

## PROPOSED PARTITION - WRITTEN STATEMENT

Proposed partitioning developments must address how the proposal addresses certain approval criteria for a Partition Tentative Plan as contained in SRC 205.005(d). This proposal is to partition an existing property of 11,000 square feet into two parcels; Parcel 1 (6613 square feet) will contain the existing home at 4151 Gardner Rd. A mini-home is proposed to be constructed on Parcel 2 (4376 square feet). These areas assume that a 10' strip of land along Gardner road will be required by the City for additional right-of-way width.

The developers response to the specific criteria to be addressed is as follows:

a. Criteria - Lot standards.

Response - The proposed parcels meet or exceeds all the minimum dimensions and area requirements of the UDC for a residential zone including minimum width (40 feet), minimum depth (70 feet) and minimum area (4000 square feet).

It should be noted that the proposed parcel width of parcel 2 is a computed average of 40.20 feet. Since the proposed northerly line is not a straight line the average width cannot be computed simply as shown in SRC 112.045(b). The average width must be computed as a weighted width as shown in the calculation on the site plan.

b. Criteria - Infrastructure standards

Response- The existing house on Parcel 1 is already served with all city utilities. Parcels 2 will be served with sewer, water and storm as noted on the Schematic Utility Plan.

c. Criteria - Special development standards

Response- No special development standards have been identified at this point.

d. Criteria - The tentative plan does not impede the future use or development of the property or adjacent land.

Response- The proposed division maximizes the density of the existing parcel.

e. Criteria - Development within the tentative plan can be adequately served with city infrastructure.

Response- the Schematic Utility Plan demonstrates how the property can be served with City water, sanitary sewer, storm drains, and street access.

There are no existing curbs or sidewalks on Gardner Rd. Therefore It is expected that none will be required to be constructed along the frontage of this proposed development at this time. It is expected that since the existing right-of-way is only 30 feet wide, that an additional 10 foot width will be required to be dedicated.

f. Criteria - the street system in and adjacent to the tentative plan conforms to the Salem Transportation System Plan (STSP).

Response- No new public streets are being created. The additional access to Gardner Rd. (a residential street in the STSP) is a proper use of a residential street and consistent with the character of the street.

g. Criteria - the street system in a adjacent to the tentative plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

Response- Again, no new public street is being created. The traffic patterns in this local neighborhood are well established and no changes are being proposed

h . Criteria - The tentative plan takes into account the topography and vegetation of the site so the need for variances or adjustments is minimized.

Response- No variances or adjustments are being requested.

I . Criteria - The layout, size, and dimensions of the parcels within the tentative 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.

Response- It appears 22% of the existing trees (2 trees) will definitely need to be removed; one to provide for the driveway and a second one that is in poor health.

J . Criteria - For properties located more than 300 feet from an available sanitary sewer.

Response- this criteria does not apply since the sanitary sewer is available adjacent to the parcel as shown on the tentative plan.