

**VENETA PLANNING COMMISSION
STAFF REPORT**

Urciuoli Partition (M-1-08)

Application Received: February 11, 2008

Application Deemed Complete: February 25, 2008

Notice Mailed and Posted February 26, 2008

Planning Commission Meetings: April 7, 2008

Staff Report Date: March 28, 2008

Prepared by: Zac Moody, Assistant Planner
Reviewed by: Sheryl Hackett, City Recorder

Referrals: Veneta Public Works Superintendent
City Engineer
Lane County Fire District No. 1

Timeline: Current 120 day timeline ends June 24, 2008

BASIC DATA

Applicant: Rob Ward
Ward Northwest Inc.
P.O. Box 105
Florence, OR 97439

Owner: Jon Urciuoli
P.O. Box 762
Veneta, OR 97487

Location: 24970 West Hunter Avenue
Veneta, OR 97487

Assessor's Map: 17-06-36-41

Tax Lot Number: 6900

Area: 41,465 Square Feet

Plan Designation: Medium Density Residential (M) , Commercial/General Residential (U)

Zoning Designation: General Residential (GR), Residential-Commercial (RC)

REQUEST

Tentative Plan

The request before the Planning Commission is for approval of a tentative plan to divide a 41,465 square foot parcel into 3 residential parcels (2 additional parcels, 1 existing) (**Exhibit A**)

BACKGROUND

A property line adjustment was submitted by the applicant in July 2007 and approved on August 30, 2007. The property line adjustment was between Tax Lot 6900 and 7100 for the purpose of creating access through a panhandle lot for Tax Lot 7100. This was done in preparation for the proposed partition application which is currently being proposed.

PROPERTY CHARACTERISTICS AND SURROUNDING CONTEXT

The subject property is currently occupied by an existing single family residence that is proposed to remain.

Transportation Service

Access is available to the property from West Hunter Avenue, a Minor Collector which is partially improved to City standards. No request for additional Right-Of-Way is being requested because the City of Veneta Transportation Plan does not require it along West Hunter Avenue. The current configuration of West Hunter and the structures along it do not allow for any expansion of the collector street.

Wastewater Service

Wastewater is available in West Hunter Avenue.

Stormwater

Based on a contour map, the storm water currently sheet flows from the northern property line to the southern property line. There is also an existing pipe that daylights to the south along Pioneer Parkway. The City Engineer has requested a more detailed stormwater management plan to be completed prior to final plat.

Water Service

Water service is available in West Hunter Avenue.

Natural Resources

There are no wetlands indicated on the City's wetland inventory, or other significant natural resources on the site.

SUBMITTAL REQUIREMENTS

Tentative Plan (M-1-08)

The applicant has submitted the application, plans, and other supplementary data as required by Section 5.01 of Veneta Land Division Ordinance No. 462.

AGENCY COMMENTS

The City Engineer has requested a detailed storm water management plan with appropriate calculations. Comments from Public Works and Lane County Fire District #1 are available as **Exhibit C**.

PUBLIC COMMENTS

No public comment was received.

ISSUES

Storm water

A stormwater management plan was included with the application. The plan identifies individual stormwater detention facilities for each newly created parcel. The stormwater is then collected and piped to a system that delivers the water to a drainage ditch on the parcel immediately to the south of the subject parcel. A site visit by Planning and Public Works failed to identify a ditch at the location that it is identified on the proposed site plan. According to the City Engineer, the preliminary proposal does not quantify the pre-development or post-development runoff. The applicant will need to establish the capacity of the system based on a 10-year storm and submit a final drainage design, including engineering calculations to support these criteria and have it approved by the City Engineer prior to final plat approval.

Access

The subject parcel is approximately 98 feet in width fronting West Hunter Avenue, including the proposed panhandles. The panhandles serve proposed parcel 1 and 2 as well as Tax Lot 7100. Considering the minimum frontage requirement is 50 feet (as identified and the request is for two additional parcels, creating three total parcels on a parcel that is only 98 feet wide would not be in conformance with the provision of Section 6.04 (2) of the Veneta Land Development Ordinance No. 461. Additionally, the configuration of the existing dwelling will not allow the division of the parcel in such a way that will provide for the minimum requirements and proper infill. The applicant has requested a modification to the frontage requirements and requested approval of the proposed panhandle parcels by the Planning Commission (**Exhibit A**). The division is proposed in a manner that will allow parcel 1, 2 & 3 as well as Tax Lot 7100 to share access through a reciprocal driveway easement. This configuration will allow the development of the parcel in a way that will use the existing access with some modifications as requested by Lane County Fire District #1 (**Exhibit C-3**). The applicant will be required to modify the access to conform to one of the three options provided by the Fire District. The proposal shall be signed off and approved by Lane County Fire District #1 prior to the final plat approval.

The proposed parcel configuration also allows the on-site detention facilities, each to be placed on their own parcel, rather than clustered on one parcel, which would ultimately create a non buildable parcel.

STAFF RECOMMENDATION

Based on the information presented in the application, this staff report, and proposed final orders, staff recommends conditional approval of partition M-1-08.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Tentative Plan with specified conditions of approval based on the findings in the Proposed Final Order.
- b. Modify the proposed findings or conditions of approval in the Proposed Final Order.
- c. Deny the Tentative Plan based on the Commission's findings.
- d. Continue deliberations on the Tentative Plan if more information is needed.

EXHIBITS

- A. Tentative Plan and Narrative
 1. Site Assessment, Preliminary Partition Plat, Preliminary Partition Plat with Utilities, Vicinity Map, Re-development Plan received February 11, 2008.
- B. Stormwater Management Plan Map
 1. Urciuoli Partition Stormwater Management Plan prepared by EGR & Associates, Inc., received February 11, 2008.
- C. Agency comments
 1. City Engineer dated March 24, 2008
 2. Kyle Schauer, Public Works Superintendent
 3. Heather Hill, Lane County Fire Protection District #1
 4. Lane Electric Co-op