

PROPOSED SUBDIVISION

Six lots are proposed, in a range of sizes from 4,000 sq. ft. to 7,000 sq. ft. A central private street is proposed to serve these lots, with a fire truck turnaround. The proposal meets each of the criteria as found in Section 3.108.06 of the Keizer Development Code.

1.
The proposal complies with the applicable development standards in Section 2.405 and 2.3, as appropriate, including provision for streets and utilities.
2.
Each lot shall satisfy the dimensional standards and density of the RS zoning district. Each lot also complies with the Middle Housing minimum (net) lot sizes, excluding the street.
3.
A Pre-Application Conference was held at which time it was confirmed that adequate public facilities, including public water, sewer, and storm, and will serve the newly created parcels.
4.
Rough Proportionality.
A 7 ft. right of way dedication is included on the subdivision plans. All improvements such as sidewalks are proportional to the impact of this development.
5.
This proposal is for a subdivision of the property into six residential lots. Should Middle Housing be contemplated this will be addressed subsequently at the Building Permit stage. No vertical construction is part of this application.
6.
Civil engineering design is included with this subdivision application, including roads and utilities, right of way dedication, proposed utilities, storm drainage, and fire truck access.