



Legacy Homes, Inc.
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Legacy Lincoln Street

Proposal: *Minor Land Partition*

Submitted to: *City of Sherwood*
Planning Department
22560 SW Pine Street
Sherwood, OR 97140

Applicant/Owner: *Legacy Homes, Inc.*
Brad Miller
18025 SW Brookman Rd.
Sherwood, OR 97140
503-544-6783

Site Location: *22886 SW Lincoln Street*
Sherwood, OR 97140

Assessor's Information: Tax ID: R0553145

Site Size: *.37 Acres*

Zoning Map Designation: *Low Density Residential (LDR)*

I. Project Description

22886 SW Lincoln Street, Sherwood, OR 97140 is a .37 Acre parcel located in an in-fill area of the City of Sherwood. It appears to have had, at one time, a home on it, but it currently sits empty. The property is surrounded by lots of mixed size and many flag lots.

We propose building a replacement dwelling using existing services and dividing the current 100'x160' deep lot in half to create an additional lot that will be 50'x160'+/-. We would install a half street improvement which would include curb, sidewalk, gutter, and all necessary utilities. The property fronts Lincoln Street.

II. Applicable Review Criteria

Minor Land Partition

Chapter 16.12

Chapter 16.68

Chapter 16.104

Chapter 16.118

Chapter 16.122

Chapter 16.128

16.12 Residential Land Use

16.12.10 Purpose and Density Requirements - Low Density Residential (LDR)

RESPONSE: This meets the standard because the development will include the subject property being divided into two large lots, roughly 7,500 sq. ft. +/- in size.

16.12.020 Allowed Residential Land Uses

RESPONSE: This meets the standard because two Single-Family detached dwellings are allowed under LDR.

16.12.030 Residential Land Use Development Standards

RESPONSE: This meets the standard because our proposal includes net square footage that meets the development standards after providing adequate public right-of-way easements and dedication as needed. The proposed lot dimensions of 50'W x 150'D +/- are in-line with the dimensions allowed for creation of in-fill lots. The building envelope allows adequate spacing to meet all setback requirements. The proposed lot creation is for single-family detached housing.

16.12.040 Community Design

RESPONSE: This meets the standard because the proposed partition will provide adequate "off-street" parking, landscaping, and the homes will meet the current energy code. These homes will blend in nicely with the other homes in the neighborhood.

16.68 In-fill Development Standards

16.68.010 Purpose and Intent

RESPONSE: This meets the standard because the proposed property is .37 Acres, 100'Wx160'D +/- with adequate utility services in Lincoln Street which fronts the property. This property is a likely candidate for an in-fill minor land partition with the creation of two 50'x150' +/- lots.

16.68.020 Lots Sizes and Dimensions for In-Fill

RESPONSE: This meets the standard because the proposed dimensions of the lots are 50'x150' +/- and 7,500 sq. ft. +/- . All lot square footages and set-back requirements can be met with the creation of these proposed parcels, with the exception of the minimum width requirement for the LDR Zoning. This can be adjusted by way of the in-fill standards for minimum lot width reduction.

16.68.030 Building Design on In-Fill Lots

RESPONSE: This meets the standard because the Applicant proposes to build single family detached homes in accordance with In-Fill Lot Design standards.

16.68.40 Height

RESPONSE: This meets the standard because the Applicant proposes to build single family detached homes in accordance with the Height standards for the LDR Zoning it is within.

16.68.050 Yard Requirements for In-Fill Development

RESPONSE: This meets the standard because the Applicant proposes to build single family detached homes in accordance with Yard Requirements for In-fill Development.

16.68.060 Public Notice

RESPONSE: This meets the standard because the Public will be notified as required.

16.104 Public Infrastructure

16.104.010 Purpose

RESPONSE: This meets the standard because the proposed minor land partition has 100' of street frontage on Lincoln Street. Adequate services in street exist.

16.104.020 Future Improvements

RESPONSE: This meets the standard because the Applicant assumes responsibility for half-street improvement including pavement, curb, sidewalk, gutter and mainline utility taps from existing sewer and water. One water meter already exists as well as a sewer lateral which will service a replacement dwelling located on the downhill north parcel. The storm water is to be handled on individual lot, according to Clean Water Services standard RO-77.

16.104.30 Improvement procedures

RESPONSE: This meets the standard because the Applicant proposes to comply with City Engineering Improvement Procedures.

16.118 Public and Private Utilities

RESPONSE: This meets the standard because there is adequate franchise utility service underground and overhead on Lincoln Street. The subject property fronts Lincoln Street and applicant proposes to dedicate the needed right-of-way to provide services for the single-family detached homes.

16.122 Land Partitions

16.122.10 Generally

RESPONSE: This meets the standard because the Applicant hereby submits minor land partition for approval.

16.122.20 Approval Criteria: Preliminary Plat

RESPONSE: This meets the standard because the Applicant proposes a minor land partition in an in-fill area. Applicant proposes to dedicate all needed easements and right-of-way to City as required. Applicant proposes to use existing services and tap main lines as needed.

16.122.30 Final Partition Plat

RESPONSE: This meets the standard because the Applicant shall submit final plat for City requirements.

16.128 Land Division Design Standards

RESPONSE: This meets the standard because the Minor Land Partition proposal meets the criteria for in-fill standards and the lots created will be similar to the surrounding neighborhood. The parcel fronts Lincoln Street and no future development is expected on immediately surrounding parcels.