

Lincoln Palisades Phase VI Addition

Tentative Subdivision Application

Prepared for:

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Submitted to:

City of Lincoln City
Planning & Community Development Department
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Lincoln City, Oregon 97367

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Project Summary

Request:	Application for approval of a tentative plat for the Lincoln Palisades Phase VI Addition, a four-lot residential subdivision.
Location:	Unaddressed parcel on NE 51 st Court Lincoln City, Oregon 97367 Lincoln County Assessor's Map No. 06-11-35CD; Tax Lot 102
Owner/Applicant:	Alpha Building Ventures, LLC C/O Steve Lindell & Thom Shauklas P.O. Box 688 McMinnville, Oregon 97128 Phone: 971-241-8870 Email: stephenlindell6@gmail.com & tshauklas@obfc.net
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I. Project Description

Located on an unaddressed parcel with frontage on the recently constructed NE 51st Court, the Lincoln Palisades Phase VI Addition Subdivision will create four lots on 2.76 acres identified as Tax Lot 102 on Lincoln County Assessor's Map No. 06-11-35CD (herein referred to as the "subject property"). Proposed Lots One through Three are intended for the construction of detached single-dwelling units, while Lot Four will be preserved for potential future land divisions. The subject property is zoned Single-Unit Residential (R1-7.5) by the City of Lincoln City. There are no overlay zones applied to the subject property.

The proposed development conforms to all applicable sections of the Lincoln City Municipal Code (LCMC). This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the above-mentioned governing regulations. The applicable criteria and standards from the LCMC will appear in *italics* followed by the applicant's responses in **bold** font.

II. Existing Conditions

The subject property has frontage on NE 51st Court. This street is constructed to Lincoln City's local street standards consisting of curb, gutter, and a paved vehicle travel aisle in both directions. In addition to NE 51st Court, a stub of NE 51st Loop terminates on the property's western boundary. It lacks sidewalk on its south side but is otherwise improved to Lincoln City standards. Moderately vegetated, the site mostly consists of brush and shrubs. Similar to the previous phases of Lincoln Palisades, this property slopes southeast towards a natural preserve owned by the City of Lincoln City. Adjoining zones and land uses (Exhibit C for aerial photograph and Exhibit D for City of Salem Zoning Map):

North: Single-family dwellings under construction in Lincoln Palisades Phase VI zoned R-1-7.5 by the City of Lincoln City.

South: Single-family dwellings constructed in Pacific Rim Estates zoned R-1-7.5 by the City of Lincoln City.

East: Open space tract owned by the City of Lincoln City zoned R-1-7.5.

West: Single-family dwellings constructed in Lincoln Palisades Phase II zoned R-1-7.5 by the City of Lincoln City.

III. Chapter 16.08 – Procedure

16.08.210 *Inspection and processing fee.*

A subdivision inspection and processing fee shall be submitted as established by city council resolution.

Response: The applicant, Alpha Building Ventures, LLC, agrees to pay the subdivision inspection and processing fee established by city council resolution. A completed Online Direct Pay Authorization Agreement has been submitted with this application. Therefore, this standard is met.

16.08.220 *Tentative plan – Submission.*

The subdivider shall file 15 prints of the tentative plan with the department of community development; the tentative plan will be scheduled for planning commission review at a public hearing after the application is deemed complete and notice is provided. The public hearing shall be in accordance with LCMC 16.20.050.

Response: The applicant agrees to provide copies, physical or digital, of the tentative subdivision application materials as requested by the Lincoln City Planning & Community Development Department. Therefore, this standard is met.

16.08.230 *Tentative plan – Preliminary review.*

- A. *Within 10 days after being submitted by the subdivider, the department of community development shall furnish one print to the State Highway Department (when development is adjacent to a state highway and access to the highway is desired by the subdivider), and one print each to cable TV, power, gas and telephone companies. These agencies will be given at least 10 days to review the plan, suggest revisions and return the plans to the department of community development.*
- B. *The department of community development and the department of public works, in reviewing the tentative plan, shall consider and provide information to the planning commission on the following:*
 - 1. *Location in the adjoining streets or property of existing sewers and water mains, culverts and drain pipes, electrical conduits, or lines, proposed to be used on the property to be subdivided, and invert elevations of sewers at points of proposed connections and any other pertinent information;*
 - 2. *Planning and zoning on and adjacent to the tract, if any;*
 - 3. *Conformance to other applicable city ordinances.*

Response: After the applicant has provided copies of the application materials, Lincoln City Planning & Community Development Department staff will review the application according to these guidelines. Compliance with this section will occur via completion of the application process.

16.08.240 *Tentative plan – Approval.*

- A. *The planning commission will review the plan and the reports of the agencies listed above and shall give tentative approval of the plan in its preliminary form, as submitted, or as it may be modified. If disapproved, the planning commission shall express its disapproval and its reasons therefore in writing. The applicant may appeal such decisions to the city council in accordance with LCMC 16.20.020.*
- B. *Approval of the tentative plan shall indicate the planning commission's approval of the final plat, provided there is no change in the plan of subdivisions, as shown on the tentative plan, and there is full compliance with all requirements imposed by the planning commission as conditions of tentative plan approval.*
- C. *The action of the planning commission shall be noted on four copies of the tentative plan, including reference to any attached documents describing any conditions. Following adoption of a final order, one copy shall be returned to the subdivider, one copy sent to the engineer or surveyor, one copy sent to the city engineer, and the other copy retained in the planning department files.*

Response: After the applicant has provided copies of the application materials, the planning commission will review the application according to these guidelines. Compliance with this section will occur via completion of the application process.

16.08.250 *Tentative plan – Required data.*

- A. *Preparation. The subdivider shall prepare a tentative plan, together with improvement plans and other supplementary material, as may be required, to indicate the general program and objectives of the project. To assure knowledge of existing conditions, and to obtain compliance with existing city development plans, the subdivider may confer with the department of community development and department of public works prior to preparation of the tentative plan.*
- B. *Scope. The tentative plan need not be a finished drawing, but it should show all pertinent information to scale, in order that the planning commission may properly review the proposed development.*
- C. *Partial Development. Where the area to be subdivided contains only part of the tract owned or controlled by the subdivider, the planning commission may require a sketch of a tentative layout for streets and parcels in the unsubdivided portion.*
- D. *Information Required. The tentative plan shall include the following information:*
 - 1. *Detailed Map. The tentative plan shall be drawn at a scale of one inch equals 50 feet up to 10 acres; for areas over 10 acres, one inch equals 100 feet up to 100 acres; and for areas over 100 acres, one inch equals 200 feet or an appropriate scale approved by the department of community development;*
 - 2. *General Information. The following information shall be shown on the tentative plan:*
 - a. *Proposed name of the subdivision. The name must not duplicate nor resemble the name of another subdivision in the county and shall be approved by the planning commission and county surveyor pursuant to ORS 92.090(1);*
 - b. *Date, north point and scale of drawing;*
 - c. *Appropriate identification clearly stating the drawing as a tentative plan;*
 - d. *Location of the subdivision by section, township and range, and a legal description sufficient to define the location and boundaries of the proposed tract, and the tract designation or other description according to the real estate records of the county assessor;*
 - e. *A vicinity sketch map at a scale of one inch equals 400 feet showing adjacent property boundaries and land uses;*
 - 3. *Existing Conditions. The following existing conditions shall be shown on the tentative plan:*

- a. *Location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; and other important features, such as section lines and corners, city boundary lines and monuments;*
 - b. *Contour lines having the following minimum intervals:*
 - i. *Two-foot contour intervals for ground slopes less than 10 percent;*
 - ii. *Five-foot contour intervals for ground slopes 10 percent or greater;*
 - iii. *Contours shall be related to the city or other datum approved by the city engineer and/or surveyor;*
 - c. *Location of at least one temporary bench mark within the plat boundaries or the source of the contour line data shown (source and accuracy subject to city engineer and/or surveyor's approval);*
 - d. *Location and direction of all watercourses;*
 - e. *Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees;*
 - f. *Existing uses of the property, including location of all existing structures to remain on the property after subdividing;*
4. *Proposed Plan of Land Subdivision. The following information shall be included on the tentative plan:*
- a. *Proposed Streets – Location, Widths, Approximate Radii of Curves. The relationship of all streets to any projected streets, as shown on any development plan adopted by the planning commission or, if there is no complete plan, as suggested by the department of community development. Street names will be determined and assigned by the city;*
 - b. *Easements. Location on the site or abutting property showing the width and purpose of all existing and proposed easements;*
 - c. *Lots. Approximate dimensions of all lots, minimum lot size, proposed lot and block numbers;*
 - d. *Proposed Land Uses. Sites, if any, allocated for:*
 - i. *Multiple-family dwellings;*
 - ii. *Shopping centers;*
 - iii. *Churches;*
 - iv. *Industry;*

- v. *Parks, schools, playgrounds;*
 - vi. *Public or semipublic buildings;*
 - vii. *Open space;*
5. *Area Coverage. Area coverage of existing and proposed structures, lots, streets or other changes anticipated;*
6. *Explanatory Information. Any of the following information which may be required by the planning commission, and which may not be shown practicably on the tentative plan, may be submitted in separate statements accompanying the tentative plan:*
- a. *Proposed deed restrictions in outline form;*
 - b. *Approximate existing centerline profiles showing the finished grades of all streets, as approved by the city engineer, included in the proposed subdivision;*
 - c. *Typical cross sections of proposed streets, showing widths of roadways, curbs, location and width of sidewalks and the location and size of utility mains;*
 - d. *Approximate plan and profiles of proposed sanitary sewers, storm drains and water distribution system, showing pipe sizes and the location of valves and fire hydrants, all to conform to city standards;*
 - e. *A general description of property intended to be dedicated to the city or public, other than street rights-of-way, including proposed dedication restrictions.*

Response: This tentative subdivision application package includes the relevant information required by this section. Therefore, to the extent applicable, these standards are met.

IV. Chapter 16.12 – Design Standards

16.12.010 *Design standards and principles of acceptability.*

Subdivisions and partitions shall be in conformity with the comprehensive plan, LCMC Title 17 and other applicable ordinances of the city. Subdivisions and partitions shall conform with the requirements of state laws and the Land Conservation and Development Commission’s statewide goals, until such time as the city’s comprehensive plan has been approved by the Land Conservation and Development Commission.

Response: The application narrative and tentative plan set demonstrates that the applicable standards of the LCMC Title 17 and other relevant ordinances have been met. Therefore, this project complies with the purpose of this chapter.

16.12.020 *Streets – General requirements.*

The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and their appropriate relation to the proposed use of the land to be served by such streets. Where location is not shown in a development plan, the arrangement of streets in a subdivision shall either:

- A. *Provide for continuation of appropriate projection of existing principal streets in surrounding areas; or*
- B. *Conform to a plan for the neighborhood approved or adopted by the planning commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.*

Response: This application narrative includes explanations of how the proposed subdivision complies with the applicable standards governing the creation of public and private street, and the attached tentative plan set illustrates the state of existing transportation facilities and their relationship to the proposed lots. Therefore, this standard is met.

16.12.030 *Streets – Right-of-way and roadway widths.*

Unless otherwise approved by the planning commission, the width of streets and roadways in feet shall be as shown in the cross sections in the city's 2015 Transportation System Plan, Volume 1, Standards section, starting on page 45, and Public Works/Engineering Standards.

Response: The subdivision has frontage on NE 51st Court, an improved public street under Lincoln City's jurisdiction. This street exists within a forty-foot-wide right-of-way and consists of a twenty-eight-foot paved street with curb, gutter, and five-foot-wide sidewalks on both sides. Because this street is already improved to the extent required by Lincoln City's 2015 Transportation System Plan, Volume 1, this subdivision does not propose to alter or expand NE 51st Court.

NE 51st Loop terminates on the subject property's western boundary. This portion of the western boundary will form part of Lot Four, which is reserved for future development. Because no development will occur in that area at this time, NE 51st Loop will not be extended to serve this subdivision. Although, it could be extended at a future date and time. Therefore, this standard is met.

16.12.040 *Streets – Reserve strips.*

Reserve strips or street plugs controlling access to streets will not be approved unless such strips are necessary for protection of the public welfare or of substantial property rights or both, and in no case unless the control and disposal of the land composing such strips is placed definitely within the jurisdiction of the city under conditions approved by the planning commission.

Response: The proposed subdivision does not include the creation of reserve strips. Therefore, this standard is not applicable.

16.12.050 *Streets – Alignment.*

All streets, other than minor streets or culs-de-sac, shall, so far as practical, be in alignment with existing streets by continuations of the centerlines thereof. In no case shall the staggering of streets make "T" intersections so designed that a dangerous jog is produced. Jogs of less than 100 feet on such streets,

measured along the centerline of the intersected street, must be adjusted by curves or diagonals so that the alignment across the street is continuous.

Response: The proposed subdivision does not include the construction or extension of new public or private streets. Therefore, this standard is not applicable.

16.12.060 *Streets – Future expansion.*

- A. *Where a subdivision or partition adjoins undeveloped property, streets which, in the findings of the planning commission, should be continued in the event of the subdivision or partitioning of the undeveloped property will be required to be provided through the boundary lines of the tract.*
- B. *Reserve strips and street plugs may be required to preserve the objectives of street extensions. Reserve strips and street plugs shall be deeded to the city or county, as directed, prior to final plat or map approval.*
- C. *If, in the opinion of the city engineer, a traffic, pedestrian or safety hazard temporarily exists by the construction of a dead-end street, he may direct that a barricade of adequate design be installed as one of the required improvement items for the subdivision or partition.*

Response: While the proposed development does not include the construction of any streets, and consequently, will not extend a street to the boundaries of an undeveloped parcel, NE 51st Loop could eventually be extended to serve the future division of Lot Four. There are presently no reserve strips preventing the extension of this street. Therefore, to the extent reasonably practicable, this standard is met.

16.12.070 *Streets – Intersection angles.*

Streets shall intersect one another at an angle as near to a right angle as practical, and no intersections of streets at angles of less than 75 degrees will be approved unless necessitated by topographical conditions. When intersections of other than 90 degrees are unavoidable, the right-of-way lines along the acute angle shall have a corner radius of 23 feet. All right-of-way lines at intersections with streets shall have a corner radius of 13 feet, except as otherwise directed. Right-of-way lines at cul-de-sac entrances shall have a minimum radius of 20 feet.

Response: The proposed subdivision does not include the construction or extension of new public or private streets. Therefore, this standard is not applicable.

16.12.080 *Existing streets.*

Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or partitioning.

Response: As previously mentioned, the subject property has frontage on NE 51st Court, which is a fully improved street. This street exists within a forty-foot-wide right-of-way and consists of a twenty-eight-foot paved street with curb, gutter, and five-foot-wide sidewalks on both sides. Because this street is

already improved to the extent required by Lincoln City's 2015 Transportation System Plan, Volume 1, this standard is not applicable.

16.12.090 *Half-streets.*

Half-streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition, when in conformity with other requirements of this title; and when the planning commission finds it will be practical to require dedication of the other half when the adjoining property is subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

Response: The proposed subdivision does not include the construction of any half-streets. Therefore, this standard is not applicable.

16.12.100 *Culs-de-sac.*

- A. *A cul-de-sac shall be as short as possible and shall, in no event, be more than 600 feet long, nor serve more than 18 single-family dwellings.*
- B. *All culs-de-sac shall terminate with an approved turnaround.*

Response: The proposed subdivision does not include the construction of any new cul-de-sacs. It does, however, create three additional lots on a cul-de-sac, NE 51st Court. There are currently fifteen lots with frontage on this cul-de-sac, the addition of three results in a total of eighteen lots. Consequently, the proposed development does not exceed the threshold outlined in this section. Therefore, this standard is met.

16.12.110 *Street names.*

- A. *No street name shall be used which will duplicate or be confused with the name of existing streets, except for extensions of existing streets.*
- B. *Street names and numbers shall conform to the established pattern in the city and the surrounding area and shall be subject to approval of the planning commission.*

Response: The proposed subdivision does not include the construction of new public or private streets. Consequently, no new street names are required, and this standard is not applicable.

16.12.120 *Streets – Grades and curves.*

- A. *Grades shall not exceed six percent on major streets, 10 percent on collector streets, or 12 percent on any other street, without approval of the department of public works.*
- B. *In flat areas, finished street grades shall have a minimum slope of one-half percent.*
- C. *Centerline radii of curves shall not be less than 300 feet on major streets, 200 feet on collector streets, or 100 feet on other streets.*

Response: The proposed subdivision does not include the construction of new streets. Therefore, this standard is not applicable.

16.12.130 *Streets – Planting easements.*

Where approval of streets less than 60 feet in width is granted, additional easements for street trees, shrubs, sidewalks and utilities may be required.

Response: NE 51st Court is forty feet wide. At this time, the applicant is not proposing the creation of additional easement for street trees. Sidewalks have been constructed and are located within public right-of-way; consequently, no public access easements are required to contain sidewalks. Lastly, the proposed subdivision will include the creation of public utility easements in accordance with LCMC 16.12.180. Therefore, to the extent applicable, this standard is met.

16.12.140 *Marginal access streets.*

Where a subdivision or partition abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in nonaccess reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Response: The proposed subdivision does not abut or contain an existing or proposed major street. Therefore, this standard is not applicable.

16.12.150 *Alleys.*

- A. *Location. Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the planning commission.*
- B. *Intersection. Alley intersections and sharp changes in alignment shall be avoided. The corners of necessary alley intersections shall have a radius of not less than 12 feet.*

Response: The proposed subdivision does not include the construction of alleys. Therefore, this standard is not applicable.

16.12.160 *Blocks – General requirements.*

The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type of use contemplated, needs for convenient access circulation, control and safety of street traffic, and limitations and opportunities of topography.

Response: The proposed subdivision does not include the construction of streets that could contribute to the creation of a block. Therefore, this standard is not applicable.

16.12.170 *Block sizes.*

Block sizes shall conform to the access spacing standards in the table below, unless topographical or other existing or planned conditions justify a variation. Where a variation is necessary, the city engineer and the planning director will determine the spacing.

Response: The proposed subdivision does not include the construction of streets that could contribute to the creation of a block. Therefore, this standard is not applicable.

16.12.180 *Easements – Utility lines.*

Easements for electric lines or other public utilities are required. Easements for utilities shall be a minimum of 12 feet in width and centered on all rear and side lot lines, unless specifically waived by the planning commission. Front lot line utility easements up to six feet in width behind the property lines may be required if the need can be demonstrated. No permanent structures will be allowed within such easements.

Response: There is already a seven-foot-wide public utility easement along the NE 51st Court frontage for Lots One through Three. Please refer to Sheet 3 of the attached plan set for a depiction of this easement and its placement. No other utility easements will be created. Therefore, this standard is met.

16.12.180 *Easements – Watercourses.*

Where a subdivision or partition is traversed by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the watercourse, and such further width as will be adequate for the purpose. Streets or parkways parallel to major watercourses may be required.

Response: The proposed subdivision does not include the creation of easements for watercourse, drainage ways, channels, or streams. Therefore, this standard is not applicable.

16.12.200 *Easements – Pedestrian and bicycle access ways.*

- A. *Developers shall make the following pedestrian and bicycle connections (illustrated in Figure 16.12.200A):*
1. *From the head of a cul-de-sac to the nearest street;*
 2. *Between streets on either side of a block more than 750 feet in length, with at least one access way for every 530 feet in block length;*
 3. *From or between existing or approved pedestrian and bicycle access ways; and*
 4. *Other connections as determined necessary by the planning commission.*
- B. *The access way shall be in a public right-of-way or a public access easement on private property. The access way may be within a utility easement with the written permission of the utility provider.*
- C. *A pedestrian and bicycle access way shall be a minimum of 15 feet in width. The access way shall have an eight-foot-wide path of concrete, asphalt, brick/masonry pavers, or other city-approved durable surfaces meeting ADA requirements. The remaining width shall be of living or nonliving pervious landscape materials that meet the approval of the planning director.*

- D. *Where constrained by steep slopes, environmentally sensitive areas, historic or culturally significant areas, or existing development, the planning commission may modify the requirement for an access way.*

Response: All required pedestrian and bicycle facilities are located within existing public right-of-way, and no new public access easements will be created. Therefore, this standard is not applicable.

16.12.210 *Lots – General requirements.*

The lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

Response: The attached tentative plan set illustrates the lot size, width, shape and orientation. Please refer to Sheet 3 for a depiction of all proposed lots. Therefore, this standard is met.

16.12.220 *Minimum lot sizes.*

- A. *The lot sizes, in addition to conformance with LCMC Title 17, shall be not less than as given in the following table:*

Type of Lot	Width	Minimum Size in Feet
		Average Depth
<i>Corner Lot</i>	<i>60</i>	<i>80</i>
<i>Interior Lot</i>	<i>50</i>	<i>70</i>
<i>Through Lot with planting screen</i>	<i>50</i>	<i>120</i>

- B. *In the case of irregular lots, the widths measured at a building line must be not less than 70 feet.*
- C. *Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the planning commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street loading and parking facilities required by the type of use and development contemplated.*

Response: As illustrated by the attached tentative plan set, all proposed lots comply with the applicable dimensional requirements of this section. Therefore, this standard is met.

16.12.230 *Through lots.*

- A. *Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation.*
- B. *A planting screen easement of at least 10 feet in width and across which there shall be no right of access may be required along the line of lots abutting such a traffic artery or other disadvantageous use.*

Response: The proposed subdivision does not include the creation of through lots. Therefore, this standard is not applicable.

16.12.240 *Lot sides lines.*

The side lines of lots shall run at right angles to the street upon which the lots face. On curved streets they shall be radial to the curve.

Response: All proposed side property lines are positioned to be perpendicular to the public right-of-way. Therefore, this standard is met.

16.12.250 *Lots – Resubdivision.*

- A. *In subdividing or partitioning tracts into large lots which at some future time are likely to be subdivided or partitioned, that resubdivision or partitioning shall take place without violating the requirements of these regulations and without interfering with the orderly development of streets.*
- B. *Restriction of building locations in relationship to future street right-of-way shall be made a matter of record if the planning commission considers it necessary.*

Response: Lot 4, the parcel reserved for future development, has access to NE 51st Loop. This parcel has adequate access to public utilities that can be extended to serve eventual development. Therefore, this standard is met.

16.12.260 *Lots – Residential building setback lines.*

If special building setback lines are to be established in the subdivision or partition, they should be shown on the subdivision or partition plan or included in the deed restriction.

Response: No special setbacks will be established by the proposed subdivision. Therefore, this standard is not applicable.

16.12.270 *Public open spaces.*

- A. *Due consideration shall be given by the subdivider or partitioner to the allocation of suitable areas for schools, parks and playgrounds to be dedicated for public use as per the city comprehensive plan.*
- B. *Where a proposed park, playground, school or other public use shown in a tentative plan is located in whole or in part in a subdivision or partition, the planning commission may request the dedication or reservation of such area within the subdivision or partition in those cases in which the planning commission deems such requirements to be reasonable with the approval of the city council.*

Response: The proposed subdivision does not include the creation of public open space. Therefore, this standard is not applicable.

V. Chapter 16.16 – Improvements

16.16.010 *Required improvements.*

- A. *The following improvements shall be installed at the expense of the subdivider or partitioner in accordance with the city requirements:*
1. *Streets, including drainage adequate to serve the property and streets;*
 2. *Sanitary sewers and services;*
 3. *Water distribution lines and services;*
 4. *Sidewalks in any pedestrian ways;*
 5. *Street name signs and street light poles;*
 6. *Lot, street and perimeter monumentation;*
 7. *Underground power lines;*
 8. *Underground telephone lines;*
 9. *Bicycle, equestrian or special "ways";*
 10. *Underground cable TV lines.*
- B. *All improvements shall be constructed to the subdivision or partition boundary.*
- C. *Where dedicated or undedicated open space is proposed or provided, it shall be the subdivider's or partitioner's responsibility to provide, if required, standard public improvements to and through the open space. Other public improvements installed at the option of the subdivider or partitioner shall conform to city requirements.*

16.16.020 *Streets.*

- A. *The developer shall be responsible for improving all streets, including alleys, within the subdivision or partition, and streets adjacent, but only partially within the subdivision or partition, and streets adjacent to a subdivision or partition, whether included or excluded from the subdivision or partition.*
- B. *Construction of all streets and alleys shall be to city section standards for permanent street and alley construction, pursuant to requirements set forth in the city transportation system plan and public works/engineering standards.*
- C. *In any area, if the city requires a subdivider or partitioner to install a street with pavement width greater than 40 feet to provide a major traffic route, the city will pay that portion of the cost in excess of the cost of a 40-foot street. If the ultimate development exceeds a potential of 100 lots or living units and any one of the streets is a collector or major, the developer shall pay the entire cost of such street width as determined by the department of community development and public works to be necessary to adequately serve anticipated traffic loading.*
- D. *Prior to city approval of the final subdivision plat or partition map, all perimeter and back lot line monumentation shall be installed and the installation of the front line and street*

centerline monumentation (along and within street right-of-way) guaranteed. Any monuments destroyed during improvement installation shall be replaced after street construction. As an alternate to the above, all monumentation can be installed prior to the approval, with the stipulation that any removed prior to building permit issuance or improvement acceptance by the city shall be replaced at the subdivider's or partitioner's expense.

Response: The proposed subdivision has frontage on an existing street improved to Lincoln City standards, NE 51st Court. Consequently, there is no need to construct new streets or expand existing facilities.

16.16.030 *Surface drainage and storm sewer system.*

- A. *Drainage facilities shall be provided within the subdivision or partition and are to connect the subdivision or partition drainage to drainageways or storm sewers outside the subdivision or partition.*
- B. *Capacity, grade and materials shall be by a design approved by the city engineer. Design of drainage within the subdivision or partition shall take into account the location, capacity and grade necessary to maintain unrestricted flow from areas that after development will drain through the subdivision or partition and to allow extension of the system to serve such area. Connection or eventual discharge to a storm drain system or drainageway that is not capable of receiving the applicable design storm discharge shall be prohibited. In addition to normal drainage design and construction, provisions shall be taken to handle any drainage from preexisting subsurface drain tile. It shall be the design engineer's duty to investigate the location of drain tile and its relation to public improvements and building construction. The roof and site drainage from each lot shall be discharged to either curb face outlets (if minor quantity), to a public storm drain or to a natural acceptable drainage way if adjacent to the lot.*

Response: The stormwater infrastructure required to serve these new lots was constructed during previous phases of the Lincoln Palisades project. Stormwater runoff from the impervious surfaces of the lots will be captured in Filterra stormwater biofiltration basins for water quality treatment, and then pass through standard curb inlet basins and stormwater piping for detention purposes before being released on the south end of the project site. Detention of stormwater is not necessary for this project as it has sufficient length of reach and Time of Concentration to have no downstream effect to the outlet heading for Devil's Lake.

A new stormwater line will be constructed in an existing storm easement on Lot 156 (Lincoln Palisades Phase VI Final Plat dated September 6, 2024). This line will outlet onto Lot Four and be extended to serve future development of that parcel. Therefore, this standard is met.

16.16.040 *Sanitary sewers.*

- A. *Sanitary sewers shall be required to be installed to serve a subdivision or partition and connect the subdivision or partition to existing mains if service is available. In the event that this is not possible, appeal may be made to the city council.*

- B. *Capacity, grade and materials shall be by a design approved by the city engineer. Design shall take into account the location, capacity and grade to allow for desirable extension beyond the subdivision or partition. The city will not expect the subdivider or partitioner to pay the extra cost of required oversize sewer mains necessary to provide for extension beyond the subdivision or partition.*
- C. *If required sewer facilities will, without further sewer construction, directly serve property outside the subdivision or partition, the following arrangements will be made to equitably distribute the cost:*
 - 1. *If the area outside the subdivision or partition to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the planning commission may recommend to the city council construction as an assessment project, with such arrangement with the subdivider or partitioner as is desirable to assure financing his share of the construction.*
 - 2. *If the installation is not made as an assessment project, the city may enter into an agreement with the subdivider or partitioner setting forth methods of reimbursement for the proportionate share of the cost for each connection made to the sewer by property owners outside of the subdivision or partition for a period of 10 years from the time of installation of the sewers.*

Response: The three lots intended for immediate residential development will be served via the sanitary sewer line located in NE 51st Court. Therefore, this standard is met.

16.16.050 *Water system.*

- A. *Waterlines and fire hydrants serving the subdivision or partition and connecting the subdivision or partition to city mains shall be installed.*
- B. *Materials, size and location of water mains, valves and hydrants shall be in accordance with the city standards and the design approved by the city engineer. Design shall take into account provisions for extension beyond the subdivision or partition and to adequately grid the city system. The city will not expect the subdivider or partitioner to pay for the extra cost of the oversize mains not necessary to serve the subdivision or partition.*
- C. *If required water mains will directly serve property outside the subdivision or partition, the city may enter into an agreement with the subdivider or partitioner setting forth methods of reimbursement for the proportionate share of the cost for each connection made to the water mains by property owners outside the subdivision or partition for a period of 10 years from the time of installation of the main.*

Response: The three lots intended for immediate residential development will be served via the water line located in NE 51st Court. Therefore, this standard is met.

16.16.060 *Sidewalks.*

- A. *The developer shall install sidewalks on streets within and adjoining the subdivision or partition, as indicated by the standards section of the city's 2015 Transportation System Plan, Volume 1, and install pedestrian access ways in accordance with LCMC 16.12.200.*
- B. *All sidewalks constructed within the subdivision or partition shall be to city standards, as set forth in the standards section of the city's 2015 Transportation System Plan, Volume 1, and Public Works/Engineering Standards, and at grades the city engineer has established or approved. The property owner shall keep a minimum of five feet of the sidewalk width clear of both permanent and temporary obstructions (e.g., utility poles, sandwich signs).*

Response: The three lots intended for immediate residential development have frontage on NE 51st Court. This street already has five-foot-wide sidewalks on both sides. Therefore, this standard is met.

16.16.070 *Street names signs.*

Street name signs shall be installed at all intersections according to city standards or a deposit made with the city in an amount equal to cost of the installation. Installation shall be made by the city.

Response: No new streets are proposed by this application. Therefore, street names are not required, and this standard is not applicable.

16.16.080 *Street light poles.*

A deposit in the amount of the actual or estimated pole installation cost is required.

Response: The applicant will coordinate with Lincoln City staff to determine the necessity of additional streetlights. Therefore, this standard will be met at a future date and time if deemed applicable.

16.16.090 *Curb cuts and driveways.*

Curb cuts and driveway installations are not required of the subdivider or partitioner, but if installed shall be according to city standards. Curb face outlets for rain drains shall also be provided.

Response: Compliance with the driveway standards will be determined during the building permit review process for each individual lot. Therefore, this standard will be met at a future date and time.

16.16.100 *Street trees.*

Street tree planting is not required by the subdivider, but if planted, shall be according to city requirements and of a species compatible with the width of planting strip and utilities contained therein.

Response: No street trees are proposed by this application. Therefore, this standard is not applicable.

16.16.110 *Monumentation.*

In addition to meeting the requirements as set forth in Oregon Revised Statutes relative to required lot, street and perimeter monumentation, the following shall be required:

- A. *An accuracy ratio of subdivision plat or partition map boundary line closure of one in 10,000 as found in the field. Lot dimensions as found in the field shall be within 0.10 feet of record distance.*
- B. *Two primary perimeter monuments (one of which can be the initial point) having the same physical characteristics as the initial point are required. The monuments are to be on a common line visible, if possible, one to the other at time of approval and preferably at angle points in the perimeter. They shall be points as far apart as practicable. The position for the initial point and other primary perimeter monuments shall be selected with due consideration to possible damage during construction.*
- C. *Street centerline monumentation shall consist of a two-inch diameter brass cap set in a concrete base within and separate from a standard monument box with cover (standard city details applicable) at locations specified by the city engineer (generally at intersections with centerline of arterial or collector streets and within streets proposed to be greatly extended into adjacent future subdivisions or partitions). All other street centerline points (intersection, points of tangent intersections, cul-de-sac centerlines, cul-de-sac offset points) shall be monumented with a five-eighths-inch-diameter steel rod 30 inches long and set visible at the finish surface of the street. The above monumentation will be required at point of curvature and point of tangency of the curve. All centerline monuments are to be accurately placed after street construction is complete.*

Response: Compliance with the monumentation standards will be determined during the final plat review process. Therefore, this standard will be met at a future date and time.

16.16.120 *Creation of streets and ways*

- A. *The planning commission may approve creation of a street to be established by deed without full compliance with these regulations, provided such conditions as are necessary to preserve the objectives of the standards of this title are accepted, and provided either of the following conditions exists:*
 - 1. *The establishment of such street is initiated by the city and is declared essential for the purpose of general traffic circulation, and the partitioning of land is an incidental effect rather than the primary objective of the creation;*
 - 2. *The tract out of which the street is to be dedicated is an isolated ownership of one acre or less.*
- B. *The improvement of all streets shall be in conformance with requirements for subdivision or partition (right-of-way width, improvements, etc.).*
- C. *Creation of Ways. The planning commission may approve an easement of way to be established by deed without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to warrant partitioning into two parcels may be provided with access. If the existing lot is large enough so that two or more parcels not having frontage on an existing street may be created, an easement of way will not be acceptable and a street must be dedicated,*

unless as provided by planning commission determination. Approval of the creation of way does not imply approval of the method of partitioning.

Response: The proposed subdivision does not include the construction of new streets or ways. Therefore, this standard is not applicable.

VI. Chapter 17.16 – Single-Unit Residential (R1) Zone

17.16.010 Purpose

To promote and encourage a suitable environment for residential living and to protect and stabilize the residential characteristics of the zone. The R1 zone is intended to provide primarily for single-unit dwellings.

17.16.020 Permitted uses.

The following uses are permitted:

- A. Residential.
 - 1. Single-unit dwellings;

Response: The proposed subdivision will create three lots for detached single-unit dwellings and one lot reserved for future development. Therefore, this standard is met.

17.16.060 Maximum building height.

The maximum building height shall be 35 feet, except as provided in LCMC 17.52.190 and 17.52.200.

Response: Compliance with the building height standards will be determined during the building permit review process for each individual lot. Therefore, this standard will be met at a future date and time.

17.16.070 Lot requirements.

The map designations R1-5, R1-7.5, and R1-10 create separate single-unit residential zoning classifications as though separately listed in LCMC 17.12.010. Lot requirements for the zoning classifications designated on the zoning map shall be as follows:

Required Minimums								
<i>Zone</i>	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>	<i>Front Setback</i>	<i>Side Setback</i>	<i>Street Side Setback</i>	<i>Rear Setback</i>	<i>Maximum Building Coverage</i>
<i>R1-5</i>	<i>5,000 sq. ft.</i>	<i>50' detached; 35' attached</i>	<i>70'</i>	<i>5'</i>	<i>5' or 0' for common wall of attached dwellings</i>	<i>5'</i>	<i>5'</i>	<i>35%</i>
<i>R1-7.5</i>	<i>7,500 sq. ft.</i>	<i>70' detached;</i>	<i>80'</i>	<i>Same as above</i>				<i>35%</i>

		35' <i>attached</i>			
R1-10	10,000 sq. ft.	80'	80'	Same as above	35%

Response: As illustrated by Sheet 3, Preliminary Plat, all proposed lots comply with the applicable dimensional standards required in the R1-7.5 zoning district. Therefore, this standard is met.

17.16.075 *Landscaping.*

Landscaping shall be provided in accordance with Chapter 17.55 LCMC.

Response: Compliance with the landscaping standards will be determined during the building permit review process for each individual lot. Therefore, this standard will be met at a future date and time.

17.16.080 *Signs.*

Signs shall be allowed subject to the provisions of Chapters 9.34 and 17.72 LCMC.

Response: No signs are proposed by this application.

17.16.090 *Off-street parking and loading.*

Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC.

Response: Compliance with the off-street parking standards will be determined during the building permit review process for each individual lot. Therefore, this standard will be met at a future date and time.

17.16.100 *Design features.*

All single-unit dwellings (site-built, modular and manufactured homes) to be constructed or located in an R1 zone are encouraged to use at least two of the following design features on the front of the dwelling:

- A. *Dormers;*
- B. *Gables;*
- C. *Recessed entries;*
- D. *Covered porch entries;*
- E. *Cupolas;*
- F. *Pillars or posts;*
- G. *Bay or bow windows;*
- H. *Eaves (minimum six-inch projection);*
- I. *Offsets on building face or roof (minimum 16 inches).*

Response: Compliance with the architectural feature standards will be determined during the building permit review process for each individual lot. Therefore, this standard will be met at a future date and time.

VII. Conclusion

This application narrative, accompanying exhibits, and site plan demonstrate that the applicable decision criteria of the Lincoln City Municipal Code have been satisfied. Therefore, Emerio Design on behalf of the applicant, Alpha Building Ventures, LLC, respectfully requests approval of this application.