

### **3 PARCEL PARTITION NARRATIVE**

#### **931 CHEMAWA ROAD NORTH**

#### **DISCUSSION ON DEVELOPMENT STANDARDS**

SECTION 2.3 – The following discusses how the proposed partition conforms to the City of Keizer Development Code.

#### **STREETS AND PRIVATE ACCESS -**

The property has one boundary street – Chemawa Road along the south property line. The property to the east and west is single family development.

Chemawa Road has an existing 60' Right of Way width. Therefore, additional dedication is not required.

The property across the street to the south is single family residential.

Chemawa Road has a fully developed street with curbs, sidewalk, and pavement on both sides of the street. Early discussions with City of Keizer Staff indicate that no street improvements will be required.

The partition application proposes a private lane to the north to access the two new proposed duplex parcels.

Access to Parcel 1 – the current access to the existing 931 Chemawa Road house is directly from Chemawa Road. This access will be retained for access to this existing dwelling.

#### **OFF STREET PARKING**

Parcel 1 will have two parking spaces.

Duplex Parcels 2 and 3 will each have two parking spaces for a total of 4 per parcel.

With these arrangements the subdivision meets the City of Keizer Code requirements for parking and access requirements of Section 2.3.03.

**UTILITIES** - Code 2.307.01 - The property has all required utilities in Chemawa Road. All connections and storm water designs will meet Keizer Code 2.307.

#### **Sanitary Sewer**

There is an existing eight-inch main located along the north side of Chemawa Road. There is an existing house and has an existing sanitary sewer service which will be utilized for Parcel 1.

### **Keizer City Water**

There is an 8" water main located on the south side of Chemawa Road.

Parcels 2 and 3 will have meters connected to the existing 8" water main located in Chemawa Road.

The existing house is to remain and has an existing meter which is to be used for Parcel 1.

There is an existing fire hydrant along Chemawa Road. It is adequate for the new partition fire flow requirements.

### **Storm Water**

Chemawa Road does not have an existing storm water system. The proposed storm water plan is to collect all the site storm water, route through a water quality garden or swale and infiltrate into the subsoil. Preliminary Storm Water Report has been presented with this application.

**SIGNS** All signs will meet Code 2.308.

**SITE AND LANDSCAPING** Code 2.309

All final landscaping will be submitted under the building permit process.

An application landscape plan is being submitted to present the planned quantity of trees to be planted on each new lot.

### **DEVELOPMENT STANDARDS FOR MEDIUM DENSITY RESIDENTIAL**

Code 2.104

Zoning for the development is – Medium Density Residential.

2.104.02 Permitted Use  
Duplexes are proposed and the code allows duplexes.

Permitted use requirement is met.

2.104.05 Parcel Size – minimum lot size for Duplex is 4,000 square feet.  
The proposed parcels exceed 4,000 square feet.

Parcel Size requirement is met.

2.104.05 Parcel Width – average width requirement is 40'.  
All Parcels exceed 40' in width.

Parcel Width requirement is met.

2.104.05 Parcel Depth – average depth requirement is 70'.  
All Parcels exceed 70' in depth.

Parcel Depth requirement is met.

2.104.06.I.2 Medium Density Residential Density  
Minimum Density is 8 units per acre.  
Maximum Density - None.

Proposed development is 3 parcels on 0.45 acres. Parcel 1 is a single family dwelling. Parcels 2 and 3 will be duplexes. This totals 5 dwellings for a density of 11.1 units per acre.

The Minimum Density Requirement is met.

2.303 Off-street Parking –  
Minimum Spaces Required is 1 stall per unit.  
Maximum Spaces is 1.5 stalls per unit.

Proposed development has 2 stalls per unit.

The Minimum and Maximum Requirements are met.

2.130.07 Access Standards –  
One access is proposed to serve the 3 parcels.  
This access is located at the existing approved location for the existing house at 931 Chemawa. This location provides safe entry and exiting to Chemawa Road

The Access Standard Requirement is met.

## **DEVELOPMENT STANDARDS FOR LAND DIVISIONS      Code 2.310**

Parcel Dimensions – all lots meet the minimum width, depth and size requirements per the City of Keizer Code. All lots are more than 40' wide and 70' deep. Parcel Lot lines are also (as much as is practical) perpendicular to the fronting private lane.

Keizer Code 2.301.01 – The development meets the landscape, health, and environmental requirements.

Keizer Code 2.301.02 – This Partition is one phase.

Keizer Code 2.301.03 – Legal parcels will be developed as the code stipulates.

Keizer Code 2.301.04 – All parcels access will be from a private lane to a Keizer developed streets. The access will comply with City of Keizer Code.

## **TRANSIT ACCESS**

Chemawa Road is a minor arterial street. River Road is approximately 500' to the east. Both these roads provide access to the local transit system.