

Chemawa Road *PARTITION*

Proposal:

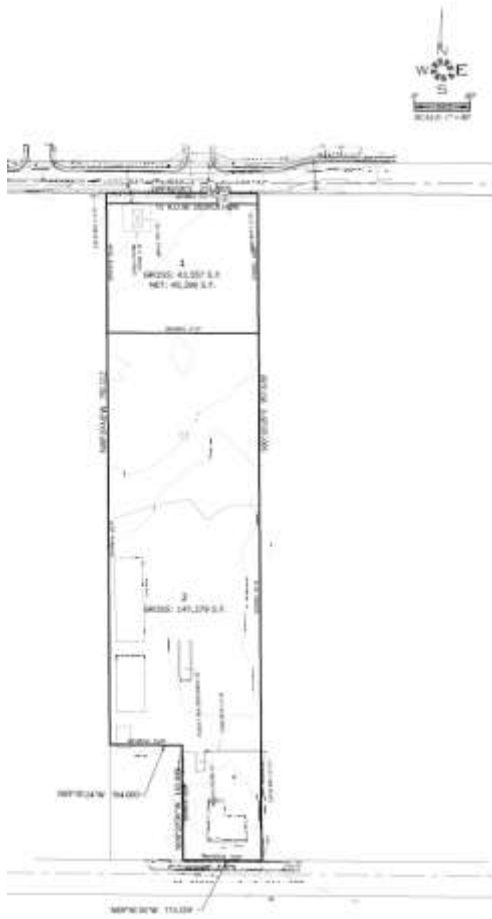
The subject property is approximately 4.38 acres in size and located at 1141 Chemawa Road (073W03BA/Tax Lot 2100). The subject property is zoned CG (General Commercial). The subject property is designated as “Commercial” on the Comprehensive Plan Map.

A CPC/ZC application is currently under review with the City of Keizer to rezone Parcel 1 to RM (Medium Density Residential).

The proposal is to divide 4.38 acres into 2 parcels:

***Parcel 1- 1 acre**

***Parcel 2- 3.38 acres**



PARTITIONING:

KMC 3.107.07 Review Criteria for a Partitioning states:

“Approval of a partitioning shall require compliance with the following:

- A. Each parcel shall meet the access requirements of Section 2.310.03.D.*
- B. Each parcel shall satisfy the dimensional standards of applicable zoning district, unless a variance from these standards is approved.*
- C. Each parcel shall comply with the requirements of Section 2.310.*
- 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.*
- E. Each parcel shall comply with the requirements of Section 2.301 through and including 2.307.*
- F. Adequate public facilities shall be available to serve the existing and newly created parcels.”*

Applicants’ Reasons Addressing Partitioning Criteria:

- A. Each parcel will meet the access requirements once the developer completes any conditions of approval and final platting requirements. The tentative site plan illustrates the location of the lots and their access to Willow Lake Road.

The proposed multi-family development on Parcel 1 will provide a driveway throughout the site onto Willow Lake Road.

A TPR Analysis dated May 25, 2023, has been provided as part of the CPC/ZC application submittal.

- B. The minimum lot size and dimensions are shown on the tentative plan. The minimum lot size requirement for property in the RM zone is 9,000 square feet for multi-family dwellings. The proposed size and dimensions of Parcel 1 comply with the minimum square foot lot size for multi-family

dwellings which will be allowed on Parcel 1 when rezoned. Parcel 1 will consist of 43,557 square feet (1 acre) and will be zoned RM. The RM zone will allow Parcel 1 to be developed with the maximum of 20 multi-family units and be in compliance with Code.

Parcel 2 will remain zoned CG which requires a lot be adequate in size to contain all structures with the required setbacks. There is an existing commercial use located on Parcel 2 that will remain. Parcel 2 will consist of 146,279 square feet (3.38 acres) and remain zoned CG. Therefore, the existing commercial uses that will remain on Parcel 2 will continue to be in compliance with Code.

See attached development plan.

There are no variances being requested to lot size.

- C. Lot Area: As stated above, both parcels exceed the minimum lot size requirements:

The proposal is to divide 4.38 acres into 2 parcels:

*Parcel 1- 1 acre

*Parcel 2- 3.38 acres

Lot Line Adjustment: The applicant is proposing to divide the property into two parcels. There are no Lot Line Adjustments proposed.

Lot width and depth: The proposed parcels as shown on the site plans, meet the required lot width and depth.

Access: Parcel 1 will continue to have access onto Willow Lake Road to the north and Parcel 2 will have access onto Chemawa Road to the south. See attached site plan.

Flag Lots: There are no flag lots proposed. The proposed partitioning is the reasonable method by which the subject property can be divided due to the location of the existing house and proposed access.

Through Lots: There are no through lots being proposed with this partition request.

Utility Easements: There is public water and sewer service available and can be extended to serve the new lot. Utilities will be placed underground as required by code. Water, sewer and storm drainage plans are required to be submitted to and approved by Keizer and the City of Salem Public Works Departments. Thus the requirements of meeting KMC 2.310 can or will be met once the developer completes final platting requirements.

D/E. The subject property has 217 feet of street frontage along Willow Lake Road to the north and about 113 feet of street frontage along Chemawa Road to the south. The street system is already in place. There is no proposal for a new public street. A TPR Analysis dated May 25, 2023, has been provided as part of the CPC/ZC application submittal.

The applicant understands that the City can place Conditions on the partition approval.

F. There is public water and sewer service available and can be extended to serve the new lot. Utilities will be placed underground as required by code.

Storm water drainage will be designed to Public Works standards and reviewed prior to final plat approval. A Preliminary Drainage Report dated June 20, 2023, has been submitted as part of this partition proposal.

TREES:

There are 32 trees located throughout the subject property. At this time, there are no trees proposed for removal.