

APPLICATION SUMMARY

APPLICANT/DEVELOPER: Hayden Homes, LLC
2464 SW Glacier Place, Ste 110
Redmond, OR 97756
Contact: Roy Hankins, PE
(541) 550-0718

PLANNER/ ENGINEER: Otak, Inc.
17355 SW Boones Ferry Road
Lake Oswego, OR 97035
Contact: Jerry Offer and Brad Kilby
(503) 635-3618

LOCATION: The property is located north of the Applegate Landing No. 1 subdivision; south of Cheney Street and east of 8th Street in the Applegate Landing No. 2 subdivision; and is west of the Territorial Highway.

DESCRIPTION: Lane County Assessor map 18060100, tax lot 1605.

SITE AREA: 36.38 acres

ZONING: General Residential and Community Commercial

REQUEST: Minor Land Partition approval is requested to divide the 36.38 acre parcel into three parcels of 5.341 acres (parcel 1), 6.032 acres (parcel 2), and 25.007 acres (parcel 3).

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APPENDICES

- Appendix 1 – Preliminary Title Report
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PLANS

- Exhibit 1.0 Proposed Partition Plat
- Exhibit 2.0 Tax Map

I. REQUEST SUMMARY

Minor Land Partition approval is requested to divide the 36.38 acre parcel into three parcels of 5.341 acres (parcel 1), 6.032 acres (parcel 2), and 25.007 acres (parcel 3). The subject parcel is tax lot 1605 of Lane County Assessor's map 18060100. The purpose of the minor land partition is to divide the subject parcel into three pieces for future development as Phase 9 (proposed parcel 1); a roadway out to Territorial Highway and a portion of Phase 5 (proposed parcel 2); and future Phases 5 and 7 of the Applegate Landing project. A Specific Development Plan approval for Applegate Landing was approved on April 10, 2006 under file SDF-1-05.

II. SITE DESCRIPTION

The property is located south of Cheney Street and east of 8th Street in the Applegate Landing No. 2 subdivision, north of the Applegate Landing No. 1 subdivision; and is located west of the Territorial Highway. The property is vacant, and will be developed with attached and detached single-family residences as the Applegate Landing Subdivision is developed. The property is zoned primarily General Residential, with a small area of Community Commercial zoning in the site's northeastern corner. The entire site is zoned with the Specific Development Plan overlay zone. A greenway overlay corridor extends from east to west across the site within the area which is proposed as parcel 2.

III. COMPLIANCE WITH THE APPLICABLE APPROVAL STANDARDS OF THE COMMUNITY DEVELOPMENT CODE

Each of the applicable Articles and subsequent sections of the City of Veneta Land Division Ordinance No. 462 and the Veneta Land Development Ordinance No. 461 is addressed below. Direct citations of these ordinances are shown in *italics*.

CITY OF VENETA LAND DIVISION ORDINANCE NO. 462

ARTICLE 5 - PARTTIONS

SECTION 5.01 TENTATIVE PLAN SUBMISSION REQUIREMENTS

Following preliminary consultation as required in Article 2, the applicant shall submit ten (10) copies of the tentative plan together with improvement plans and other supplementary data for review and action. The applicant shall also submit one (1) reproducible 11" x 17" black and white copy of the tentative plan.

Response: Ten copies of a tentative partition plan and all supplemental application materials are enclosed, along with one reproducible 11" x 17" copy of the tentative plan.

(1) **Form and Scale.** The tentative plan shall be clearly and legibly drawn or printed in ink to a scale of not less than one (1) inch equals 100 feet or multiples of ten (10) thereof.

Response: The tentative partition plan is drawn to a scale of one inch equals 100 feet.

(2) **General Information.** The following general information must be presented as part of the application for a tentative partition:

(a) Date, northpoint, scale of drawing.

(b) Appropriate identification clearly stating the plan is a tentative partition plan.

(c) Location of the land division by section, township and range sufficient to define the location and boundaries of the proposed subdivision and a legal description of record of the proposed site.

(d) Names and addresses of the owners and anyone who has an interest in the property, as verified by a title company, and the applicant, engineer or surveyor or other parties involved in preparation of the documents.

(e) The approximate acreage of land under single ownership or, if more than one ownership is involved, the total contiguous acreage of the owners directly involved in the partition.

(f) Any other information as required to comply with all provisions of State Law Chapter ORS 92.

Response: The tentative plat is drawn consistent with these standards, including all plat information requirements of ORS Chapter 92.

The property is owned by Hayden Homes. Hayden Homes' address is shown on sheet 2 of the tentative plat. The plat was prepared by Gary Paul of Otak, Inc. Otak's address is also listed on sheet 2 of the plat.

(3) **Information Concerning Existing Conditions.** The following information is required to show the existing conditions of the proposed subdivision and surrounding area:

(a) A vicinity map clearly showing the relationship of the proposed land division to surrounding developments, streets, storm drainage, sewer, water and utility services.

utility, and grading plans were submitted to the City of Veneta as part of that application. Those plans are adopted by reference to address the tentative plan requirements for a minor land partition submittal. No improvements related to the subdivision plans are intended to occur in response to the recording of the proposed partition.

(5) Statements to Accompany Tentative Plan. The tentative plan shall be accompanied by written statements from the applicant giving essential information regarding the following matters:

(a) Adequacy and source of water supply and compliance with the city's Water System Plan.

(b) A statement detailing the storm water runoff and drainage impact the new development will have on areas beyond the land division and compliance with the city's Drainage Master Plan. The developer, city and impacted property owners shall work closely with each other so that adverse impacts of storm water runoff (in terms of both quantity and quality) from the new development are alleviated or avoided and that all necessary storm sewer and drainage facilities will be installed prior to or concurrent with the land division.

(c) Proposed method of sanitary sewage disposal and compliance with the city's Wastewater Master Plan.

(d) Protective covenants and deed restrictions to be recorded, if any.

(e) The time the proposed improvements are to be made or installed.

(6) Tree Removal Plans: If development of the proposed plan will require a tree removal permit in accordance with Veneta Municipal Code 8.10, detailed tree removal plans are required. Plans shall be drafted in conformance with the requirements of VMC 8.10.

Response: Similarly, full existing utility reports and a tree plan were submitted to the City of Veneta as part of the Specific Development Plan application. No improvements related to those plans are intended to occur in response to the recording of the proposed partition. When the site is developed, water and sewer will be provided via extensions from the prior approved phases of the Applegate Landing Subdivision. Those lines are public lines, and will be constructed within a public right-of-way consistent with the City of Veneta's Engineering Design Standards.

SECTION 5.03 TENTATIVE PLAN REVIEW CRITERIA

The Building and Planning Official or the Planning Commission may approve, approve with conditions, or deny a tentative plan based on standards found in the following section of the Land Division Ordinance, Land Development Ordinance, and other sources specified in this section.

SECTION 5.04 CATEGORIES FOR TENTATIVE PLAN APPLICATIONS

Transportation

(1) The transportation system supports the new development and provides vehicular, bicycle, and pedestrian access to each lot in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; the requirements of the zoning district (Land Development Ordinance); and the Veneta Transportation System Plan.

Response: As noted above, the subject site is a portion of the Applegate Landing project. Full existing road improvement plans were submitted to the City of Veneta as part of the Specific Development Plan application. Those plans provide for the future development of the site to provide the necessary street and other transportation system improvements to support planned housing on the subject site. However, no improvements related to the street system plans of the Specific Development Plan is intended to occur in response to the recording of the proposed partition. In the short term, each of the proposed parcels will have frontage on and access to an improved public street. Proposed parcel 1 will have frontage on and access to Strike Street. Proposed parcel 2 will have frontage on and access to Cheney Street and the Territorial Highway. Proposed parcel 3 will have frontage on and access to Cheney Street and 8th Street. Access to those streets should be adequate for the needs of the proposed parcels until such time as they are redeveloped consistent with the Specific Development Plan.

Utilities

(2) Each lot will be served with sanitary sewer (or septic systems), water, and other public utilities in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; the requirements of the zoning district (Land Development Ordinance); and City utility plans.

Response: None of the proposed parcels is intended to be developed without further redision and development of adequate full public utilities in accordance with the Specific Development Plan. The applicant is willing to accept a condition of approval which would prohibit any residential development on the parcels until the property is developed consistent with the Specific Development Plan for Applegate Landing.

Surface Water Drainage

(3) The surface water drainage shall be in conformance with the City's Drainage Master Plan and other applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; and the requirements of the zoning district (Land Development Ordinance).

Response: None of the proposed parcels is intended to be developed without further redivision and development of adequate full public utilities, including site grading and storm drainage improvements, in accordance with the approved Specific Development Plan. The applicant is willing to accept a condition of approval which would prohibit any residential development on the parcels until the property is developed consistent with the approved plan for Applegate Landing.

Topography, Floodplain, Wetlands, and Vegetation

(4) Topography, floodplain, wetlands, and vegetation have been incorporated into the partition design in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; and the requirements of the zoning district (Land Development Ordinance).

Response: As noted above, the subject site consists of Phases 5, 7 and 9 of Applegate Landing. Site development plans were submitted to the City of Veneta as part of the Specific Development plan application. Those plans identify trees and a water resource on the site. These resources will not be impacted by the proposed minor land partition. There is no mapped floodplain on the site. Further review of these elements of the site will be conducted when subdivision applications are prepared for each phase of future development.

Remainder of Property

(5) Development of any remainder of property under the same ownership can be accomplished in accordance with city requirements.

Response: Creation of the proposed parcels will facilitate development of the future phases of Applegate Landing which are on land also owned by Hayden Development. The proposed partitioning should not have a negative impact upon Hayden Homes' ability to develop the remainder of their properties in Applegate Landing.

Adjoining Land

(6) Adjoining land can be developed or is provided access that will allow its development in accordance with city requirements.

Response: Adjoining land to the south and west is also owned by Hayden Homes and is either already developed as part of Applegate Landing or is planned as part of future phases. Properties to the east of the subject site have frontage on Territorial Highway. Properties to the north are already developed. Therefore, the adjoining properties are either already provided with access which will allow their development or else are already developed or approved for development. The proposed partitioning will not negatively affect the development opportunities for any of these adjoining properties.

(7) The proposed preliminary plat complies with all of the applicable city requirements, including Design Standards (Article 6), Improvement Requirements (Article 7), and the requirements of the zoning district (Land Development Ordinance).

Response: Most portions of the Design Standards of Article 6 of the Land Development Ordinance would appear to not be applicable at this time since the proposed partitioning is being done to facilitate future development. With the future development of any of the proposed parcels, consistency with the road design requirements, block length and shape standards, utility easement requirements, and building site standards will need to be demonstrated. All three of the proposed parcels will be consistent with the access standards of Section 6.04(2) which requires that each parcel about a local street for at least 50 feet. Proposed parcel 1 will have more than 250 feet of frontage on Strike Street. Proposed parcel 2 will have approximately 65 feet of frontage on Cheney Street and 210 feet of frontage on the Territorial Highway. Proposed parcel 3 will have 50 feet of frontage on 8th Street.

Article 7 provides standards for street, sidewalk, utility and other improvements within subdivisions – including partitions. Section 7.04 says, however, that the decision maker can determine that with a partition if the nature of development in the vicinity of the partition makes installation of those improvements unreasonable, the decision maker can except those improvements from being made. Due to the nature of the proposed partition being a predecessor to an actual subdivision application for the site, it is requested that the City except the applicant from needing to make any of the public improvements at this time and to instead defer those improvements to a future subdivision application.

The property is zoned mostly General Residential (GR) with a small portion of the site in its northeastern corner zoned Community Commercial. There are currently no uses proposed for any of the three proposed parcels so there is not a need to make findings with regard to the use provisions of these zones. Future development of the parcels will need to be shown to be consistent with the use standards. All three proposed parcels will be larger than the minimum parcel size of 6,000 sq. ft. for detached single family homes. All lots will be substantially wider than the 60-foot minimum lot width standard. The shadow plat for Phase 2 of Applegate Landing which is included in this submittal shows how the proposed parcels can be redivided into lots more consistent with the intended development of this area. There is no minimum lot size in the Community Commercial zone which applies to the small portion on the eastern section of proposed parcel 1.

IV. CONCLUSION

This application narrative, the attached exhibits, and the appendices demonstrate that all applicable chapters and subsequent sections of the City of Veneta Ordinances as they relate to the proposed minor land partition are satisfied. Therefore, the applicant respectfully requests approval of this application.