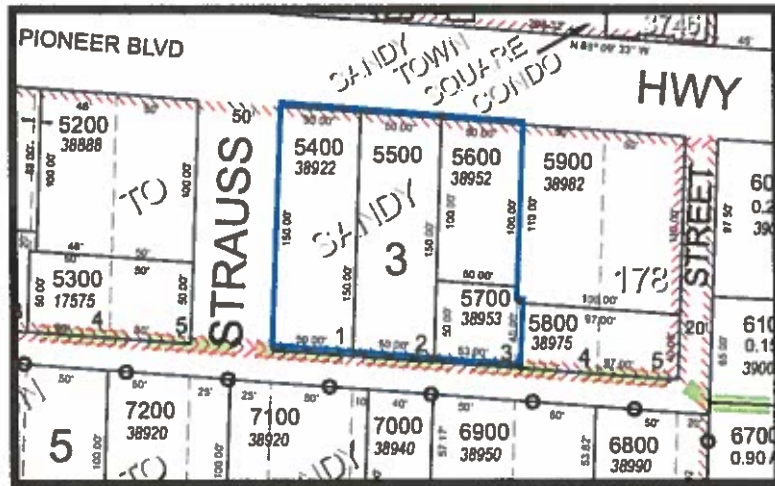


**PROJECT NARRATIVE
FOR
BARLOW PROPERTIES, LLC
Minor Replat**

Lots 1, 2, and 3, Block 3, Junker's Addition to Sandy



February 28, 2022

I. General Project Description

Barlow Properties, LLC requests land use approval to replat three lots they own. The property is known as 2S4E13CA tax lots 5400, 5500, 5600, and 5700, originally platted as Lots 1, 2, and 3 of Block 3, Junker's Addition to Sandy subdivision. The property is zoned C-1, Central Business District and the property contains a combined area of 22,588 square feet (0.518 acres). The applicant proposes replatting these lots to remove all interior lot lines in order to construct a new veterinary clinic on the property.

II. Application Approval Requests

The applicant requests the following approvals with this application:

- Type II Replat

III. Items Submitted With This Application

- Land Use Application
- Mailing Labels and Property List
- Exhibit A - Project Narrative
- Exhibit B - Surveyor Sketch
- Exhibit C - SN 2021-198
- Exhibit D - SN 2021-208

IV. Review of Applicable Approval Criteria

Development applications are required to meet development standards set forth in the Sandy Development Code, codified as Title 17 of the Municipal Code. The following section addresses all applicable review criteria. Pertinent code provisions are cited below followed by a response in *italics* identifying how the proposal complies with this standard. The following code chapters have been reviewed in this narrative:

<u>Chapter</u>	<u>Title</u>
17.42	Central Business District (C-1)
17.100	Land Division

CHAPTER 17.42 CENTRAL BUSINESS DISTRICT (C-1)

17.42.30 - Development Standards

Response: A review of the Development Standards in this section find the C-1 zone does not contain any standards affecting the proposed replat application.

CHAPTER 17.100 LAND DIVISION

17.100.20 Land Division Classification

D. Type II Land Division (Minor Replat). A minor replat of an existing platted subdivision shall be a Type II procedure when the street(s) are existing and no extension or reconstruction/realignment is necessary, when the replat does not increase the allowable density, the resulting parcels comply with the standards of the zoning district and this chapter, and the replat involves no more than six lots.

Response: As specified in this section, replatting three lots requires a Type II, Minor Replat process.

17.100.40 Minor and Major Partitions

Approval of a partition is required for a land division of three or fewer parcels in a calendar year. Partitions, which do not require creation or extension of a street for access, is classified as a Type I minor partition. Partitions, which require creation or extension of a street for access, are classified as Type II, major partitions.

Response: As noted above, the proposal to replat three platted lots requires a Type II, Minor Replat.

B. Application Requirements. Partition applications shall be made on forms provided by the planning department and shall be accompanied by:

1. Eight copies of the tentative plan for the minor or major partition;
2. The required fee;
3. Any data or narrative necessary to explain the application;
4. List of affected property owners.

Response: All of the items required for this application have been included.

C. Tentative Partition Plan. The tentative plan shall be a minimum of eight and one-half by 11 inches in size and shall include the following information:

1. The date, north point, engineering scale, and legal description;
2. Name and address of the owner of record and of the person who prepared the partition plan;
3. Zoning, size and dimensions of the tract to be partitioned;
4. Size, dimensions and identification of proposed parcels (Parcel 1, Parcel 2, Parcel 3);
5. Approximate location of any structures on the tract to be partitioned, including setbacks to proposed parcel boundaries;
6. Location, names and widths of streets, sidewalks and bikeways within the tract to be partitioned and extending 400 feet beyond the tract boundaries;
7. Location, width and purpose of existing and proposed easements on the tract to be partitioned;
8. Location and size of sanitary sewer, water and stormwater drainage facilities proposed to serve the property to be partitioned;
9. Natural features such as waterways, drainage area, significant vegetation or rock outcroppings;
10. Approximate topography, particularly noting any area of steep slope;
11. A plan for future parcel redivision, if the proposed parcels are large enough to be redivided under the comprehensive plan or zoning designation.

Response: All applicable items in this section are included.

D. Approval Criteria. The Director or Planning Commission shall review the tentative plan for a minor or major partition based on the classification procedure (Type I, II or III) and the following approval criteria:

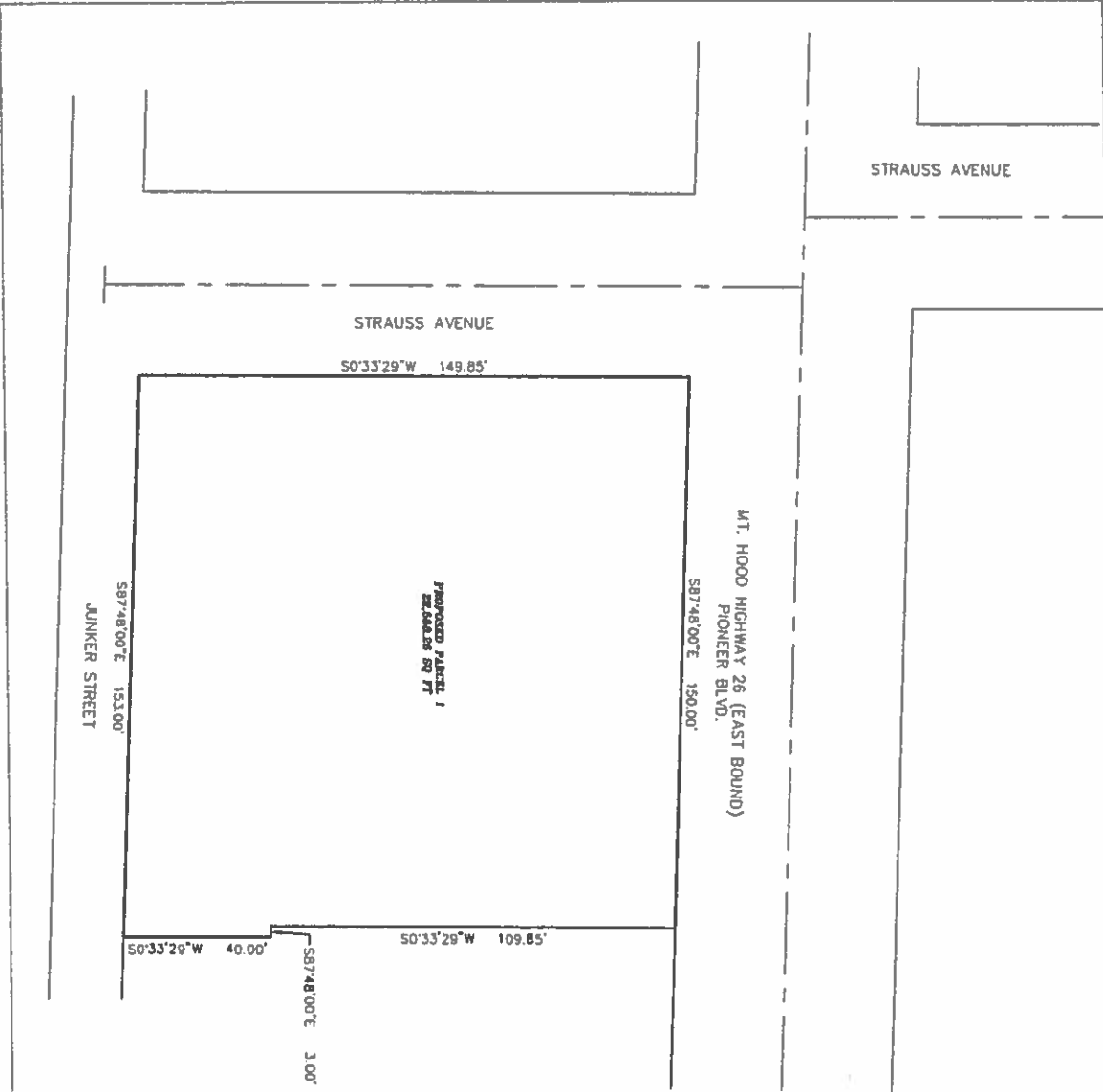
1. The proposed partition is consistent with the density, setback and dimensional standards of the base zoning district.

Response: As reviewed above, the proposal complies with all applicable standards in the C-1 zoning district. The proposal complies with this criteria.

2. The proposed partition is consistent with the design standards set forth in this chapter.
Response: As reviewed in this narrative, the proposal is consistent with the design standards in this chapter. The proposal complies with this criteria.
3. Adequate public facilities are available or can be provided to serve the proposed partition.
Response: Public facilities are available to serve future development of this subject property. The proposal complies with this criteria.
4. All proposed improvements meet City standards.
Response: No improvements are proposed with approval of this request.
5. Traffic volumes shall not exceed average daily traffic (ADT) standards for local streets as detailed in Chapter 17.10, Definitions.
Response: Future development will be reviewed for compliance with applicable traffic criteria. The proposal complies with this criteria.
6. The plan preserves the potential for future redivision of the parcels, if applicable.
Response: The applicant is requesting approval of this application to prepare the site for development of a veterinary clinic with a future land use application. This criteria is not applicable.

V. Conclusion

The applicant requests Type II minor replat approval to replat three lots they own in preparation for constructing a veterinary clinic. The properties are known as 2S4E13CA tax lots 5400, 5500, 5600, and 5700 and were originally platted as Lots 1, 2, and 3 of Block 3, Junker's Addition to Sandy subdivision. As demonstrated in this narrative, the proposal complies with all relevant code standards and the applicant respectfully requests this application be approved.



STRAUSS AVENUE

STRAUSS AVENUE

MT. HOOD HIGHWAY 26 (EAST BOUND)
PIONEER BLVD.

JUNKER STREET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
DAVID ROEGGER
86811

EXPIRES DECEMBER 31, 2022



GR

PROPOSED PARTITION PLAT
38852 & 38853, PIONEER BLVD
SW 1/4, SEC. 13, T2S, R4E, W1M
CITY OF SANDY
CLACKAMAS COUNTY, OREGON
FEBRUARY 18, 2022
DRAWN: JMS CHECKED: SPF
SCALE: 1"=30' ACCOUNT # 500
V: \500-1209\DWG\38852&38853.P8



CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4290

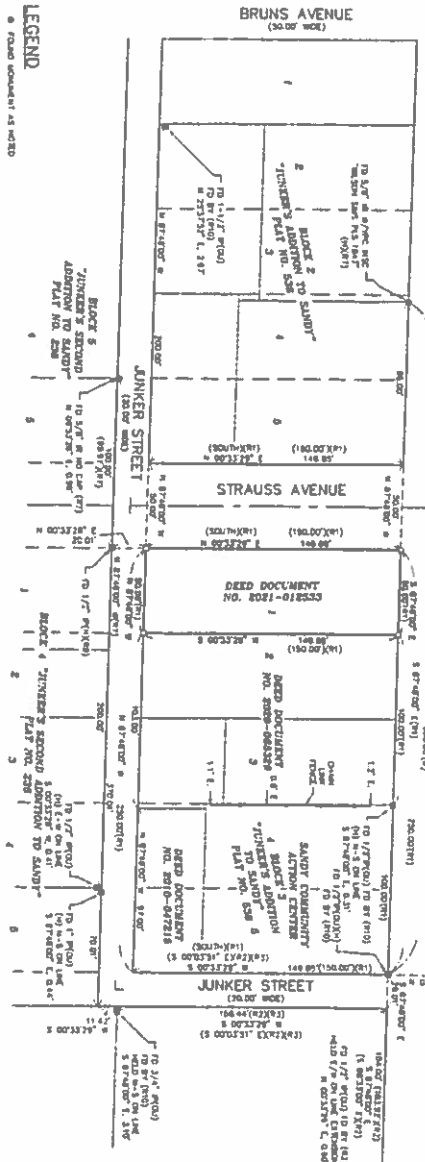
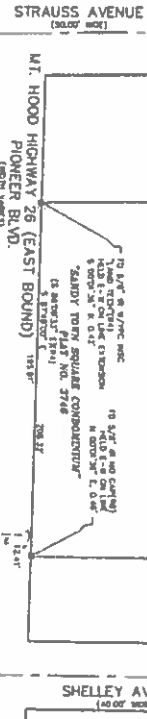
SN2021-198

CLACKAMAS COUNTY SHERIFF
DATE PRINTED 6-7-2021
DATE RECORDED 6-9-2021
SHEET NUMBER SN2021-178

RECORD OF SURVEY

LOT 1, BLOCK 3, "JUNKER'S ADDITION TO SANDY"
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN,
CITY OF SANDY, CLACKAMAS COUNTY, OREGON

MAY 18, 2021
PREPARED BY: PIONEER SURVEY GROUP, LLC
C/O PIONEER SURVEY GROUP, LLC
1000 N. 10TH AVE., SUITE 100
SANDY, OREGON 97055



REFERENCES

- (01) "Junker's Addition to Sandy" (PLAT NO. 339)
- (02) SN 2004-389
- (03) SN 2004-390
- (04) "Sandy from Square Corner" (PLAT NO. 3149)
- (05) SN 2048
- (06) SN 2222
- (07) SN 1442
- (08) SN 1410
- (09) SN 2882
- (10) "Junker's Second Addition to Sandy" (PLAT NO. 320)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON LICENSE
DAVID MCKEN
00011
EXPIRES DECEMBER 31, 2022



SHEET 1 OF 1

PIONEER SURVEYING AND CONSULTING
1000 N. 10TH AVE., SUITE 100
SANDY, OREGON 97055
PHONE (503) 650-4172 FAX (503) 650-4096
WWW.PIONEERSURVEYING.COM

LEGEND

- ▣ ROAD BOUNDARY AS SHOWN
- ▣ ROAD RIGHT-OF-WAY AS SHOWN
- ▣ (PLOT 252-ACRE QUARTY W/ASAP)
- 5/8" x 1/8" ROAD RIGHT-OF-WAY
- 3/4" x 1/8" ROAD RIGHT-OF-WAY
- 1/2" x 1/8" ROAD RIGHT-OF-WAY
- 1/4" x 1/8" ROAD RIGHT-OF-WAY
- 1/8" x 1/8" ROAD RIGHT-OF-WAY
- 1/16" x 1/8" ROAD RIGHT-OF-WAY
- 1/32" x 1/8" ROAD RIGHT-OF-WAY
- 1/64" x 1/8" ROAD RIGHT-OF-WAY
- 1/128" x 1/8" ROAD RIGHT-OF-WAY
- 1/256" x 1/8" ROAD RIGHT-OF-WAY
- 1/512" x 1/8" ROAD RIGHT-OF-WAY
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- 1/8192" x 1/8" ROAD RIGHT-OF-WAY
- 1/16384" x 1/8" ROAD RIGHT-OF-WAY
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- 1/526

