

Tepper Lane

Subdivision

Proposal:

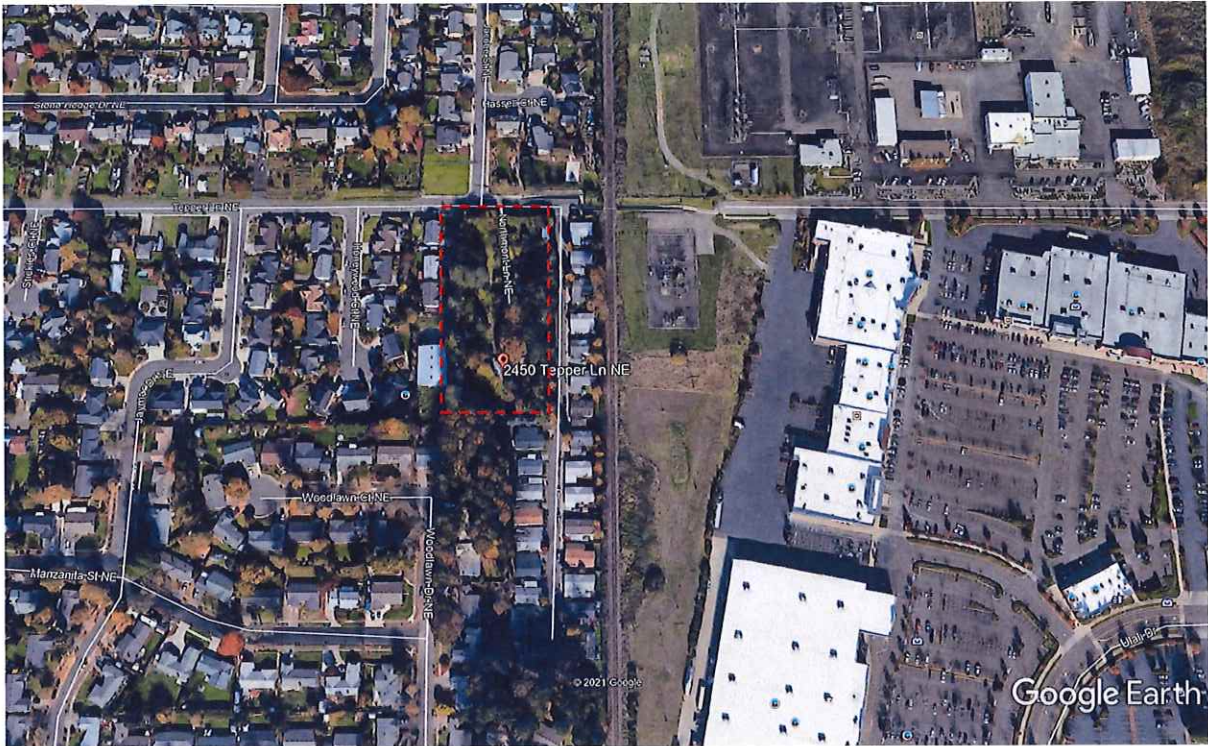
A pre-application conference was held on January 12, 2021, with the applicant and City staff to discuss the development. The applicant took staff recommendations and requirements into consideration when laying out the site.

The applicant is proposing to subdivide 1.99 (2.048 acres on the boundary survey) acres into fourteen (14) residential dwelling lots. The lots range in size from 5,001 square feet to 5,011 square feet within an average lot size of 5,002 square feet. The subject property is located at 2450 Tepper Lane, is zoned (RS) Single Family Residential, and identified as 063W36BA/Tax Lot 300.

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 A-D:

KMC 2.301 General Provisions:

Findings for A & B: The subject property is zoned RS and subdivisions are permitted within this zone. 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.

*Lot Size Required (Min) 4,000 square feet	Proposed Lot Size 5,001 to 5,001 square feet
*Lot Width (Average) Required 40'	Proposed Lot Width (Average) Lot 1-65' Lot 2-63' Lot 3-63' Lot 4-66' Lot 5-62' Lot 6-59' Lot 7-54' Lot 8-54' Lot 9-57' Lot 10-84' Lot 11-62' Lot 12-64' Lot 13-64' Lot 14-66'
*Lot Depth (Average) Required 70'	Proposed Lot Depth (Average) Lot 1-78' Lot 2-78' Lot 3-78' Lot 4-78' Lot 5-58' Lot 6-86'

Lot 7-91'	Lot 8-96'
Lot 9-88'	Lot 10-55'
Lot 11-82'	Lot 12-78'
Lot 13-78'	Lot 14-78'

Lots 5 and 10 do not meet the average lot depth of 70 feet. There for a variance to lot depth has been requested.

Development of residential dwellings on the subject lots 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 (2.048 acres on the boundary survey) acres into fourteen (14) residential lots within one Phase.

KMC 2.302 Street Standards:

Findings A & B: 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 proposed subdivision will provide adequate street improvements that meet City standards. All 14 lots will have direct access onto the internal street, Jacob Court. 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 A & B: 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 A & B: The nearest neighborhood activity centers are Keizer Station directly to the east, Whiteaker Middle School to the south, and Gubser Elementary School to the west of the site.

There is Mass Transit available to the west of the site on McLeod Lane, Transit Route 9 (River Road N).

KMC 2.306 Storm Drainage:

Findings C: 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. Grading on the site will be done according to acceptable building code and construction standards when development occurs.

KMC 2.307 Utilities and Facilities:

Findings C: 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 & B: A minimum lot size of 5,000 square feet is required for detached single family dwelling units. The applicant is proposing to subdivide the subject property into 14 lots. The proposed lots range in size from 5,001 to 5,011 square feet in size, with an average lot size of 5,002 square feet.

KMC 2.310.03 (C) Lot Width and Depth:

Findings A & B: All proposed lots meet the minimum average lot width (40') and depth (70') requirements along the street frontage, except for Lots 5 and 10 that do not meet the minimum lot depth. A variance to lot depth has been requested. All dimensions are shown on the tentative plan.

KMC 2.310.03 (D) Access:

Findings A & B: The subject property will have access onto the already existing street system within the neighborhood. The subject property is located on the south side of Tepper Lane. Tepper Lane is an improved local road. The proposed subdivision will provide adequate street improvements that meet City standards. Lots 1 through 14 will have direct access onto the internal street, Jacob Court, which is a cul-de-sac. Properties to the east, south, and west are fully developed, so street connections to those properties is not necessary or feasible.

The proposed meets Fire Code for emergency vehicles. See attached site plans.

KMC 2.310.03 (F) Through-Lots:

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

KMC 2.310.03 (G) Lot Lines:

Findings A & B: Lot lines for proposed lots are perpendicular to the proposed internal street and Tepper Lane located to the north. See attached site plans.

KMC 2.310.03 (H) Utility Easements:

Findings C: 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 A & B: 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.

The subject property is located on the south side of Tepper Lane. Tepper Lane is an improved local road. Lots 1 through 14 will have direct access onto the internal street, Jacob Court, which is a cul-de-sac. Properties to the east, south, and west are fully developed, so street connections to those properties is not necessary or feasible.

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

Findings A & B: 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.

Tepper Lane to the north 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 north, east, and west, as shown on the site plan. Properties to the east, south, and west are fully developed, so street connectivity to those properties is not necessary or feasible.

Therefore, this criterion has been met.

KMC 2.310.06 Improvement Requirements-Subdivisions:

Findings D: The subject property is located on the south side of Tepper Lane. Tepper Lane is an improved local road. The proposed subdivision will provide adequate street improvements that meet City standards. All 14 lots have direct access onto the internal street, Jacob Court. 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 D: 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 A: There are 176 trees located on the subject property. At this time, all 176 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.

Replanting will be provided with 1 replacement tree in each backyard, except for Lots 1 and 14. Street trees will also be provided where feasible. The applicant is aware that additional replanting may be required.

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: The boundary survey shows the property as 2.048 acres, however, according to the Assessor's records the subject property is 1.99 acres in size. Therefore, the subject property is under 2 acres and is not considered infill development.

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.