

Clear Lake Commons

Subdivision

February 15, 2024

Applicant:

Trademark Enterprises, LLC

P.O. Box 5248

Salem, Oregon 97304

mark@trademarkenterprises.com

Representative:

Multi/Tech Engineering

Brandie Dalton, Land-Use Consultant

1155 SE 13th Street

Salem, Oregon 97302

(503) 363-9227

bdalton@mtengineering.net

Proposal:

A pre-application conference was held on October 24, 2023, 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 1.70 acres into twenty-one (21) residential dwelling lots. The lots range in size from 1,692 square feet to 2,819 square feet within an average lot size of 2,489 square feet. The subject property is located at 1135 Clear Lake Road NE, is zoned (UT) Urban-Transition and identified as 063W23AC/Tax Lot 5300.

Vicinity:

Surrounding zoning and land uses:

North: UT Zone; existing single-family dwellings

South: Across Clear Lake Road-RS Zone; existing single-family dwellings

East: UT Zone; existing single-family dwellings

West: UT Zone; existing single-family dwellings



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:

KDC 2.301 General Provisions:

Findings for A & B: The subject property is zoned UT and subdivisions are permitted within this zone. Per Section 2.118.09 (Divisions of Land and Automatic Rezoning): *“A. A subdivision, residential planned development or other residential development involving the division of land into 4 or more lots intended to be occupied by dwellings or mobile homes, or the establishment of a mobile home park, may be considered on property in the UT zone if public sewer and water will be available at the time of development. Notwithstanding the zone change procedures in Section 3.1, upon approval and recordation of the plat, or establishment of the mobile home park, the land included in the plat or park shall automatically be rezoned to the RS (SINGLE-FAMILY RESIDENTIAL) Zone.”*

Therefore, the subject property is subject to the RS zone dimensional standards.

The Keizer Comprehensive Plan (KCP) designates the subject property as Low Density Residential. The subject property is located within the Urban Growth Boundary. The subdivision code, KDC 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.

The proposal is for townhomes and attached units:

*Lot Size Required (Min)	Proposed Lot Size
1,500 square feet	1,692 to 2,819 square feet

All lots are in compliance with the required lot depth standards for residential lots as indicated below, however, a variance to lot width has been requested:

	<u>Lot Size</u>	<u>Lot Depth</u>	<u>Lot Width</u>
*Lot 1-	2,772sq.ft.	110'	25.06'
*Lot 2-	1,992sq.ft.	110'	18'
*Lot 3-	1992sq.ft.	110'	18'
*Lot 4-	2,878sq.ft.	110'	26'
*Lot 5-	2,879sq.ft.	110'	26'
*Lot 6-	1,994sq.ft.	110'	18'
*Lot 7-	1,994sq.ft.	110'	18'
*Lot 8-	1,994sq.ft.	110'	18'
*Lot 9-	2,770sq.ft.	110'	25'
*Lot 10-	2,819sq.ft.	91'	28'
*Lot 11-	1,692sq.ft.	94'	18'
*Lot 12-	1,692sq.ft.	94'	18'
*Lot 13-	1,692sq.ft.	94'	18'
*Lot 14-	1,692sq.ft.	94'	18'
*Lot 15-	1,692sq.ft.	94'	18'
*Lot 16-	2,312sq.ft.	94'	24.6'
*Lot 17-	2,349sq.ft.	91'	28'
	(excluding access easement)		
*Lot 18-	2,359sq.ft.	94'	25'
*Lot 19-	2,360sq.ft.	94'	25'
*Lot 20-	2,360sq.ft.	94'	25'

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 KDC 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 1.70 acres into twenty-one (21) residential townhome lots within one Phase.

KDC 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. Mykala Road NE will extend through the subject property going south to north. Barbara Avenue NE will run east-west and stub to the western property line. Lots 1-16 will have direct access onto the internal street running through the site, Barbara Avenue NE. Lots 17-20 will have direct access onto Mykala Road NE via a 25-foot-wide access easement. 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.

KDC 2.303 Off-Street Parking and Loading:

Findings A & B: On-site parking for the dwellings will be constructed at the time of development. A minimum of one parking space 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.

KDC 2.305 Transit Facilities:

Findings A & B: The nearest neighborhood activity centers are Forest Ridge Elementary School located to the south of the site about ¼ of a mile.

There is Mass Transit available to the south of the site on Wheatland Road, Parkmeadow Drive, and River Road N, Transit Route 9 (River Road N/Parkmeadow).

KDC 2.306 Storm Drainage:

Findings C: The City has adopted storm water management plan standards. Tentative grading and drainage plans have been provided. The applicant will construct an infiltration system and keep all stormwater onsite.

Development of townhome 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.

The designated Stormwater Quality Facility is Lot 21 of the proposed subdivision and is 4,327 square feet in size. A Preliminary Drainage Report is currently being prepared and will be submitted to the City when completed.

KDC 2.307 Utilities and Facilities:

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

KDC 2.310.03 (A) Minimum Lot Area:

Findings A & B: A minimum lot size of 1,500 square feet is required for townhome dwelling units. The applicant is proposing to subdivide the subject property into 21 lots, 20 townhome lots and 1 lot for stormwater. The proposed lots range in size from 1,692 to 6,012 square feet in size, with an average lot size of 2,489 square feet.

KDC 2.310.03 (C) Lot Width and Depth:

Findings A & B: All proposed lots meet the minimum average lot depth (70'). However, the applicant has requested a variance to lot width for Lots 2, 3, 6, 7, 8, 11, 12, 13, 14, and 15. All dimensions are shown on the tentative plan.

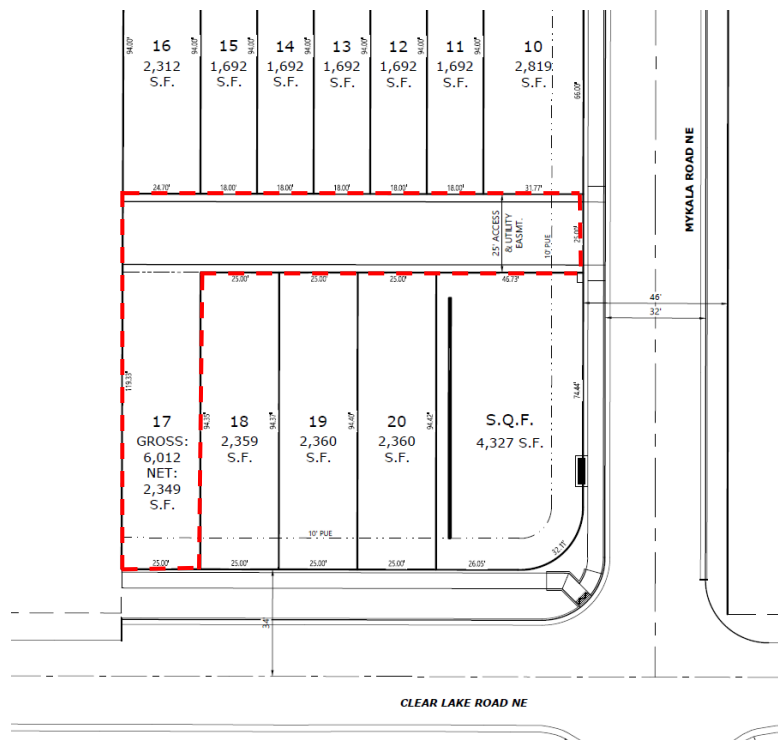
KDC 2.310.03 (D) Access:

Findings A & B: The subject property will have access onto the already existing street system within the neighborhood. The proposed subdivision will provide adequate street improvements that meet City standards. Mykala Road NE will extend through the subject property going south to north. Barbara Avenue NE will run east-west and stub to the western property line. Lots 1-16 will have direct access onto the internal street running through the site, Barbara Avenue NE. Lots 17-20 will have direct access onto Mykala Road NE via a 25-foot-wide access easement.

Surrounding properties are fully developed, however, a street connection to the property to the west has been provided for future development.

The proposed meets Fire Code for emergency vehicles. See attached site plans.
2.310.03 (E) Flag Lots:

Lot 17 is a flag lot and is 6,012 square feet in size including the accessway, and 2,349 square feet in size excluding the accessway. Lots 17-20 do have frontage along Clear Lake Road, however, access to Clear Lake Road is not permitted. Therefore, Lots 17-20 will have access to Mykala Road to the east via the 25-foot-wide access easement that is the flag for Lot 17.



KDC 2.310.03 (F) Through-Lots:

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

KDC 2.310.03 (G) Lot Lines:

Findings A & B: Lot lines for proposed lots are perpendicular to the proposed accessway and streets. See attached site plans.

KDC 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.

KDC 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 north side of Clear Lake Road and has two streets running through the site. Lots 1 through 16 will have direct access onto Barbara Road and Lots 17 through 20 will have access onto Mykala Road via a 25-foot-wide access easement. Surrounding properties are fully developed, however, Barbara Avenue stubs into the northwest property line for future development of the site to the west.

KDC 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.

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, as shown on the site plan. Additional street connections have been provided for future development of adjacent properties.

Therefore, this criterion has been met.

KDC 2.310.06 Improvement Requirements-Subdivisions:

Findings D: The proposed subdivision will provide adequate street improvements that meet City standards. Mykala Road NE will extend through the subject property going south to north. Barbara Avenue NE will run east-west and stub to the western property line. Lots 1-16 will have direct access onto the internal street running through the site, Barbara Avenue NE. Lots 17-20 will have direct access onto Mykala Road NE via a 25-foot-wide access easement.

The proposed subdivision will provide adequate street improvements that meet City standards. 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.

KDC 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 3 trees located on the subject property. At this time, all 3 trees are proposed for removal.

44" Maple-Located in the building envelope of Lot 14
13" Cedar-Located in the proposed Mykala Road extension
30" Maple-Located in the required sidewalk improvement adjacent Lot 19

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. 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.

Conclusion: 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.