

Bair Road

Revised-Subdivision

Proposal:

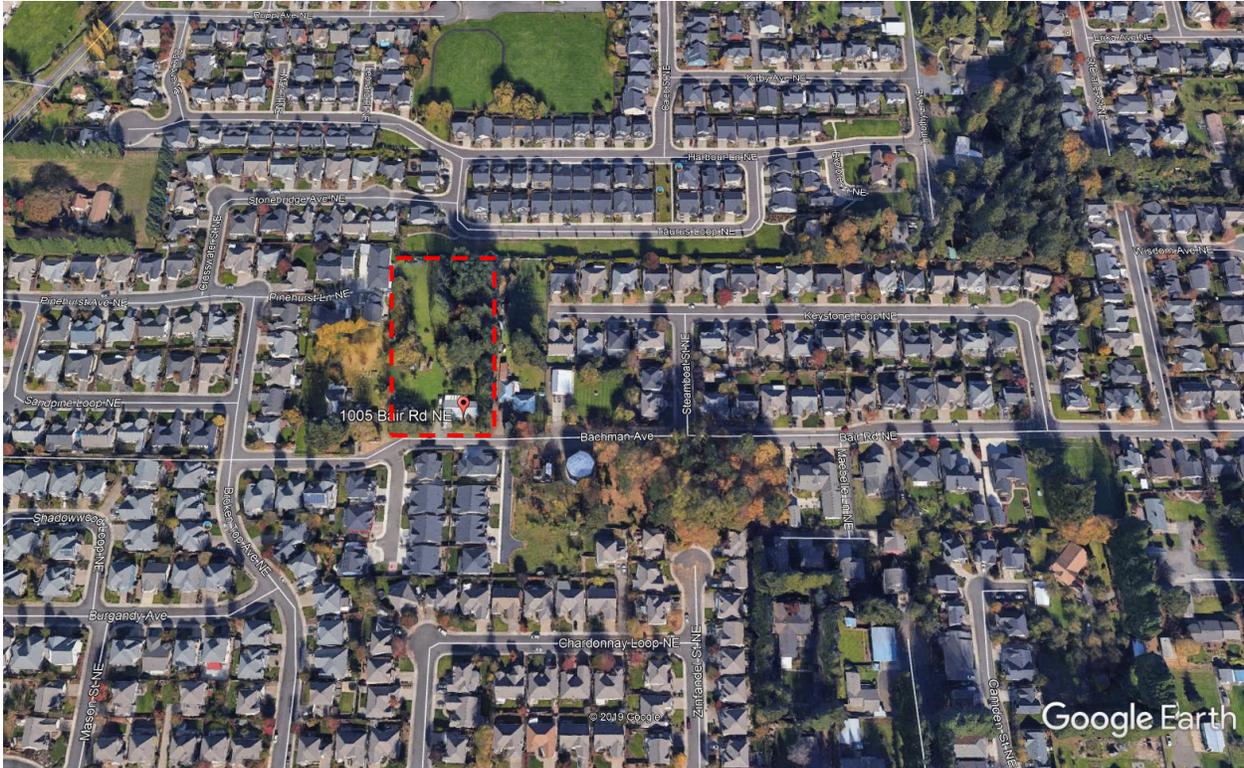
A pre-application conference was held on October 1, 2019, with the applicant and City staff to discuss the development. The applicant took staff's recommendations and requirements into consideration when laying out the site.

The applicant is proposing to subdivide 1.99 acres into thirteen (13) single family dwelling lots. The lots range in size from 4,738 square feet to 5,034 square feet within an average lot size of 4,947 square feet. The subject property is zoned (RS) Single Family Residential and identified as 063W23DC/2400.

VICINITY:

Surrounding zoning and land uses:

North: Single Family Residential; existing single-family dwellings and vacant land
South: Single Family Residential; existing single-family dwellings
East: Single Family Residential; existing single-family dwellings and vacant land
West: Single Family Residential; existing single-family dwellings and vacant land



SUBDIVISION CRITERIA:

Chapter 3.108.06 Review Criteria Approval of a subdivision, PUD, or manufactured home park shall require compliance with the following:

A. The proposal shall comply with the applicable development standards in Section 2.405 and Section 2.3, as appropriate, including provisions for streets and utilities.

B. Each lot shall satisfy the dimensional standards and density standard of the applicable zoning district, unless a variance from these standards is approved.

C. Adequate public facilities shall be available and shall serve the existing and newly created parcels.

D. Rough Proportionality. Improvements or dedications required as a condition of development approval, when not voluntarily accepted by the applicant, shall be roughly proportional to the impact of development. Findings in the

development approval shall indicate how the required improvements or dedications are roughly proportional to the impact.

APPLICANT'S REASONS ADDRESSING SUBDIVISION REVIEW CRITERIA:

Development of single-family dwellings on the subject property will comply with minimum applicable development standards for lot coverage, landscaping, setbacks, building height, and design review standards under KMC 2.314 and 2.315. There is sufficient lot area available on the proposed lots that a dwelling and a garage can be constructed on each lot to meet minimum zone code standards. Compliance with applicable fire/life/safety code requirements occurs as a building permit is submitted to and reviewed by the City for issuance of a building permit for the subject property.

The applicant is proposing to subdivide 1.99 acres into thirteen (13) single family dwelling lots. The lots range in size from 4,738 square feet to 5,034 square feet within an average lot size of 4,947 square feet. The subject property is zoned (RS) Single Family Residential and identified as 063W23DC/2400.

Lots 2, 3, and 4 do not meet the minimum lot size requirement. Therefore, a variance to lot size is being requested.



KMC 2.301 General Provisions:

Findings: The Keizer Comprehensive Plan (KCP) designates the subject property as Low Density Residential. The zoning of the subject property conforms to this designation. The subject property is located within the Urban Growth Boundary. The subdivision code, KMC Chapter 2.3 implements the KCP Residential Goal and Policies.

The intent of the subdivision code is to provide for orderly development through the application of appropriate rules and regulations. Further compliance with

code standards for the subdivision is detailed below. Completion of the requirements as part of final plat approval provides conformance with the requirements of this chapter.

KMC 2.302 Street Standards:

Findings: The subject property is located in a developed and developing area where improved streets and sidewalks continue with new development. The local street system serving the development provides the necessary connections and access to the local street and circulation system serving this residential neighborhood.

The northern portion of the property to the east is vacant. Therefore, the proposed internal local street stubs into the property to the east for future development.

The proposed subdivision will provide adequate street improvements that meet City standards. All 13 lots will have direct access onto the internal street, Reservoir Street. See attached site plans.

Access to and from the subject property was discussed with staff at the pre-application conference. The applicant's lot and street layout reflects staff's recommendations and requirements.

Access to, within, and from the development must be consistent with applicable requirements of the Transportation Planning Rule Requirements (TPR) that requires that development provide connectivity between land uses and transportation. Under the Rule, developments are responsible for providing for the safe and efficient circulation of vehicles, bicycles, and pedestrians into, through, and out of a development. The proposal develops the subject property within an established residential area where local and arterial streets and mass transit facilities exist. These facilities connect the transportation system to the surrounding residential neighborhoods.

The Public Works Department will address the level of street improvements that are roughly proportional to assure conformance to the development to

subdivision code and applicable transportation system plan requirements. Completion of conditions of approval prior to the signing of the final plat will satisfy this criterion for the subdivision application.

KMC 2.303 Off-Street Parking and Loading:

Findings: On-site parking for the single-family dwellings will be constructed at the time of development. A minimum of two parking spaces will be provided on the site for each lot. Bike, van and car-pool parking and off-street loading facilities are not required for single family dwellings.

KMC 2.305 Transit Facilities:

Findings: The nearest neighborhood activity centers are Forest Ridge Elementary School located to the north and Clear Lake Elementary School located to the south of the site. There is no Mass Transit in close proximity to the development. However, Mass Transit Route 9 (River Road N) provides service on Wheatland Road, south of the site.

KMC 2.306 Storm Drainage:

Findings: The City has adopted storm water management plan standards. The tentative site plan shows existing storm drain facilities within the subject property.

Development of single-family dwellings on the subject property will connect roof drains to the public storm drain line within the subject property or to the abutting street. Storm drain plans are required to be submitted to and approved by the Public Works Department for final plat approval or for individual building permits on the subject property. The site is relatively level and grading will be done according to acceptable building code and construction standards when development occurs.

KMC 2.307 Utilities and Facilities:

Findings: Water and sewer services are available to the subject property. KMC

2.307 does not require the submittal of facility construction plans for tentative subdivision plan review and approval. Final approval requires facilities be made available to serve the site. The location and size of the facilities are illustrated on the tentative plan. There is no evidence that these facilities are not available. Cost for the installation and extension of these facilities is the responsibility of the developer.

Further compliance review with applicable code standards will occur when plans for public facilities and a final plat are submitted for review and approval.

KMC 2.310.03 (A) Minimum Lot Area:

Findings: A minimum lot size of 5,000 square feet is required for detached single family dwelling units. The proposal complies with this criterion (Keizer Municipal Code (KMC) Chapter 2.102.05), except for Lots 2, 3, and 4. The applicant has requested a variance to lot size for Lots 2, 3, and 4.

The applicant is proposing to subdivide 1.99 acres into 13 lots. The lots range in size from 4,738 square feet to 5,034 square feet within an average lot size of 4,947 square feet. The subject property is zoned (RS) Single Family Residential and identified as 063W23DC/Tax Lot 2400.

KMC 2.310.03 (C) Lot Width and Depth:

Findings: All proposed lots meet the minimum lot width (40') and depth (70') requirements along the street frontage, except for Lots 6, and 7 that meet the minimum lot width (30') for lots along a cul-de-sac. All dimensions are shown on the tentative plan.

KMC 2.310.03 (D) Access:

Findings: The subject property is located on the north side of Bair Road. Bair Road is an improved local road. The proposed subdivision will provide adequate street improvements that meet City standards. Lots 1 through 5 and Lots 8 through 13 will have direct access onto the internal street, Reservoir Street. Lots 6 and 7 will have direct access onto the internal street, Reservoir Street, via a

24-foot wide access easement located on Lot 6. The proposed meets Fire Code for emergency vehicles. See attached site plans.

The subject property will have access onto the already existing street system within the neighborhood and provides a stub street to the east property, as shown on the site plan.

KMC 2.310.03 (F) Through-Lots:

Findings: There are no through lots proposed within this subdivision.

KMC 2.310.03 (G) Lot Lines:

Findings: Lot lines for proposed lots are perpendicular to the proposed internal streets and Bair Road located to the south. See attached site plans.

KMC 2.310.03 (H) Utility Easements:

Findings: Public and any private utility easements will be shown on the final plat as required per Public Works Department standards for final plat approval. The tentative plan shows the location of water, sewer and storm drain lines. Easements for the public facilities will be noted on the final plat.

KMC 2.310.04 (A) Block Standards:

Findings: The block lengths within the proposed subdivision do not exceed 600 feet in length as shown on the site plan. The length, width, and shape of block take into consideration access, safety, traffic circulation, and the surrounding properties.

KMC 2.310.04 (B) Traffic Circulation and (C) Connectivity:

Findings: The major street network in the area has been established and is consistent with the 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

subdivision.

Bair Road to the south is a 'local' street that provides connection to the existing street system that serves the area. The proposed subdivision will also have access to the public street system.

The subdivision is served with adequate transportation infrastructure and the street system adjacent the property conforms to the Transportation System Plan and provides for safe, orderly, and efficient circulation of traffic into and out of the subject property. See attached site plan.

The subject property will have access onto the already existing street system within the neighborhood to the south, as shown on the site plan. Connectivity has been provided via the internal streets to the east for future development. Therefore, this criterion has been met.

KMC 2.310.06 Improvement Requirements-Subdivisions:

Findings: The subject property is located on the north side of Bair Road. Bair Road is an improved local road. The proposed subdivision will provide adequate street improvements that meet City standards. All 13 lots have direct access onto the internal street, Reservoir Street. The proposed meets Fire Code for emergency vehicles. See attached site plans.

All required public facilities such as sewer and water are available and will be extended to the site. The facility improvements will conform to the requirements and specifications of the Keizer Department of Public Works.

KMC 2.310.07 Improvement Procedures:

Findings: Improvement plans will be prepared, submitted to and approved by the City. All utilities will be underground as required by the City for public facilities and private facilities.

Natural Features:

Findings: There are 118 trees located on the subject property. At this time, all 118 trees are proposed for removal. All trees proposed for removal are located within the proposed access way, proposed building envelopes, and areas that will need to be graded.

The applicant is aware that replanting may be required. Street trees will be provided where feasible.

The subject property does not contain any identified wetland areas or water bodies. As indicated by staff at the pre-app, the property is not within an identified flood plain.

INFILL DEVELOPMENT: 2.316 Infill Development Standards:

A. Development Plan Required. Infill developments shall be designed to be sensitive to the established patterns of existing neighborhood development. A development plan must be submitted with any Partition or Subdivision application. Compliance with the approved design plan shall be a condition of approval. A development plan does not have to be prepared by an architect, engineer, or surveyor, but must be reasonably accurate in scale to allow the reviewer to assess it for compliance with all criteria. Plans must show the following:

1. Proposed building area

2. Proposed building heights for proposed homes.

3. A landscaping plan showing location, size, and type of trees and plant materials, proposed fences, and any other features that provide screening and buffering to adjacent properties.

Findings: As shown on the site plan, all building areas have been shown. Setbacks will be provided as required by code for one-story homes. These requirements will also be reviewed at the time of building permit submittal.

B. Building Height Restriction. Building heights for new infill development shall not exceed five (5) feet above the height of the existing abutting dwelling(s) located on directly abutting parcels to the new infill development, unless measures are provided to mitigate the impact of the proposed dwelling(s). Mitigation measures shall be provided as approved by the Land Use Decision process. Acceptable mitigation measures may utilize a combination of the following features in order to preserve and protect the livability of directly abutting properties if demonstrated to address negative impacts.

1. Increased Setback. New buildings are to be setback from property lines an additional one foot for every foot over the maximum height allowed based upon the height of the directly abutting dwellings as determined in Section 2.316.04.B. Where a dwelling consists of a combination of sections of varying heights or stories, the side yard setback shall be applied to each building section. In no case shall a building exceed the maximum height allowed by the underlying zone.

2. Landscaping. Landscaping and fencing that will screen and buffer the impacts of the new development from immediately abutting properties.

Findings: As shown on the site plan, all building areas have been shown. Setbacks will be provided as required by code for one-story homes. These requirements will also be reviewed at the time of building permit submittal.

This concludes the applicants' summary addressing the requirements of the code for subdivision approval on the subject property as described above. All applicable sections of the code have been addressed to the extent that the subdivision is warranted and should be granted tentative approval.