

TENTATIVE SUBDIVISION NARRATIVE

BYRD MEADOWS SUBDIVISION

GENERAL INFORMATION

NATURE OF REQUEST: The application is seeking tentative plat approval to perform a 4 lot subdivision and concurrent administrative review approval for the 4 lots to be developed with attached townhomes.

APPLICANT: REB Investment Trust
Robert and Angela Byrd Trustees
30825 Turquoise Pl
Lebanon, Oregon 97355

OWNER: REB Investment Trust
Robert and Angela Byrd Trustees
30825 Turquoise Pl
Lebanon, Oregon 97355

ENGINEER/SURVEYOR: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, Oregon 97355

**PROPERTY
LOCATION:** East of 1685 S 12th Street
12S-02W-15BC TL 2401

**ZONING
DESIGNATION:** RM (Residential Mixed Density)

**COMP PLAN
DESIGNATION:** RM (Residential Mixed Density)

CURRENT LAND USE: Vacant



Narrative Describing the Proposed Development

The applicant proposes a subdivision of one existing vacant parcel (Tax Lot 2401, Map 12S02W15BC) into four single-family residential Townhome lots ranging from approximately 2,521 sq ft to 4,374 sq ft. The property lies within the Z-RM (Residential Mixed Density) zoning district. It is bordered to the west by an existing single family dwelling on a parcel in the City, to the east by an existing single family dwelling on a large parcel in Linn County, to the south by single family dwelling lots (Sundown Place Subdivision), to the northeast by a single family dwelling on a large parcel in Linn Co and to the northwest by a single family dwelling on a large parcel in the City. The parent parcel being proposed for this subdivision is a flag parcel that was created by Linn County Partition Plat No. 2024-16. The flag portion is 30.00 feet wide and will provide access via a private driveway within the said flag. All 4 lots will be provided a connection to City of Lebanon public utilities, including water, sanitary sewer, and franchised utilities. The storm drainage will be collected, metered by flow control and discharge at pre-development rates to the existing drainage system to the east along Strawberry Lane. Appropriate access and utility easements will be created with the subdivision to ensure all lots have legal access and utility connections. Driveways and sidewalk improvements will comply with City standards. No new public streets are proposed. The proposal also seeks concurrent administrative review approval for the four townhouse lots as required by the Lebanon Development Code.

LDC Article Two – Land Uses and Land Use Zones

The Z-RM zone allows for single-family dwellings, duplexes, small lot single-unit and townhome unit developments, consistent with the City's intent to encourage a variety of housing types. Each proposed lot meets or exceeds the minimum lot-area and dimension standards for either small lot single-unit detached dwellings or for townhouses as proposed within the Z-RM zone. The plan is for townhouses on all 4 lots so a concurrent administrative review application is included for their allowed development as a townhouse.

Lot	Approx. Area (sf)	Min. Required (sf)	Width	Depth
1	2,521	2,500	≈ 36 ft	≈ 70 ft
2	2,522	2,500	≈ 36 ft	≈ 70 ft
3	2,535	2,500	≈ 36 ft	≈ 70 ft
4	4,374 w/o Flag	2,500	≈ 61 ft	≈ 71 ft

All lots provide sufficient area and dimensions for required setbacks, on-site parking, and conformance with lot coverage maximum of 60%. The subdivision supports the City's housing-density goals while maintaining compatibility with surrounding single-family developments.

LDC Article Three – Development Standards

Access & Circulation:

All four lots gains access from an existing improved public street, S. 12th Street, via the created 30 feet wide access easement and shared 24 feet wide private driveway in compliance with section 16.12.020.B.3 and 4. All of the proposed 4 lots meet the City of Lebanon access standards and no new public street dedications are necessary.

Public Utilities:

Public Water:

Existing 8-inch public water is located in the adjacent S. 12th Street rights-of-way. Private water services will be added along S. 12th Street and private water lines extended in the 30' access and utility easement to each of the lots. There is an existing fire hydrant along the west side of S. 12th Street that is opposite the development which will provide the necessary single family residential fire protection.

Public Sanitary Sewer:

Existing 8-inch public sanitary sewer is located in the flag portion of the parent parcel for this proposed development. Private sewer lateral services will be added along this sewer main and private sewer lines extended to each of the lots.

Public Storm Drainage:

There is an existing 12-inch public storm drain within Strawberry Lane to the east. A new open drainage swale will be constructed from the proposed development, east across the neighboring property in a private storm drainage easement, to said 12-inch public storm pipe in Strawberry Lane. Onsite flow control and detention will be provided to limit developed stormwater release rates to pre-developed release rates.

Lot Grading:

The property is relatively flat. Minimal lot grading is anticipated to create positive surface drainage to the proposed private storm drainage system.

Pedestrian Improvements:

The frontage of the subject property along S. 12th Street is improved to a rural turnpike standard with a 5 feet sidewalk that terminates at the SW corner of Parcel 1 of Linn County Partition Plat No. 2024-16. The proposal includes extending a 5 foot sidewalk across the flag frontage of this project.

Off-Street Parking:

All of the lots will provide off-street parking at a minimum of 2 spaces. This is consistent with LDC requirements for small lot single-unit and townhouse dwellings.

Landscaping & Existing Trees:

Landscaping of each lot will occur as required by LDC for single-unit lots and townhouse lots.

LDC Article Four – Review & Decision Requirements

This application requests Tentative Subdivision Approval under LDC § 4.3.110. The proposal satisfies decision criteria as follows:

1. Conformance with Comprehensive Plan & Zoning.

The proposed application provides for a housing variety with lot sizes that will encourage a product that can be affordable. The proposal supports multiple types of fee simple owned housing types that fill a much-needed void within the City of Lebanon, Linn County and State of Oregon.

2. Conformance with Public Facilities Plan.

The proposed subdivision is in an area where there are existing public facilities with capacity to serve the additional development.

3. Transportation System adequacy.

The proposed subdivision is located on a collector street improved to rural standards with capacity for the proposed project.

4. Land Suitability free of hazards.

The proposed development is located on a vacant property with sufficient land area to support the proposed lots. There are no known hazards in the area.

5. Lot Layout & Design meeting minimum standards.

The proposed development complies with all applicable minimum lot sizing and layout standards within the City of Lebanon Land Development Code for small lot single-unit and townhouse dwellings.

6. Provision of required Public Improvements.

The proposed development is located within an area with public infrastructure in place with capacity to serve the proposed lots. A short private storm drainage extension, water services and sewer services to provide adequate improvements for all lots are proposed. These improvements will be privately financed by the applicants.

7. Access Management and sight-distance compliance.

The proposed development satisfies all applicable access management requirements in the City of Lebanon Development Code. Compliance with sight-distance will be adhered to for all proposed driveways.

LDC Article Five – Exceptions to Standards

No variances, non-conforming uses, or other exceptions are requested. All design and dimensional requirements are met or exceeded.

CONCLUSION:

The proposed Tentative Plat and supporting documents for the 4 Lot subdivision on S. 12th Street demonstrates it meets all applicable criteria and standards of the Lebanon Development Code and the Comprehensive Plan. The project will efficiently utilize vacant land within City limits, extend existing infrastructure, and provide lots for four new single-family home detached dwellings or four new attached townhouse dwellings. The Administrative Review for the townhouse development of the 4 lots has demonstrated the townhouses will be compatible with surrounding existing and/or approved uses of adjacent lots.