
E. Lincoln Street Four (4) Lot Subdivision Project NARRATIVE

SUBMITTAL DATE: February 3, 2025

SUBMITTED TO: City of Woodburn

SITE LOCATION:

E. Lincoln Street

Woodburn, OR 97026

APPLICANT(S): BCAZ LLC

APPLICANTS LAND USE REPRESENTATIVE: Cesar J. Lopez

MAP NO: Tax Lot 051W08CC 6100

LAND USE ZONE: RM (Medium Density Residential)



FEBRUARY 3

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Narrative by: Cesar J .Lopez P.E.

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SECTION 1: SITE DESCRIPTION

1.1 PROJECT DESCRIPTION

The applicant and property owner, BCAZ LLC, is presenting the development of a 0.73-acre site subdivision and development of four (4) duplexes with a shared access located at E. Lincoln St. in Woodburn, Oregon (Tax Lot 051W08CC06100 - no assigned address). The work will include utilities for water, storm sewer, sanitary and power.

1.2 EXISTING CONDITIONS

The site is located within the City of Woodburn limits, and the site is currently does not have utility service. served by City infrastructure. The existing flag lot along the north side of Lincoln at Bryan Street and adjacent to Washington Elementary School at the west. Based on the general topography of the property and its vicinity, groundwater is anticipated to flow southwest. The nearest surface water in the area of the property is Mill Creek, which lies approximately 1/4 to the southwest of the property. The property uses the drainage ditch to enter the existing 18" storm pipe at 895 E Lincoln Street (Tax lot Number: 051W08CC06100).

Since the property is upstream, the development would need permission to continue using the private storm drain. A new storm line will be installed on site with catch basin for storm runoff.

The Woodburn Comprehensive Land Use Plan map designates the property as "Medium Density Residential" (RM).

The Comprehensive Plan designations of surrounding properties include:

North: RM "Medium Density Residential"

South: RS "Low Density Residential"

East: RM "Medium Density Residential" and P "Public Use"

West: RM "Medium Density Residential"

SECTION 2.0: APPLICABLE REVIEW CRITERIA

2.0 – Zoning District Regulations of the Relevant Zone

2.02 Residential Zone

The Medium Density Residential (RM) zone provides for multi-family dwellings and care facilities at up to 16 dwelling units per net acre.

Uses Allowed in Residential Zones - Table 2.02A

A(1) Duplexes: Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.

Site Development Standard – Table 2.02E (Duplex)

LOT AREA (MIN) : 6,000 SQ. FT.

LOT WIDTH (MIN): 30 FT.

LOT DEPTH: 90 FT.

SETBACK (MIN.):

FRONT: 15 FT. PER TABLE 2.02G

BACK: PER TABLE 2.02B (RS)

24 FT. LESS THAN 16 FT. HEIGHT

30 FT. FOR LESS THAN 28 FT.

SIDE: 5 FT.

LOT COVERAGE (MAX. %): 35%

BUILDING HEIGHT (MAX.): 35 FT.

RESIDENTIAL DENSITY

MIN: 5.2 UNITS/ACRE

MAX: NO MAXIMUM SPECIFIED

The proposed development will consist of a total of 8 dwelling units meeting all setbacks.

NOTES: Based on the WDO Table 2.02 E, footnote one (1) excludes the shared driveway area from counting towards the minimum lot area. The fire turnaround area will not impact the lot area minimum as it is a different use.

3.01 – Street Standards

3.01.01(D) Street Improvement Applicable for Development

FIGURE 3.01D – Service Collector

Compliance: Dedication of 11' will be provided, and additional 8' PUE to meet road cross-section in the Woodburn Transportation System Plan (TSP).

3.02 Utilities and Easements

3.02.01(B) – Public Utility Easement (PUE) 5 ft. min.

3.02.01(C) – Off-Street PUE shall be 16 ft.

Note: Public Works Director in writing may establish a different width as a standard

3.02.04 (C) – Underground Utilities

Off-street: All permanent utility service to and within a development shall be underground

Compliance: All utility services are proposed to be underground. Coordination with PGE has been established, and the anchor pole for the PGE line conflicts with the access driveway. PGE plans to relocate the pole, but no location has been determined. Due to the conflicts, it will be desirable to consider using a new pole on site to run overhead to provide space for storm lines and other utilities for the flag pole section and underground the power to the lots from then on.

3.03 – Setback and Open Space Standards

3.03.03(6) Vision Clearance Area

At the intersection of a private street and a driveway: a line extending ten feet from the outside edge of pavement on the private street, a line extending ten feet along the side of the driveway, and a third line drawn across the corner of the lot that connects the ends of the lines.

3.04 – Vehicular Access

3.04.03 Access Management

3.04.03 (C)(3 & 4) – Joint Access

Easement: Per Section 3.04.01A.2 and minimum width 20 feet

3.04.03 (D)(3) – Access Management

Existing easement share access with the two adjacent property lots (address number 1035 & 993) along the street.

3.04.05 Transportation impact Analysis

Note: The development does not anticipate the increase the vehicles trip generation by 50 peak hour trips or more. Transportation Impact Letter/Memo will be completed.

3.04.06(C) - Walkway - Provided

3.05 – Off-Street Parking and Loading

3.05.03(F) Off-Street Parking

Note: RM zone

3.06 – Landscaping

3.06 Landscaping

3.06.02(F) Number of Plant Units Per Table 3.06B

3.06.03(A)(1) Number of Trees

Compliance: Fee in-lieu Per Section 4.02.12 anticipated. The frontage is 30' long and is used for driveway and fire hydrant. Removal of trees will be assessed as final permit plans are completed.

3.06.07(B)(2)(c) – Significant Tree Preservation & Removal

Note: Arborist's Report Provided

3.06.08 – Tree Protection During Construction (RPZ)

Compliance: Will be shown on Permit Plans.

3.07 – Architectural Design

3.07.04(A)(3) – Architectural Design RM Zone

Compliance: With Table 3.07A. Proch is provided.

3.08 – Partition and Subdivision Standards

3.08 Partitions and Subdivisions

All partitions and subdivisions shall comply with the standards of ORS Chapter 92 and the Woodburn Development Ordinance.

Compliance: The subdivision will be for four lots as the maximum allowed with the WDO.

SECTION 3.0: CONCLUSION

We appreciate the opportunity to present the proposed subdivision plan to the City of Woodburn's Planning. The proposal, which includes eight (8) dwelling units, meets the overarching intent of the applicable Woodburn Development Ordinance (WDO) standards and the goals of Woodburn's Comprehensive Plans. Approval of the subdivision will allow this development to provide much-needed housing.

We are grateful for your time and effort in considering the proposed adjustments for this unique topography and property configuration.

Thank you for considering the development plan.

SECTION 4.0: EXHIBITS/ATTACHMENTS

- Marion County Map
- Title Reports: Status of Record Title
- Pre-App Meeting Notes
- Subdivision Plans Set (Existing Conditions, Subdivision Plan, Lot, Site and Fire Access Plan)
- Arborist Report (Trees Plus NW)
- HOA/Maintenance Agreement (Pending)
- TGE Form (Pending)