

Partition

Revised-January 10, 2024



Applicant:

Terry Kelly

Land-Use Consultant:

Brandie Dalton
Multi/Tech Engineering
1155 SE 13th Street
Salem, OR 97302

Property:

-6450 Lone Oak Road
-083W22BC/Tax Lot 2200
-RS (Single-Family Residential) Zone
-1.96 Acres in Size

Background:

On December 8, 2022, a Pre-Application Meeting (PRE-AP22-117) was held with City staff and the applicant to discuss the development of the site.

The South Gateway Neighborhood Association was notified of the proposal on September 22, 2023, via email. The subject property is also part of the Creekside Homeowners Association Inc. The HOA was notified of the proposal as well.

Proposal: The proposal is to divide approximately 1.96 acres into 2 parcels in an RS (Single-Family Residential) zoning district.

Parcel 1- 65,810 square feet/1.51 acres (existing single-family dwelling to remain)

Parcel 2- 19,464 square feet/0.45 acres

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

UDC 205.005(d)(1):

(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.

There is an existing single-family dwelling located on Parcel 1 that will remain.

Proposed Lot area:

Parcel 1- 65,810 square feet/1.51 acres

Parcel 2- 19,464 square feet/0.45 acres

Proposed Lot width:

*Parcel 1- 143' (average)

*Parcel 2- 125'

Proposed Lot depth:

*Parcel 1- 668' (average)

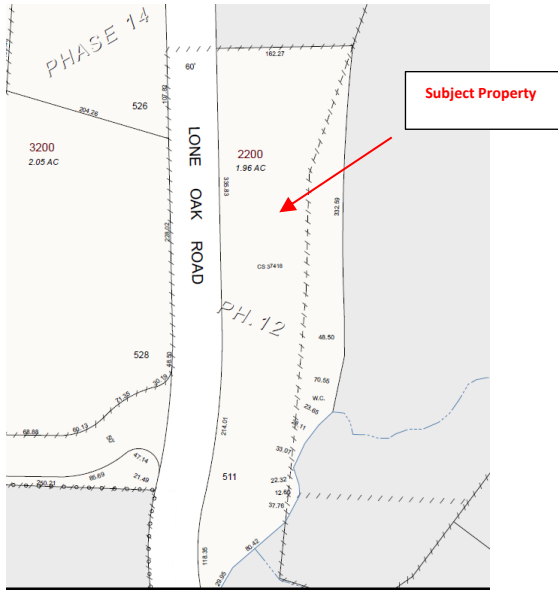
*Parcel 2- 156' (average)

Lot Frontage: Proposed Parcels 1 and 2 have direct frontage on Lone Oak Road.

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 commercial 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 Drainage Analysis dated October 5, 2023, has been provided as part of this submittal.

The proposal is to divide Tax Lot 2200 into two Parcels. Parcels 1 and 2 will continue to have access onto Lone Oak Road to the west.



UDC 205.005(d)(2):

(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. The partition is for the entire site. The proposal is to divide Tax Lot 2200 into two Parcels. Parcels 1 and 2 will continue to have access onto Lone Oak Road to the west.

The subject property is part of an active Homeowners Association (HOA) and will continue to be part of the Creekside Homeowners Association.

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.

UDC 205.005(d)(3):

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

The property is inside the Urban Services Area (USA), therefore, partitioning the property does require a UGA Preliminary Declaration.

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.

The proposal is to divide Tax Lot 2200 into two Parcels. 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):

(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 two parcels. Parcels 1 and 2 will continue to have access onto Lone Oak Road to the west. The existing streets will provide safe and efficient access to the parcels and the existing street system, by providing direct access to the site.

Boundary Streets: Lone Oak Road abuts the subject properties to the west. Boundary street improvements will be determined with partition approval and met at the time of development.

Internal Streets: There are no additional internal public streets proposed or required in conjunction with the proposed partition.

Transportation Planning Rule Review:

The City of Salem's TPR encourages a reduction in automobile trips by capitalizing on transit opportunities and by creating an environment that encourages people to walk. The proposed partition is a "limited land use decision" pursuant to Oregon Revised Statute (ORS) 197.015, and has therefore been reviewed for consistency with the State's TPR multi-modal connectivity requirements, and is consistent as follows:

- (a) Mass Transit: The nearest transit service near the site is provided via Route 21 (Rees Hill Loop), on Sunnyside Road to the east of the site.

As an infill proposal, the transportation network in the area is already established or continuing to be established with new development. Connections to the existing system are provided by existing streets and access to serve the new parcels. The subject property, as proposed and conditioned, is served with adequate transportation infrastructure, and the street system adjacent to the property provides for safe, orderly, and efficient circulation of traffic into and out of the 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.

Lone Oak is a 'collector' street and provides connections to the street system that serves the area. Parcels 1 and 2 will continue to have access onto Lone Oak Road to the west.

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.

The potential location of a driveway for Parcel 2 has been shown on the site plans provided.

UDC 205.005(d)(5):

(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.

All tree designs and improvements have been identified on the site plans provided.

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):

(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 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 partition plan takes into consideration the topography and vegetation of the site. There are 71 trees located within the boundary of Tax Lot 2200. Thirty-one (31) trees are proposed for removal. There is 1 Oregon White Oak proposed for removal and 5 Significant Non-Oak trees proposed for removal. All trees proposed for removal are located within Parcel 2:

- 21" Oregon White Oak- Located in the building envelop
- 31" Maple Tree- Located in the building envelop
- 34" Fir Tree- Located in the building envelop
- 45" Maple Tree- Located in the building envelop
- 36" Fir Tree- Located in the building envelop
- 31" Fir Tree- Located in the building envelop

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):

(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.

A Geologic Assessment dated October 14, 2002, included the subject property and has been provided as part of this submittal.

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.

Tree Conservation Plan:

There are 71 trees located within the boundary of Tax Lot 2200. Thirty-one (31) trees are proposed for removal. There is 1 Oregon White Oak proposed for removal and 5 Significant Non-Oak trees proposed for removal. All trees proposed for removal are located within Parcel 2:

- 21" Oregon White Oak- Located in the building envelop
- 31" Maple Tree- Located in the building envelop
- 34" Fir Tree- Located in the building envelop
- 45" Maple Tree- Located in the building envelop
- 36" Fir Tree- Located in the building envelop
- 31" Fir Tree- Located in the building envelop

UDC 205.005(d)(8): Existing and proposed City services are available adjacent to the subject property as shown on the Utility Plan provided, therefore, this criteria is not applicable.