

**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT <i>Tom Soppe</i>	PROJECT NO(S). <i>MP-1403</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>2800</i>	TOTAL <i>2800</i>

**Type of Review (Please check all that apply):**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX)                      | <input type="checkbox"/> Historic Review   | <input type="checkbox"/> Subdivision (SUB)                               |
| <input type="checkbox"/> Appeal and Review (AP) *              | <input type="checkbox"/> Legislative Plan or Change                                  | <input type="checkbox"/> Temporary Uses *                                |
| <input type="checkbox"/> Conditional Use (CUP)                 | <input type="checkbox"/> Lot Line Adjustment (LLA) */**                              | <input type="checkbox"/> Time Extension *                                |
| <input type="checkbox"/> Design Review (DR)                    | <input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR)                                  |
| <input type="checkbox"/> Easement Vacation                     | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures                      | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities    | <input type="checkbox"/> Planned Unit Development (PUD)                              | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)    |
| <input type="checkbox"/> Final Plat or Plan (FP)               | <input type="checkbox"/> Pre-Application Conference (PA) */**                        | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)      |
| <input type="checkbox"/> Flood Management Area                 | <input type="checkbox"/> Street Vacation   | <input type="checkbox"/> Zone Change                                     |
| <input type="checkbox"/> Hillside Protection & Erosion Control |  |  |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> 1519 6th Avenue, West Linn, OR		Assessor's Map No.: 31E02BC
		Tax Lot(s): 2900
		Total Land Area: 27,482 sq. ft.

**Brief Description of Proposal:**

Divide the property into two parcels, remove existing house & garage.

<b>Applicant Name:</b> <small>(please print)</small>	Icon Construction & Development, LLC	Phone: 503-657-0406
Address:	1980 Willamette Falls Dr., Suite 200	Email: darren@iconconstruction.net
City State Zip:	West Linn, OR 97068	

<b>Owner Name</b> (required): <small>(please print)</small>	David Arnold & Deborah Helper	Phone: 503-650-0087
Address:	1519 6th Avenue West Linn, OR 97068	Email:
City State Zip:		

<b>Consultant Name:</b> <small>(please print)</small>	Rick Givens, Planning Consultant	Phone: 503-479-0097
Address:	18680 Sunblaze Dr. Oregon City, OR 97045	Email: rickgivens@gmail.com
City State Zip:		

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

\* No CD required / \*\* Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	<i>3/31/14</i>		<i>3/31/14</i>
Applicant's signature	Date	Owner's signature (required)	Date

# 1519 Sixth Ave. Vicinity Map



## PARTITION APPLICATION

1519 6<sup>TH</sup> Avenue

Icon Construction & Development, LLC

**Proposal:** This application requests approval of a two lot partition for property located at 1519 6<sup>th</sup> Avenue in the Willamette area of West Linn. Cheryl Drive also intersects with these streets at the western edge of the site. The subject property is 27,485 square feet in area and is presently developed with a single-family home. The proposed partition would remove the existing home and divide the property into two parcels, both fronting on 6<sup>th</sup> Avenue. The subject property is zoned R-10.

### 85.200 APPROVAL CRITERIA

*No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.*

#### A. Streets.

Comment: The subject property is located at the intersection of 16<sup>th</sup> Street and 6<sup>th</sup> Avenue and would be accessed from a driveway to be constructed along the property's 6<sup>th</sup> Avenue frontage. No new street is needed. 6<sup>th</sup> Avenue is a local street and has a 60 foot right-of-way, which is the upper end of the 40-60' right-of-way width specified in this section for local streets. No additional right-of-way dedication is needed. The street section in front of the subject property would need to be improved to conform to City standards. The pre-application conference notes indicate that the paved section of the street needs to be widened to provide for 17' from centerline, a curb must be provided, a planter strip with street trees along 6<sup>th</sup> Avenue, and a 6' sidewalk. These improvements will either be provided by the applicant or a fee paid in lieu of making the improvements. The existing street grade is nearly flat, the intersections are at approximately 90 degrees and no cul-de-sac streets or alleys are proposed.

*B. Blocks and lots.*

Comment: No new blocks are proposed. The proposed lots are designed to conform to lot size and shape requirements. The lots are rectangular, contain sufficient area to meet the requirements of the R-10 zone and are not dimensioned to include any right-of-way areas. The lots have buildable depths that do not exceed 2.5 times their width. On Parcel One this is true because the width is 65 feet at the building line and the depth measured to the steeper portion of the property is approximately 125 feet. Parcel Two is 65 feet wide and has an average depth of approximately 162 feet.

The proposed driveway will conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation. No through lots or parcels are proposed. The proposed lot lines are approximately at right angles to 6<sup>th</sup> Avenue, with the exception of the portion of Parcel One that flares out in order to provide sufficient distance from the intersection of Cheryl Drive with 6<sup>th</sup> Avenue to satisfy driveway spacing standards.

The proposed lots are not large enough to allow for future re-division under the provisions of the R-10 zone.

*C. Pedestrian and bicycle trails.*

Comment: Not applicable. 6<sup>th</sup> Avenue and Cheryl Drive are not indicated in the City Pedestrian Master Plan as a roadway with sidewalk deficiencies or bicycle deficiencies. No bicycle land improvements were listed on the Bicycle Master Plan.

*D. Transit facilities.*

Comment: Not applicable. No transit facilities are proposed or required in this area.

*E. Lot grading.*

Comment: Grading of the proposed building site will conform to City standards. Compliance will be reviewed at the time of building permit application.

*F. Water.*

Comment: The subject property is located in the Willamette Pressure zone, which information provided at the pre-application conference indicates has capacity to serve this site. City water is available in 6<sup>th</sup> Avenue, as shown on the Site Plan. There is one existing water meter that provides service to the existing home. An additional meter will be installed to serve the new lot. No new public water lines will be required.

G. Sewer.

Comment: As shown on the Site Plan, there is an existing public sewer line located in an easement on the west side of the subject property. Additionally, there is a City sewer line located in an easement along the south yard area of the subject property. Sewer service is available to the proposed lots from an existing manhole at the southwest corner of the property and no new public sewer facilities will be required.

H. Storm.

Comment: Storm sewer is available to serve the subject property from a storm sewer line in Kimberly Drive, to the south of the site. An existing utility easement between 25710 and 25730 Kimberly Drive would allow for the extension storm sewer to serve this site. An infiltration test will be performed on the property prior to final plat approval and stormwater may be retained on the property without overflow if the infiltration rate is 2 in./hr. or greater.

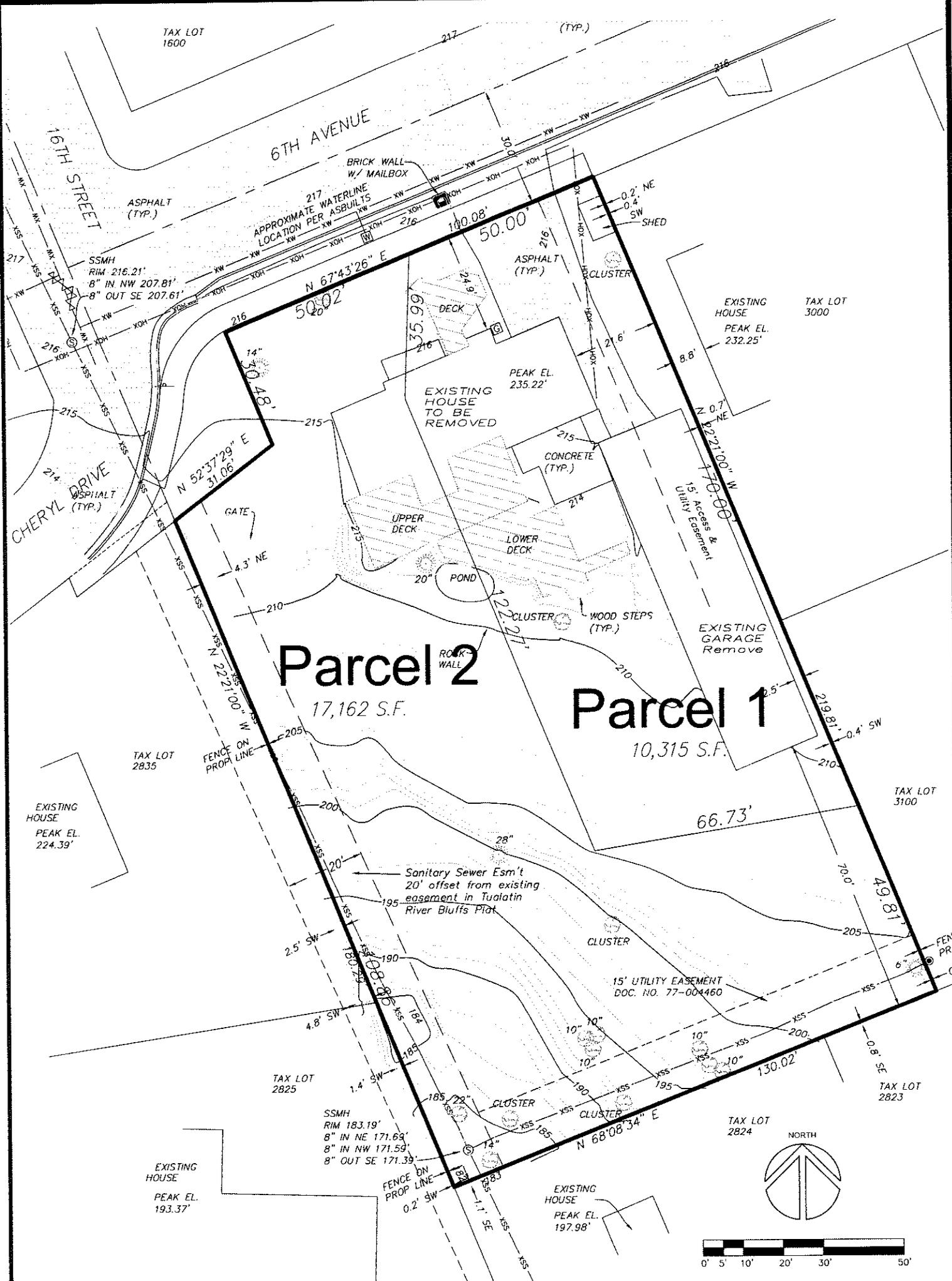
I. Utility easements. Comment: No new utility easements are anticipated.

J. Supplemental provisions.

1. Wetland and natural drainageways. Comment: No wetlands or drainageways exist on the subject property or adjacent to this site.
2. Willamette and Tualatin Greenways. The approval authority may require the dedication to the City or setting aside of greenways which will be open or accessible to the public. Except for trails or paths, such greenways will usually be left in a natural condition without improvements. Refer to Chapter 28 CDC for further information on the Willamette and Tualatin River Greenways.
3. Street trees. Street trees are required as identified in the appropriate section of the municipal code and Chapter 54 CDC.
4. Lighting. Comment: Prior to final plat approval an analysis of existing street lighting will be conducted and, if necessary, improvements made to comply with these standards.
5. Dedications and exactions. Comment: No new dedications or exactions are anticipated in conjunction with this partition.
6. Underground utilities. Comment: With the exception of power lines, all utilities will be underground as required by this section. Overhead power lines are located in 6<sup>th</sup> Avenue along the property frontage and a power pole at the northwest corner of the site provides for service to two homes. This section

allows for an exception be in those cases where the area is substantially built out and adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. All of those requirements are met for the subject property and, therefore it is requested that the overhead power be allowed to remain.

7. Density requirement. Comment: The subject property contains 27,485 sq. ft., which allows for a maximum of 2 lots in the R-10 zone. The proposed partition would provide for 2 lots and, therefore, the minimum density standard is satisfied.
8. Mix requirement. Comment: Not applicable. This requirement only applies in the R-2.1 and R-3 zones. The subject property is zoned R-10.
9. Heritage trees/significant tree and tree cluster protection. Comment: No heritage trees, as defined in the Municipal Code, are present on the site. Other existing trees are mapped on the Site Plan. No trees are proposed to be removed at this time.
10. Annexation and street lights. Comment: Not applicable. The subject property is within the city limits.



Applicant: Icon Construction & Development, LLC.  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 Ph: (503) 657-0406

Legal: 3-1E-02BC TL 2900

Zoning: R-10

Owner: David Arnold & Deborah Helper  
 1519 6th Avenue  
 West Linn, OR 97068  
 Ph: (503) 650-0087

Surveyor: Centerline Concepts, Inc.  
 700 Molalla Ave.  
 Oregon City, OR 97045  
 Ph: (503) 650-0188

Richard E. Givens, Planning Consultant  
 18680 Sunblaze Dr.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

SCALE 1" = 30'

DATE: April 2014

PROJECT 14-ICN-100

**Tentative Partition Plan**

West Linn, OR

Icon Construction & Development LLC