



# CITY OF KEIZER SUBDIVISION INFORMATION SHEET

## **PURPOSE OF A SUBDIVISION APPLICATION**

Development standards for Subdivisions are provided for the orderly, safe, efficient and livable development of land within the City of Keizer. A subdivision application is required for any land division that creates four or more parcels in a calendar year. Approval of a subdivision is necessary to assure the resultant parcels meet all standards of Section 3.108 of the Keizer Development Code. Recording of the final plat must be within 2 years of the final decision.

## **APPLICATION SUBMITTAL REQUIREMENTS**

The following is a list of the items that must be submitted for a Subdivision application.

1. Site Plan (as described in Section 3.108.04B)
2. A written statement explaining the reasons for the proposed subdivision and how the proposed subdivision meets the criteria in Section 3.108, and listed below, of the Keizer Development Code. Also include and explain any extraordinary or unusual circumstances, which might apply to the request.
3. A copy of the latest officially recorded title transfer instrument (deed, warranty deed, or contract) giving the legal description for properties involved.
4. A preliminary description of the proposed stormwater management system as described in Section 2.306 of the Keizer Development Code.
5. A Traffic Impact Analysis (TIA) as described in Section 2.301.04 of the Keizer Development Code (if applicable).

## **SUBDIVISION CRITERIA**

Staff may grant a subdivision in accordance with the Type II review procedures provided that the applicant provides evidence that the following criteria is met:

- 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.