City of Sherwood

Revised Narrative for Minor Land Partition

by Ann & Brad Brucker

An Application For:
Minor Land Partition
Submitted December 8, 2014
Revision: December 29, 2014
Revision #2: January 7, 2015

Applicant:
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SUMMARY OF PROPOSAL

The applicant respectfully requests to amend the Minor Land Partition with a revised Narrative.

The subject site is currently the home of Ann & Brad Brucker and is located within the MDRL zone. The property has 125' of frontage on NW Park St., with lot depth between 145' & 240', surrounded by single family homes.

The proposal is to divide their current lot into two lots, the existing residence will have 75' SW Park St. frontage x (145' & 202') side lot lines and the new lot will have 50' SW Park St. frontage x (202' x 240') side lot lines.

The 125' of SW Park St. will require the half-street improvements, including curb tight 5' wide sidewalk with new curb, and 3' of street improvement.

APPLICABLE REVIEW CRITERIA

Chapter 16.12 – Residential Land Use
Chapter 16.104 – Public Infrastructure
Chapter 16.118 - Public and Private Utilities
Chapter 16.122 – Land Partitions
Chapter 16.128 – Land Divisions Design Standards

CHAPTER 16.12 – Residential Land Use

16.12.010 Purpose and Density Requirements (MDRL Med. Density Residential Low)

Response: Meets the purpose and density of the MDRL Zone.

Lot #1 = 75' x (145' – 202') = 13,058 sf)

Lot #2 = 50' x (202' x 240') = 11,087 sf)

16.12.020 Allowed Residential Land Uses

Response: Meets the Allowed Residential Land Use of the MDRL Zone for Single Family Residential Units.

16.12.030 Residential Land Use Development Standards

Response: Meets the Development Standards for Lot Size, the Proposal meets or exceeds the following:

Min. Lot Size: 5,000 sf

Lot Width @ Frontage:	25'
Lot Width @ Building:	50'
Min. Lot Depth:	80'
Max. Building Height:	30 ft. or 2 Stories
Setbacks:	14' Front, 20' Garage, 5" Sides & 20' Rear

16.12.040 Community Design

Response: Meets the Community Design for off-street parking, residential landscaping and site design. Energy Conservation measures will be adopted.

CHAPTER 16.104 – Public Infrastructure

16.104.010 Purpose

Response: Meets the standard for the proposed Minor Land Partition with 125' of frontage on SW Park St., which contains Water, Sewer, Storm, Gas, Communications and Electrical Services.

16.104.020 Future Improvements

Response: Meets the standard, the applicant assumes responsibility for half-street improvements.

16.104.030 Improvement Procedures

Response: Meets the standard, the applicant to meet the City Standards based on the Engineering Design Manual and Installation for half-street improvements.

CHAPTER 16.118 – Public and Private Utilities

16.118.010 Purpose

Response: Meets the standard for the proposed Minor Land Partition with 125' of frontage on SW Park St., which contains Private Utilities including Gas, Communications and Electrical Services.

16.118.020 Standards

Response: Meets the standard for the proposed Minor Land Partition with 125' of frontage on SW Park St., there is adequate franchise utility service underground and overhead, all new or upgrades utilities shall meet the standards per 16.118.010, applicant shall provide right-of-way.

CHAPTER 16.122 – Land Partitions

16.122.010 General

Response: Meets the standard for the proposed Minor Land Partition with 125' of frontage on SW Park St., the applicant hereby submits a Minor Land Partition Application for Approval.

16.122.020 Approval Criteria: Preliminary Plat

Response: Meets the standard for the proposed Minor Land Partition:

A. Meets the Zoning district standards and Design Standards.

B. Applicant will dedicate to the public all common improvements.

C. Adequate Services are available within SW Park.

D. Adjoining land is currently developed, however this proposal does not impede other development.

16.122.030 Final Partition Plat

Response: Meets the standard for the proposed Minor Land Partition, the Applicant will follow the procedures through a Type I Procedure, with a Final Plat for City requirements.

CHAPTER 16.128 – Land Division Design Standards

16.128.010 Blocks

Response: Not Applicable.

16.128.020 Pedestrian and Bicycle Pathways

Response: Not Applicable however the Applicant is providing new 5' sidewalk and curb.

16.128.030 Lots

Response: Meets the standard for Lots within the Zone District MDRL.

A. Size and Shape is appropriate for the location, zone and topography.

B. Access is met with frontage on SW Park St.

C. Double Frontage – Not Applicable.

D. Side Lot Lines are perpendicular to SW Park St. consistent with the neighborhood and Zone District.

E. Grading, the site slopes slightly away from SW Park St., no Cut or Fill is anticipated exceeding the standards.

CHAPTER 16.142 – Parks, Tress and Open Spaces
(New Response)

16.142.060 Street Trees
(New response)

Response: Meets the standard, Drawing SP1.1 Revision #1 locates (4) new Street Trees within the 125' Right-of-Way for both Parcels, meeting 'Trees Under Power Lines' with species *Prunus* – Flowering Cherry and spacing of 25' at maturity. Minimum size at time of planting shall be 2" caliper.

16.142.070 Trees on Property subject to Certain Land Use Applications
(New response)

Response: Meets the standard, Drawing SP1.1 Revision #1 locates all existing trees, size and canopy, identifies hazardous trees removed prior to this application and locates (1) tree to be removed for new development. New trees are shown combined with existing trees to meet the 40% Canopy requirement, also on Drawing SP1.1 Revision #1 is the canopy calculations for each Parcel. Minimum size at time of planting shall be 2" caliper.

End of Narrative