

Kestrel Street

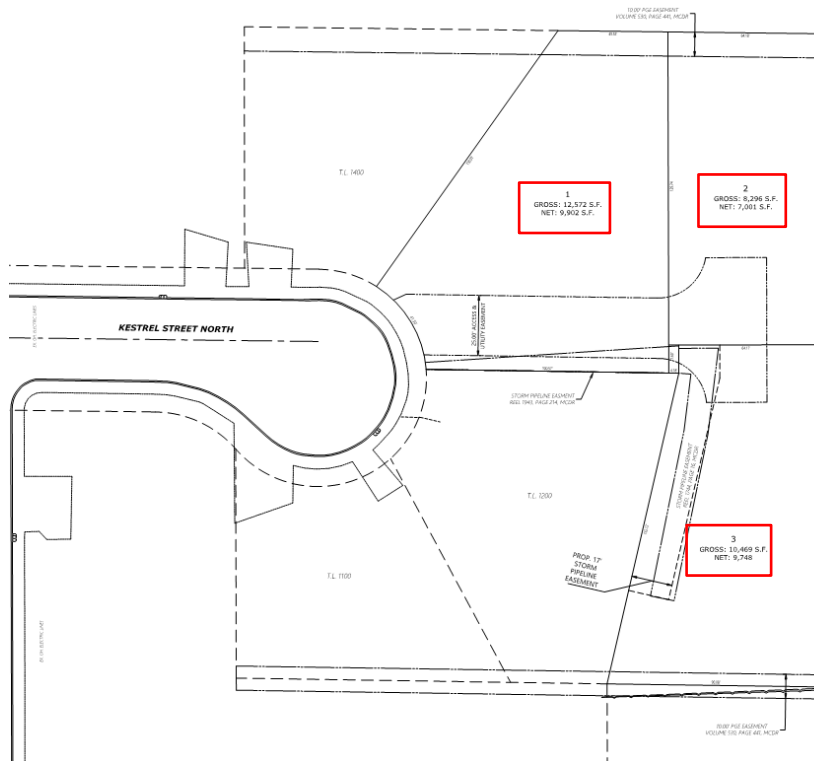
PARTITION

Proposal:

The subject property is approximately 0.72 acres in size and located at 307 Kestrel Street N (073W02BB/Tax Lots 100 and 1300). The subject property is zoned Single Family Residential (RS). The subject property is designated as “Residential” on the Comprehensive Plan Map.

The applicant is proposing to divide the subject property into 3 parcels for the potential development of fourplex on each parcel:

- *Parcel 1- 0.29 acres gross/0.23 acres net (excludes access easement)**
***Parcel 2- 0.19 acres gross/0.16 acres net (excludes access easement)**
***Parcel 3- 0.24 acres gross/0.22 acres net (excludes access easement)**



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 Kestrel Street via a 25-foot access easement.

All three parcels have the potential to be developed with a fourplex on each parcel. The development consisting of potentially 12 units will all have access onto the access easement.

The size of the development does not warrant a TIA.

- B. The minimum lot size and dimensions are shown on the tentative plan. The minimum lot size requirement for property in the RS zone is 7,000 square feet for a fourplex. All three parcels meet the minimum lot size requirements:

- *Parcel 1- 0.29 acres gross/0.23 acres net (excludes access easement)
- *Parcel 2- 0.19 acres gross/0.16 acres net (excludes access easement)
- *Parcel 3- 0.24 acres gross/0.22 acres net (excludes access easement)

The proposed size and dimensions of the Parcels comply with the minimum requirements within the RS zone, with 40-foot lot width and a 70-foot lot depth.

See attached development plan.

There are no variances being requested to lot size.

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

The applicant is proposing to divide the subject property into 3 parcels for the potential development of fourplex on each parcel:

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- *Parcel 3- 0.24 acres gross/0.22 acres net (excludes access easement)

Lot Line Adjustment: The applicant is proposing to divide the property into three 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: The tentative site plan illustrates the location of the lots and their access to Kestrel Street via a 25-foot access easement.

All three parcels have the potential to be developed with a fourplex on each parcel. The development consisting of potentially 12 units will all have access onto the access easement.

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 as an infill lot.

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 41 feet of street frontage along Kestrel Street to the west. The street system is already in place. There is no proposal for a new public street. The tentative site plan illustrates the location of the lots and their access to Kestrel Street via a 25-foot access easement.

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 16, 2025, has been submitted as part of this partition proposal.

TREES:

There are 46 trees located throughout the subject property. At time of development all 46 trees will be removed due to their location. However, the applicant is aware that replanting will be required as a Condition of Approval.