

Lincoln Palisades Phase V

Minor Replat Application

Prepared for:

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Submitted to:

City of Lincoln City
Planning & Community Development Department
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Prepared by:



REECE
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Project Summary

Request:	Application for a minor replat to consolidate two parcels created by Lincoln Palisades Phase V.
Location:	Unaddressed Lincoln County Assessor's Map No. 06-11-35CD, Lots 6600 and 6700
Owner/Applicant:	Alpha Building Ventures, LLC C/O Steve Lindell P.O. Box 688 McMinnville, Oregon 97128 Phone: 503-723-5347 Email: stephenlindell6@gmail.com
Engineer/Planner:	Reece Engineering & Survey 321 1 st Avenue Suite 3A Albany OR 97321 541-926-2428 Engineer: David J. Reece, PE Planner: Hayden Wooton dave@reece-eng.com hayden@reece-eng.com

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I. Project Description

Lincoln Palisades Phase V divided a 4.88-acre parcel into eighteen lots intended for the construction of single-family dwellings. The subdivision was platted and recorded with Lincoln County March 19th, 2022. Since platting, the property owner and applicant, Alpha Building Ventures, as decided that Lots 136 and 137 (Lincoln County Assessor’s Map No. 06-11-35CD, Lots 6600 and 6700, respectively) would be more desirable as a single parcel rather than two flag lots. Neither parcel has been developed. Consequently, Alpha Building Ventures is proposing this minor replat application to consolidate these two lots into a single parcel. As was the case when initially created, these properties are zoned R1-7.5. Lot 136 (T.L. 6600) is 26,251 square feet, and Lot 137 (T.L. 6700) is 29,376 square feet. Once consolidated, the resulting parcel will have an area of 55,627 square feet.

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. Applicable criteria of the LCMC will appear in italics followed by the applicant’s responses in regular font.

II. Review and approval procedure.

A. *When a proposed partition contains three or fewer parcels, the city staff may approve the partition when all of the following conditions are met:*

1. *All parcels front on an existing road or street as required by LCMC 17.52.030.*

Response: LCMC 17.52.030 requires parcels to have a minimum of 25 feet of frontage along a street. Currently, Lots 136 and 137 both have 25 feet of frontage on NE 55th Place. The proposed minor replat will result in a single parcel with 50 feet of frontage on NE 55th Place. Therefore, this criterion is satisfied.

2. *No parcels have been previously partitioned from said tract during the last calendar year, calculated from the date of application.*

Response: The subject parcels were platted and recorded by Lincoln County on March 19th, 2022, and no alterations to the property lines have occurred since. Therefore, this criterion is satisfied.

3. *All parcels conform to the provisions of the city comprehensive plan and LCMC Title 17.*

Response: Table 1, Lot Dimensions, demonstrates how the resulting parcel complies with the applicable standards set forth in LCMC 17.16.070.

Table 1, Lot Dimensions		
Standard	Numerical Requirement	Resulting Parcel
Lot Area	7,500 sq. ft.	55,627 sq. ft.
Lot Width	70 ft.	207 ft.
Lot Depth	80 ft.	364.5 ft.

While the R1-7.5 also includes standards governing setback distances, lot coverage, and building height, these requirements are not applicable at this time because no dwellings exist within the boundaries of this application. As previously mentioned, neither property has experienced residential development. That will likely occur after consolidation. When development does eventually occur, the proposed development would be reviewed against the previously mentioned standards during the building permit review process.

The goals and policies of Lincoln City's Comprehensive Plan are enforced by the municipal code. Consequently, compliance with the R1-7.5 development standards results in a project that is supportive of the Comprehensive Plan. Therefore, to the extent reasonably practicable at this time, this standard is met.

- B. *An application for approval, together with required fees and four copies of the proposed tentative plan of partition, shall be submitted to the department of community development.*

Response: The applicant will pay the required fees and provide digital and/or physical copies of all application materials as requested by City of Lincoln City staff. Therefore, this standard will be met via completion of the land use process.

III. Required data.

Minor replats and partitions shall be submitted to the community development department for processing by filing four copies of the boundary survey. The survey shall contain the following additional information:

- A. *Name and address of the owner or owners of record;*

Response: The name and address of the owner of record is listed on the attached tentative plan sheets. Therefore, this standard is met.

- B. *For land adjacent to and within the parcel to be partitioned, show locations, names and existing widths of all streets and easements of way; location, width and purpose of all other existing or proposed easements; and location and size of sewer and water lines, drainage ways and power poles;*

Response: The items listed above are identified on the attached tentative plan sheets. Therefore, this standard is met.

- C. *Outline and location of existing buildings to remain in place within the proposed partitioning and directly adjacent;*

Response: There are no existing buildings located within the boundaries of the subject properties, and no existing buildings directly adjacent to the replat either. Therefore, this standard is not applicable.

- E. *Appropriate identification clearly stating the plan as a minor replat or partition.*

Response: The attached tentative plan sheets are clearly labeled as a minor replat plan. Therefore, this standard is met.

IV. Conclusions

This application narrative and site plan demonstrate that the applicable decision criteria of the Lincoln City Municipal Code have been satisfied. Therefore, Reece Engineering and Survey on behalf of the applicant, Alpha Building Ventures, respectfully request approval of this application.