



Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6929
TTY (541) 766-6477

NOTICE OF DISPOSITION FOR A
LOT DEVELOPMENT OPTION

CASE LDO03-00010 ORDER NO. 2003-49

REQUEST The applicant is requesting an increase in the area of the lot allowed to be covered by buildings and driveway from the maximum permitted forty (40) % to forty-six (46) % to allow for construction of a single-family residence with a first floor master bedroom on Lot 12 of Meadowlark Subdivision (4655 SW 47th Place).

APPLICANT K3 Inc.
P.O. Box 734
Corvallis, OR 97339

LOCATION 4655 SW 47th Place
Assessor's Map No. 12-5-9BD; Tax Lot 500 (Lot 12 in Meadowlark Sub.)

PUBLIC COMMENT Four (4) notices were mailed with no comments received as of May 5, 2003.

DECISION

Based on the information submitted by the applicant and City staff review of the applicable criteria; it is the decision of the Development Services Manager that the request be approved subject to the following conditions:

1. This approval is valid for a two year period from the date of final approval (expiration of the appeal period).

5-7-03
DATE OF DECISION

Lee Marshall
DEVELOPMENT SERVICES MANAGER

APPEALS

If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the date of signing of the Notice of Disposition. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6929.

FOR STAFF USE ONLY

CASE NUMBER LDO 03-2010 DATE FILED 4-1-03
 MAJOR MINOR PLANNER JPK
 FEE \$ 200- RECEIPT NO. 52642 CREDIT CARD _____
#3301

APPLICATION FOR:
LOT DEVELOPMENT OPTION



City of Corvallis
 Development Services
 501 SW Madison
 P.O. Box 1083
 Corvallis, OR 97339-1083
 Telephone: (541) 766-6929
 FAX: (541) 766-6936

PLEASE TELL US ABOUT YOURSELF AND YOUR REQUEST

REQUEST I am requesting a variance of the 40% lot coverage to build a single family house on this lot. 46%

APPLICABLE SECTION OF THE LAND DEVELOPMENT CODE: 2.12 and 3.3

APPLICANT: NAME K3 Inc PHONE 745-7542
 ADDRESS PO Box 734
 SIGNATURE [Signature] DATE 4-17-03

PROPERTY OWNER: NAME SK3 LLC PHONE 757-9944
 ADDRESS 561 New Jackson
 SIGNATURE Richard Smith DATE 4-17-03

PLEASE TELL US ABOUT YOURSELF AND YOUR REQUEST

LOCATION ADDRESS 4655 SW 47th Place

ASSESSOR'S MAP NO. 12-5-09-BD-00500 TAX LOT 12

LOT AREA 5072

DEVELOPMENT DISTRICT RS-6
 (i.e., zone)

ATTACHMENTS SITE PLAN (Required) FLOOR PLAN ELEVATIONS
 (If drawings are larger than 8 1/2" x 14", submit four copies)

• ARE THERE EXISTING STRUCTURES ON SITE? YES NO
 If yes, indicate on site plan the kind of structure, its use, location, and square footage.

• ARE THERE STREET TREES OR OTHER SIGNIFICANT TREES AT THIS SITE? YES NO
 If yes, indicate on site plan where and what they are. Indicate also the size of planting strip, if any, and whether there are overhead power lines.

• IS THERE A SOLAR PERMIT OR EASEMENT AFFECTING THIS SITE? YES NO
 If yes, attach the permit or easement

PLEASE RESPOND TO 1. FOLLOWING BY ANSWERING THE RELATED QUESTIONS:

1. WHY DO YOU BELIEVE THIS PROPOSAL SHOULD BE APPROVED? WHAT ADVERSE IMPACTS, IF ANY, WOULD THIS HAVE ON EXISTING RESIDENTIAL OR NONRESIDENTIAL AREAS? CONSIDER TRAFFIC, PARKING, VISUAL IMPACTS, ETC. (ATTACH ADDITIONAL SHEET IF NECESSARY)

see attached

2. WILL THIS REQUEST REDUCE THE AMOUNT OF PRIVACY CURRENTLY ENJOYED BY USERS OF NEARBY STRUCTURES MORE THAN IF DEVELOPMENT WERE LOCATED AS SPECIFIED BY CODE? (CONSIDER INCREASED OFF-SITE VIEWS, INCREASED NOISE LEVELS, ETC.) PLEASE EXPLAIN. (NOTE: FENCING, VEGETATION, TOPOGRAPHY, WINDOWLESS WALLS, AND STREET SEPARATION OFTEN IMPACT THIS CRITERIA.)

we are in compliance of current setbacks

3. ARE THERE ANY SIGNIFICANT NATURAL AMENITIES OR FEATURES ON THE SITE? (E.G., VEGETATION, FLOOD PLAIN, WATER BODIES, ETC.) YES NO PLEASE EXPLAIN.

4. WILL THE DEVELOPMENT CAUSE AN INCREASED SHADOW IMPACT ON ABUTTING PROPERTY? YES NO IF YES, PLEASE EXPLAIN.

5. WILL THE PROPOSAL REPEAT THE SAME MATERIALS, COLORS, ROOF LINES, ETC., AS ARE USED ON EXISTING STRUCTURES? YES NO PLEASE EXPLAIN.

no existing structure

We are developing a community for mature adults. Our objective is to build homes with the master bedroom on the main floor. To accomplish this feature, the building pad is larger which exceeds the 40% coverage. We will meet all setbacks for this district which provides a front and back yard.

We are the sole builder in this subdivision so we can select the homes for each lot to create a positive visual neighborhood. The RS-6 district encourages the most efficient use of the land. The placement of each house will be considered to create less impact on their use of exterior yards.

The floor plans and elevations have previously been submitted and are in your files.

The coverage will be exceeded by 6%.

CITY OF CORVALLIS
PUBLIC NOTICE

K3 Inc. has filed for a lot development option with City of Corvallis Development Services. The applicant is requesting an increase in the area of the lot allowed to be covered by buildings and driveway from the maximum permitted forty (40) % to forty-six (46) % to allow for construction of a single-family residence with a first floor master bedroom on Lot 12 of Meadowlark Subdivision (4655 SW 47th Place).

As a property owner, or resident, within 100 ft. of the subject property, a public notice has been mailed to you for your review.

Based on City staff comments and those of affected parties, the Development Services Manager shall review the proposed development and shall either approve, conditionally approve, or deny the request by May 7, 2003.

The lot development option will be approved where the Development Services Manager finds the following criteria have been met:

- a. The proposed development will not be contrary to the Comprehensive Plan, the purposes and objectives of this Code, and any other applicable policies and standards adopted by the City; and
- b. The proposed development will not substantially reduce the amount of privacy currently enjoyed by the users of nearby structures if the development were located as specified by this Code; and
- c. Existing physical systems and natural systems, such as traffic, drainage, dramatic land forms, or parks, and the potential to use solar energy devices by abutting properties, will not be adversely affected any more than would occur if the development were located as specified in this Code; and
- d. The architectural features of proposed structure(s) will be compatible to the design character of the existing structure(s).

If you wish to comment on the proposed lot development option, comments must be in writing and received by Development Services (P.O. Box 1083, Corvallis, Oregon 97339) by May 5, 2003.

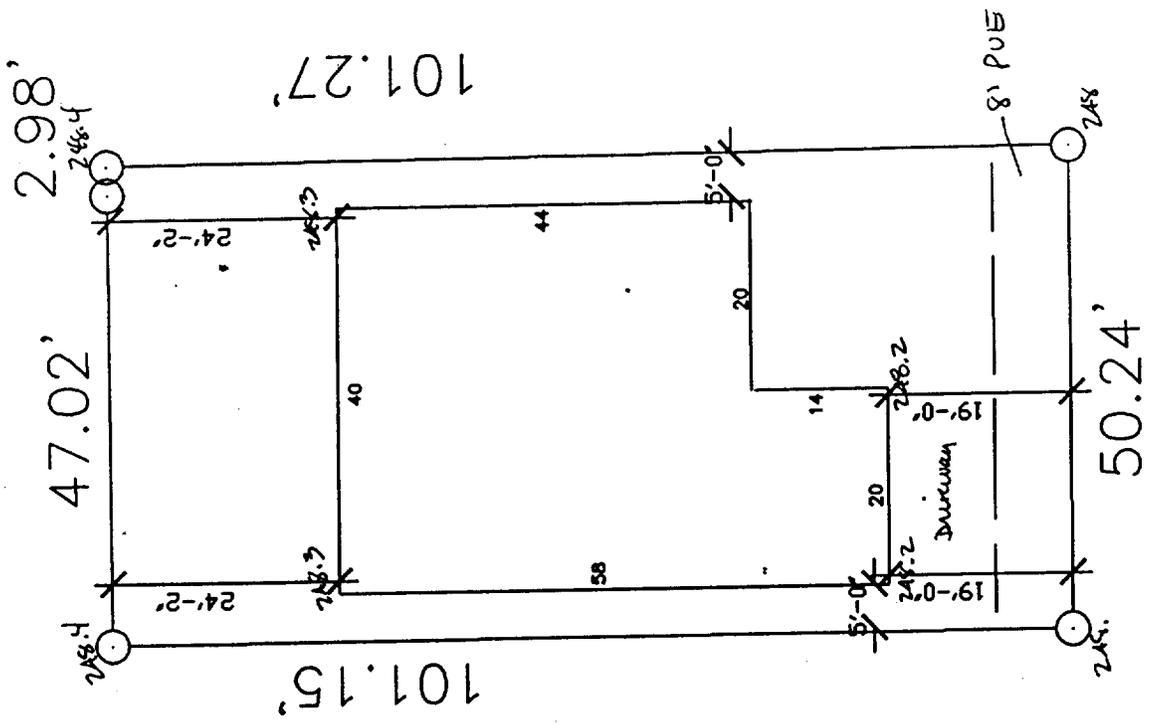
A Notice of Disposition containing the Development Services Manager's decision will be mailed to those people who have submitted written comments. The decision can be appealed by submittal of a written appeal to the City Recorder within 12 calendar days from the date of signing of the Notice of Disposition. Additional information regarding this request may be obtained at Corvallis Development Services, 501 SW Madison Avenue, 766-6929 (contact Joe Kasper).

*4 notices
mailed m
4-21-03*



SCALE: 1" = 20'

All Storm Water to Street



Lot 12 Meadowlark Subdivision
4655 SW 47th Place, Corvallis, OR 97333