

Land Use Permit Application

Site Plan Review Lot Line Adjustment Partition Subdivision
 Conditional Use Variance Map Amendment Text Amendment
 Annexation Vacation Other, specify Tentative Plat

Please complete the following application. If any pertinent required information or material is missing or incomplete, the application will not be considered complete for further processing. If you have any questions about filling out this application, please contact staff at Lowell City Hall, phone (541) 937-2157, 107 East Third, Lowell.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Map# 19-01-11-33-06502 Lot # 06502

Map# _____ Lot # _____

Map# _____ Lot # _____

Street Address (if applicable): Near address 484/570 N Moss St. Lowell, OR. 97452

Area of Request (square feet/acres): 1.52 AC (Proposed Parcel A Commercial 1.14 AC / R-3 Multifamily Parcel B .38 AC)

Existing Zoning: PL Public Lands

Existing Use of the Property: PL Public Lands

Proposed Use of the Property 1.52 AC (Proposed Parcel A Commercial 1.14 AC / R-3 Multifamily Parcel B .38 AC)

Pre-application Conference Held: No _____ Yes ^{Request} _____ If so, Date _____

Submittal Requirements:

X 1. Copy of deed showing ownership or purchase contract with property legal description.

X 2. Site Plan/Tentative Plan with, as a minimum, all required information. Submit one copy of all plans 11x17 or smaller; 12 copies of all plans larger than 11x17. (See attached checklist for required information)

X 3. Applicant's Statement: Explain the request in as much detail as possible. Provide all information that will help the decision makers evaluate the application, including addressing each of the decision criteria for the requested land use action.

_____ 4. Other submittals required by the City or provided by the applicant. Please List.

a. _____ b. _____

c. _____ d. _____

e. _____ f. _____

_____ 5. Filing Fee: Amount Due: ^{NO FEE FOR PRE-APP MEETING} _____.

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that incomplete applications may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge. I (We) also acknowledge that if the total cost to the City to process this application exceeds 125% of the application fee, we will be required to reimburse the City for those additional costs in accordance with Ordinance 228.

PROPERTY OWNER

Name (print): H &H DIXIE DR. LLC. Phone: _____

Address: 13215 SE MILL PLAIN BLVD STE. C-8 #529

City/State/Zip: Vancouver WA, 98684

Signature: _____

APPLICANT, If Different

Name (print): Oregon Architecture Inc. Mark Mckechnie, AIA Phone: 541-772-4372 CELL 541-778-9989

Company/Organization: Oregon Architecture Inc.

Address: 132 West Main St. SUITE 101

City/State/Zip: Medford OR. 97501

Signature: *Mark Mckechnie*

E-mail (if applicable): Mark@OregonArchitecture.biz

APPLICANTS REPRESENTATIVE, if applicable

Name (print): Raj Mehta Phone: 541-801-7366

Company/Organization: Oregon Architecture Inc.

Address: 132 West Main St. SUITE 101

City/State/Zip: Medford OR. 97501

E-mail (if applicable): Raj@oregonarchitecture.biz

For City Use. Application Number _____

Date Submitted: _____ Received by: _____ Fee Receipt # _____

Date Application Complete: _____ Reviewed by: _____

Date of Hearing: _____ Date of Decision _____ Date of Notice of Decision _____

APPLICATION SITE PLAN REQUIREMENTS CHECKLIST
Lowell Land Development Code, Section 2.140

Applications for land divisions or land use requests that require a site plan shall submit the site plan on 8 1/2 x 11 inch or 11 x 17 inch black/white reproducible sheets for copying and distribution. Larger drawings may be required for presentation and City review. Drawings shall be drawn to scale. The scale to be used shall be in any multiple of 1 inch equals 10 feet (1" = 20', 1" = 30", 1" = 100', etc.) and may be increased or decreased as necessary to fit the sheet size. The Application and site plan shall show clearly and with full dimensioning the following information, as applicable, for all existing and proposed development. It is understood that some of the requested information may not apply to every application.

- The names of the owner(s) and applicant, if different.
- The property address or geographic location and the Assessor Map number and Tax Lot number.
- The date, scale and northpoint.
- A vicinity map showing properties within the notification area and roads. An Assessor Map, with all adjacent properties, is adequate.
- Lot dimensions.
- The location, size, height and uses for all existing and proposed buildings.
- Yards, open space and landscaping.
- Walls and fences: location, height and materials.
- Off-street parking: location, number of spaces, dimensions of parking area and internal circulation patterns.
- Access: pedestrian, vehicular, service, points of ingress and egress.
- Signs: location, size, height and means of illumination.
- Loading: location, dimension, number of spaces, internal circulation.
- Lighting: location and general nature, hooding devices.
- Street dedication and improvements.
- Special site features including existing and proposed grades and trees, and plantings to be preserved and removed.

- _____ Water systems, drainage systems, sewage disposal systems and utilities.
 - _____ Drainage ways, water courses, flood plain and wetlands.
 - _____ The number of people that will occupy the site including family members, employees or customers.
 - _____ The number of generated trips per day from each mode of travel by type: employees, customers, shipping, receiving, etc.
 - _____ Time of operation, where appropriate. Including hours of operation, days of the week and number of work shifts.
 - _____ Specifications of the type and extent of emissions, potential hazards or nuisance characteristics generated by the proposed use. The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use. Misrepresentation or omission of required data shall be grounds for denial or termination of a Certificate of Occupancy.
- Uses which possess nuisance characteristics or those potentially detrimental to the public health, safety and general welfare of the community including, but not limited to; noise, water quality, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference, may require additional safeguards or conditions of use as required by the Planning Commission or City Council.
- All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, and any other public agency having appropriate regulatory jurisdiction. City approval of a land use application shall be conditional upon evidence being submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.
- _____ Such other data as may be necessary to permit the deciding authority to make the required findings.

NOTE: Additional information may be required after further review in order to adequately address the required criteria of approval.

TENTATIVE PARTITION PLAN
FOR
BJ REAL PROPERTIES, LLC
 SW 1/4, SECTION 11, TOWNSHIP 19 SOUTH, RANGE 1 WEST
 OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON
 JULY 6, 2022

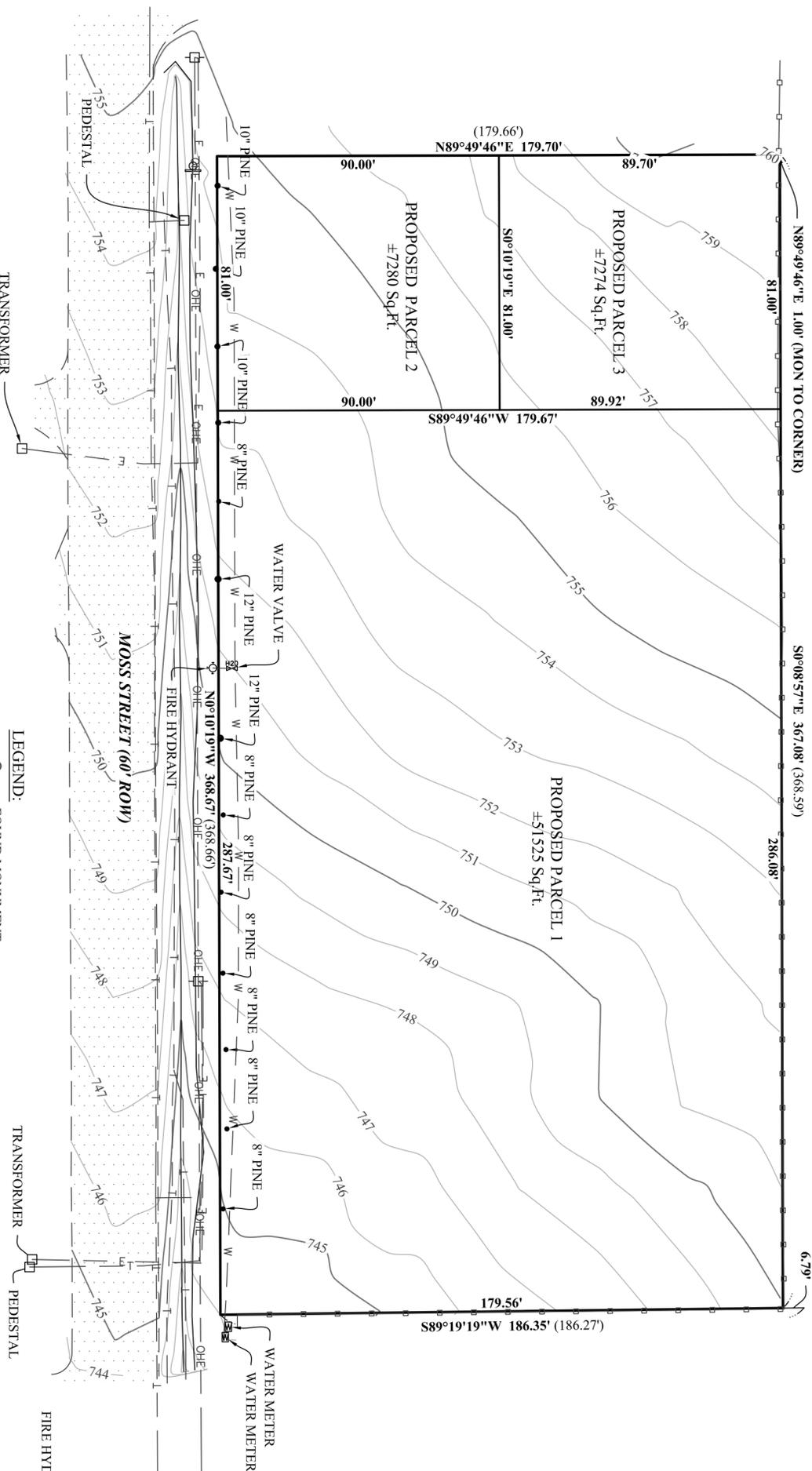
APPLICANT:

BJ REAL PROPERTIES, LLC
 38015 WHEELER RD
 DEXTER, OR 97431

SURVEYOR:

BRENT CORNING, PLS
 EGR & ASSOCIATES INC.

- NOTES:
1. ELEVATIONS ARE NAVD(88) BASED ON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), EUGENE ZONE.
 2. THE PROPOSED PARTITION COMPRISES ALL OF THE CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.
 3. NO PUBLIC IMPROVEMENTS ARE PROPOSED UNDER THIS LAND USE APPLICATION.
 4. NO NEW STREETS ARE PROPOSED.
 5. NO PUBLIC EASEMENTS ARE PROPOSED.
 6. EXISTING WASTEWATER LATERALS AT THE SOUTHWEST CORNER OF THE PROPERTY WILL BE USED.
 7. WATER SERVICE IS PROVIDED BY CITY OF LOWELL.
 8. THE NEAREST FIRE HYDRANT IS LOCATED ON THE PROJECT SITE, APPROXIMATELY IN THE CENTER OF THE WEST LINE OF THE PROPERTY.
 9. THE PROPERTY IS SERVED BY MOSS STREET. TWO TREES ARE PROPOSED FOR REMOVAL UNDER THIS APPLICATION.
 10. NO PUBLIC OR PRIVATE STREETS ARE PROPOSED WITH THIS APPLICATION. FINAL FACILITIES AND SIZINGS WILL BE ACCOMPLISHED AT TIME OF PERMITTING FOR FUTURE CONSTRUCTION. THE SITE IS GENERALLY FLAT WITH A SLIGHT GRADIENT RUNNING NORTHERLY.

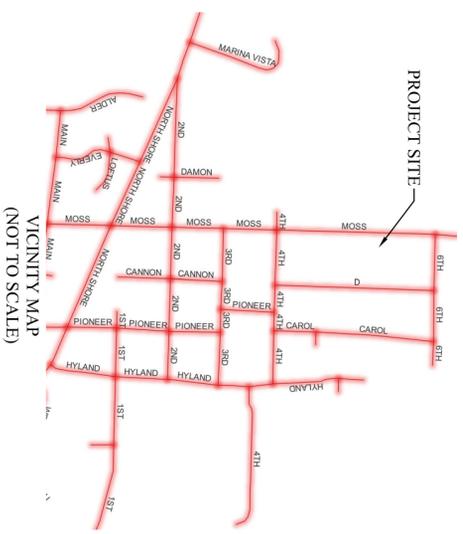
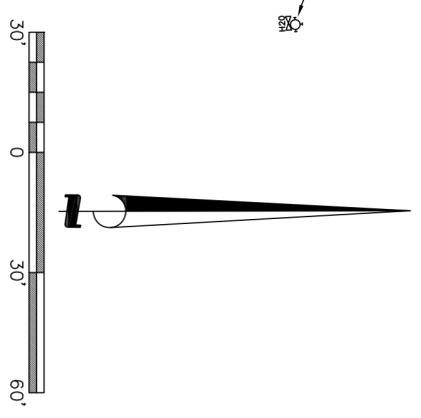


LEGEND:

- FOUND MONUMENT
- ⊕ BRASS CAP
- ⊙ MANHOLE - WASTE WATER
- ⊙ MANHOLE - STORM WATER
- CURB INLET
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELECTRICAL VAULT
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ SIGN - COMMERCIAL VEHICLE PARKING ONLY
- TREE
- WW --- WASTE WATER LINE
- ST --- STORM WATER LINE
- W --- WATER LINE
- E --- ELECTRICAL POWER LINE
- OHE --- OVERHEAD ELECTRICAL POWER LINE
- G --- NATURAL GAS LINE
- T --- TELEPHONE/COMMUNICATIONS LINE
- OHT --- OVERHEAD TELEPHONE/COMMUNICATIONS LINE
- F --- FENCELINE - CYCLOPE FENCING (TYP.)
- P --- PAVEMENT



RENEWALS: 12/31/23



VICINITY MAP
(NOT TO SCALE)

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
 2535B Prairie Road
 Eugene, Oregon 97402
 (541) 688-8322
 Fax (541) 688-8087

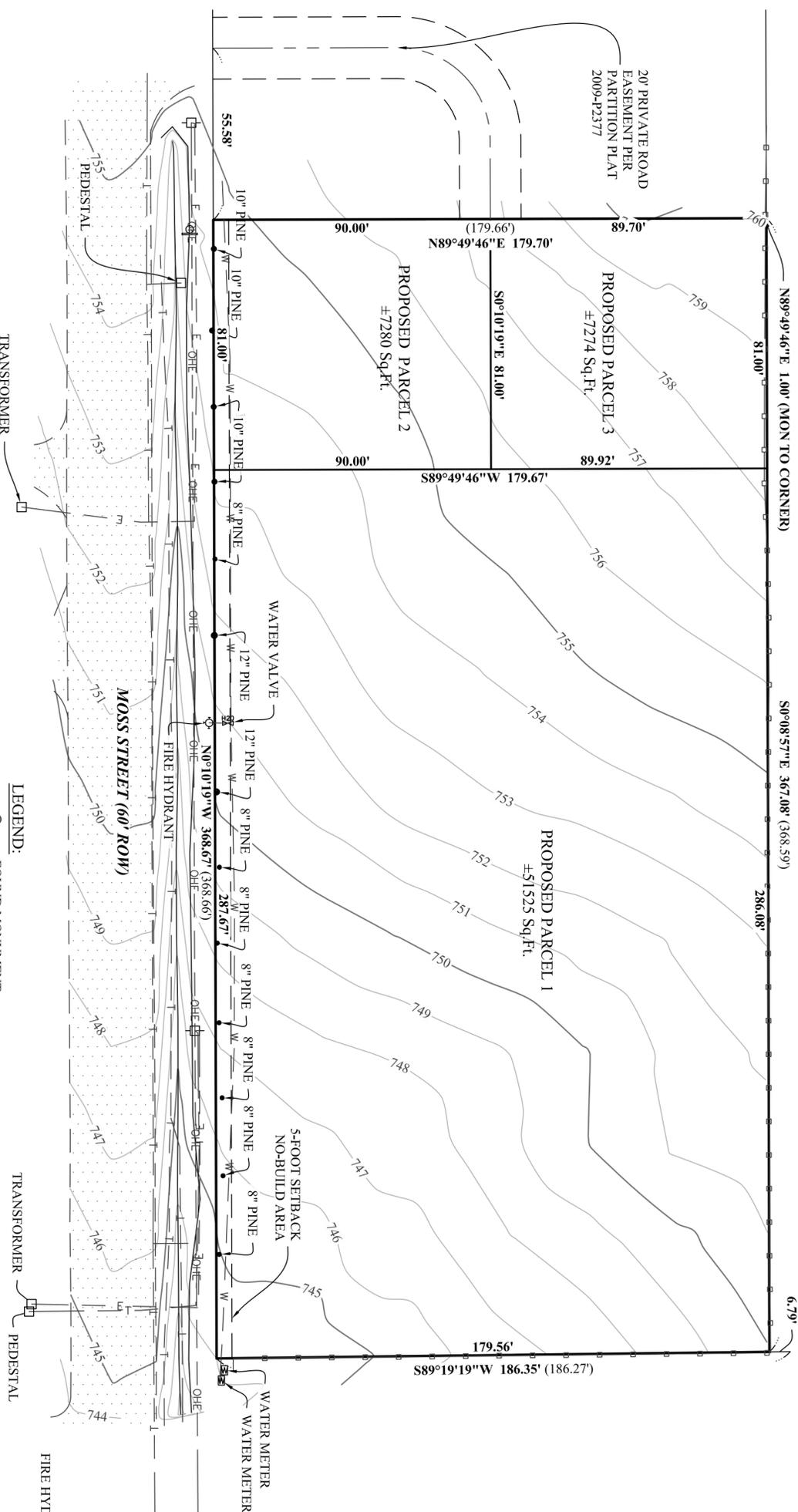
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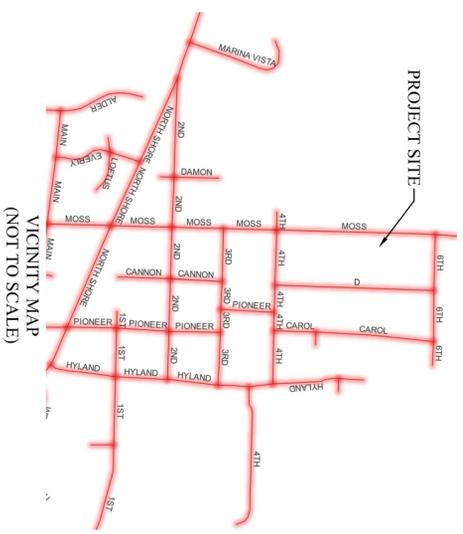
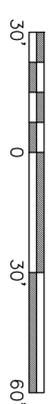
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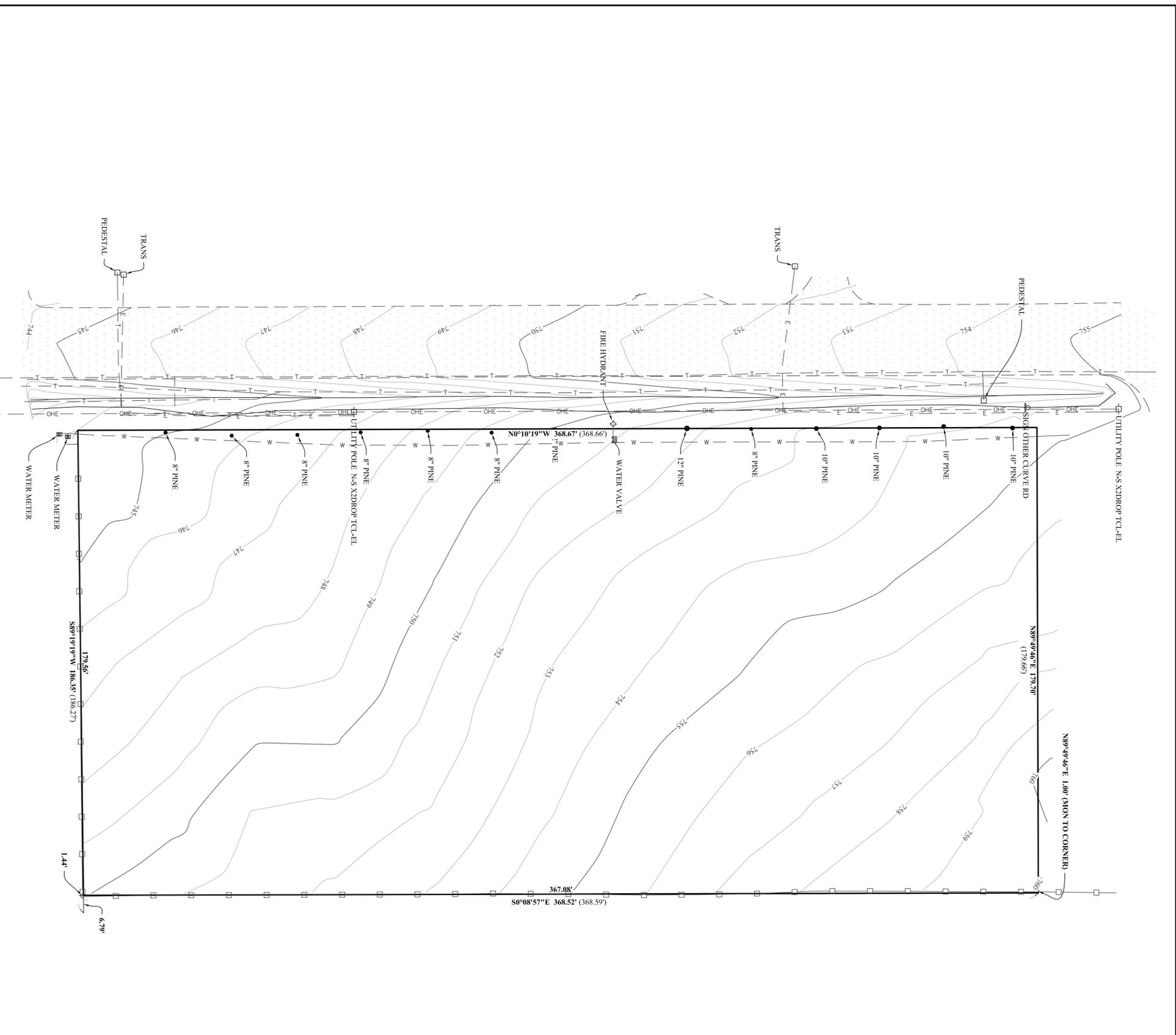
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 - ZONING FOR PROPOSED PARCEL 1 IS COMMERCIAL.
 - ZONING FOR PROPOSED PARCELS 2 & 3 IS R-3 RESIDENTIAL.
 - ZONING FOR THE PROPERTY TO THE NORTH CONTAINING THE 20' ACCESS EASEMENT IS PUBLIC LANDS.



EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors

2535B Prairie Road
 Eugene, Oregon 97402

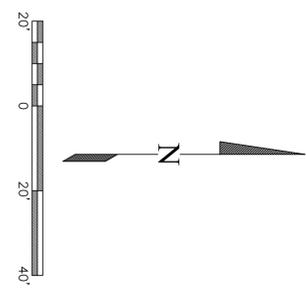
(541) 688-8322
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 - OVERHEAD TELEPHONE/COMMUNICATIONS LINE
 - FENCELINE - CYCLONE FENCING (TYP)
 - CONCRETE WALKDRIVE

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES SHOWN ON THESE PLANS. THE SURVEYOR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

HORIZONTAL & VERTICAL DATUM:
 ALL INFORMATION SHOWN HEREON IS PER THE EUREKA ZONE OF THE OREGON COORDINATE REFERENCE ZONE. ELEVATIONS ARE PER NORTH AMERICAN VERTICAL DATUM 88



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET #	Date	5-16-2022	No	Description of Revisions	Date	Name
	Job Number	7157-22-0060				
	Design by	DESIGN BY				
	Drawn by	BWC DRAWN BY				
	Checked by	R.E.				

LOWELL DOLLAR GENERAL
 TOPOGRAPHY SURVEY
 N. MOSS STREET, TAX LOT 6502
 LOWELL, LANE, OREGON

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

September 22, 2022

Mark Mckechnie, AIA
Raj Mehta, AIA
Oregon Architecture
132 West Main Street, Suite 101
Medford, OR 97501

H & H Dixie DR. LLC.
13215 SE Mill Plain Blvd Ste C-8 #529
Vancouver, WA 98684

RE: Application for Partition (LU 2022 04)

Dear Mr. Mehta & Mr. Mckechnie:

On August 12, 2022, you submitted the requested incompleteness items for a Tentative Partition for a property located at Map and Tax Lot 19-01-11-33-06502.

Thank you for the submittal of the requested materials. LU 2022-04 has been deemed complete for processing. The date of completeness is August 12, 2022. At your request, all land use applications (LU 2022 01, and LU 2022 06) will be processed concurrently and on the same timeline.

Acceptance as a complete application does not involve determining if the application is approvable based on the applicable approval criteria.

You have granted the City a 60-day extension to the timeline requirements for processing a land use application. Based a completeness date of August 12, 2022, the date by which the City must take final action on the application is February 8, 2023.

The City of Lowell Planning Commission has selected November 16, 2022, as the date in which they will hear your applications. The Planning Commission's recommendation for a decision will be forwarded on the City Council. The City Council will hold a public hearing and hear your proposal on December 6, 2022.

Notice to adjacent properties will be sent in accordance with the Lowell Development Code.

Sincerely,

Henry O Hearley
Associate Planner
Lane Council of Governments



CC
City of Lowell
Civil West Engineering
Lane County Transportation Planning
Lowell Fire Department