the tentative partition plan.

The lot is currently undeveloped with no trees. The partition plan took topography into consideration while developing the partition plan.

(8) When the tentative partition plan is for property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer:

(A) The property is zoned residential;

(B) The property has received a favorable site evaluation from the county sanitarian for the installation of an on-site sewage disposal system; and

(C) The proposed parcels are at least five acres in size and, except for flag lots, have no dimension that is less than 100 feet.

Responses - This is not applicable in our case.