


TO: Aaron Panko, Planner III
Community Planning and Development Department

FROM: Laurel Christian, Infrastructure Planner II
Community Planning and Development Department 

DATE: February 29, 2024

SUBJECT: **Infrastructure Memo**
UGA-SPR-ADJ-DAP-DR-PLA24-03 (23-121805-PLN)
4650 Hazelgreen Road NE
Multi-Family Development

PROPOSAL

An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the subject property, a Class 3 Site Plan Review and Class 1 Design Review for the development of a new 405-unit multi-family residential development, Class 2 Driveway Approach Permits for four new driveway approaches on proposed Lunar Drive NE, a Property Line Adjustment to eliminate an interior lot line, and Adjustments. The subject property is approximately 15.6 acres in size, zoned MU-I (Mixed Use-I) and RM-II (Multi-Family Residential) and located at 4650 Hazelgreen Road NE 97305 (Marion County Assessors map and tax lot numbers: 062W32C / 000400 and 000500).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 60-feet on the development side of Hazelgreen Road NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
2. Construct Hazelgreen Road NE as a three-quarter minor arterial street improvement along the full frontage of the subject property. These improvements shall include a minimum of 46-foot-wide pavement with sidewalk, streetlights, and street trees on the development side of the street and be constructed as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
3. Where the development has frontage on both sides of Lunar Drive NE:
 - Convey land for dedication to equal a full-width right-of-way of 60-feet, including sufficient right-of-way to accommodate public infrastructure at the property corners.

- Construct Lunar Drive NE as a local street improvement as proposed with the submitted Lunar Drive plans along the western boundary of the subject property. These improvements shall include a minimum of 30-foot-wide pavement with sidewalk, street lights, and street trees on both development side of the street and be constructed as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

4. Where the development has frontage on one side of Lunar Drive NE:

- Convey land for dedication to equal a half-width right-of-way of 30-feet, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Construct Lunar Drive NE as a local street improvement as proposed with the submitted Lunar Drive plans along the western boundary of the subject property. These improvements shall include a minimum of 30-foot-wide pavement with sidewalk, street lights, and street trees on the development side of the street and be constructed as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Sidewalks, street trees, and streetlights are not required on the western side of the street where the development does not have frontage on both sides of the street.

5. As shown on the applicant's site plan, dedicate a minimum 26-foot-wide public access easement over the center drive aisle of the development. The easement shall extend from Lunar Drive NE to the eastern property boundary.
6. As shown on the applicant's site plan, dedicate a minimum 10-foot-wide public access easement over the 10-foot-wide shared use path along the southern boundary of the center drive aisle.
7. The applicant shall coordinate with Cherriots to provide transit stops along Lunar Drive NE in locations approved by Cherriots and the Public Works Department.
8. Prior to issuance of final occupancy, install street trees to the maximum extent feasible along Hazelgreen Road NE and proposed Lunar Drive NE.
9. Construct a minimum 16-inch "linking" *Water System Master Plan* water main in Hazelgreen Road NE from approximately 200-feet east to the eastern property boundary.
10. Construct a minimum 16-inch *Water System Master Plan* water main in Hazelgreen Road NE along the property frontage from the eastern property boundary to the intersection of Hazelgreen Road NE and proposed Lunar Drive NE.

11. Construct a minimum 8-inch water main in Lunar Drive NE from the existing terminus at the southern property boundary to the northern property boundary and connect this main to the 16-inch *Water System Master Plan* main in Hazelgreen Road NE.
12. Construct a minimum 8-inch “linking” *Salem Wastewater Management Master Plan* sewer main in Hazelgreen Road NE from approximately 160-feet east to the eastern property boundary in compliance with the PWDS.
13. Construct a minimum 8-inch *Salem Wastewater Management Master Plan* sewer main in Hazelgreen Road NE along the property frontage from the eastern property boundary to the intersection of Hazelgreen Road NE and proposed Lunar Drive NE in compliance with the PWDS.
14. Construct a minimum 8-inch sewer main in Lunar Drive NE as shown in the submitted plans and in compliance with the PWDS.
15. Extend a “linking” public storm main in Hazelgreen Road NE from approximately 200-feet east to the eastern line of the subject property to accommodate the proposed development and the required boundary street improvements compliance with the PWDS.
16. Along the development frontage of Hazelgreen Road NE and Lunar Drive NE, construct a public storm main to accommodate the proposed development and required boundary street improvements compliance with the PWDS.
17. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Hazelgreen Road NE
 - a. Standard—This street is designated as a parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 68-foot improvement within a 68-foot-wide right-of-way abutting the subject property.

2. Lunar Drive NE

- a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in Hazelgreen Road NE, approximately 200-feet east of the subject property.
- b. A 24-inch storm main is located in Lunar Drive NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Lunar Drive NE. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.
- c. A 16-inch water main is located in Hazelgreen Road NE approximately 200-feet east of the subject property. Mains of this size generally convey flows of 1,900 to 4,400 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Hazelgreen Road NE, approximately 160-feet east of the subject property.

Parks

1. Existing Conditions

- a. The proposed development is served by the Hazelgreen Road Park, an undeveloped park directly adjacent to the western line of the subject property.

URBAN GROWTH PRELIMINARY DECLARATION FINDINGS

An Urban Growth Preliminary Declaration is required because the subject property is located outside the Urban Service Area in an area without required facilities. Analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

SRC 200.055—Standards for Street Improvements

Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets in SRC 200.055(b). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Hazelgreen Road NE measures 38-feet along the eastern line of the subject property and meets the “linking” street requirements established in SRC Chapter 200.055(b). No additional linking street improvements are necessary.

SRC 200.060—Standards for Sewer Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facilities are located in Hazelgreen Road NE, approximately 160-feet east of the subject property. The applicant shall construct the *Salem Wastewater Management Master Plan* improvements and link the site to existing facilities that are defined as adequate under 200.005(a). As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels, discussed further below. This *Salem Wastewater Management Master Plan* sewer main is intended to serve a large service area and will be constructed at greater depths in order to accommodate future growth in this area. Final construction drawings shall be reviewed and approved by Public Works to ensure the *Salem Wastewater Management Master Plan* sewer main is designed and constructed to accommodate a large service area, as required by the master plan.

Needed Improvement: Construct a minimum 8-inch “linking” *Salem Wastewater Management Master Plan* sewer main in Hazelgreen Road NE from approximately 160-feet east to the intersection of Hazelgreen Road NE and proposed Lunar Drive NE.

SRC 200.065—Standards for Storm Drainage Improvements

Findings: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The nearest available public

storm systems appear to be located in Lunar Drive NE approximately 100-feet south of the subject property and Hazelgreen Road NE approximately 200-feet east of the subject property. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

Needed Improvement: Construct a storm drainage system in Hazelgreen Road NE and Lunar Drive NE to serve the proposed development in accordance with the PWDS.

SRC 200.070—Standards for Water Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The nearest available public water systems appear to be located in Hazelgreen Road NE, approximately 200-feet east of the subject property, and in Lunar Drive NE, abutting the subject property. The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

Needed Improvement: Construct a minimum 16-inch “linking” *Water System Master Plan* water main in Hazelgreen Road NE from approximately 200-feet east of the subject property to the intersection of Hazelgreen Road NE and proposed Lunar Drive NE.

SRC 200.075—Standards for Park Sites

Findings: The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the *Salem Comprehensive Park System Master Plan* (SRC 800.075(a)). The proposed development is served by the Hazelgreen Road Park, an undeveloped park directly adjacent to the western line of the subject property. The *Salem Parks System Master Plan* identifies that Hazelgreen Road Park will provide neighborhood park service to the subject property; therefore, no additional dedications are required.

CRITERIA AND FINDINGS—SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (Unified Development Code)

Finding— With completion of the conditions above, the subject property meets all

applicable standards of the following chapters of the Unified Development Code (UDC): 200 – Urban Growth Management; 601 – Floodplain Development; 802 – Public Improvements; 803 - Street and Right-of-way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; 810 – Landslide Hazards.

SRC Chapter 200 (Urban Growth Management): SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located outside of the Urban Service Area and as such, an Urban Growth Preliminary Declaration has been included in this application. With recommended conditions, discussed further below, the development will comply with SRC Chapter 200 relating to Urban Growth Management.

SRC Chapter 601 (Floodplain): The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC 804 (Driveway Approaches): The applicant proposes new driveway approaches onto Lunar Drive NE and has applied for Class 2 Driveway Approach Permits; findings for which are provided in this memo. As described in the findings below, the proposal meets the approval criteria for a Class 2 Driveway Approach Permit. With approval of the Class 2 Driveway approach permits, the proposed development meets applicable criteria in SRC Chapter 804 relating to driveway approaches.

SRC 805 (Vision Clearance): The proposal does not cause a vision clearance obstruction per SRC Chapter 805. The proposed structures meet the vision clearance standards established in SRC Chapter 805.

SRC Chapter 809 (Wetlands): The Salem-Keizer Local Wetland Inventory shows there are hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC Chapter 810 (Landslide Hazards): According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding— Hazelgreen Road NE abuts the subject property to the north and is classified as a parkway according to the Salem TSP. Hazelgreen Road NE has inadequate right-of-way and improvement width for its street classification according to the Salem TSP. The Salem TSP identifies that Hazelgreen Road NE from Portland Road NE to Cordon Road NE should be improved to an interim minor arterial standard including two travel lanes with a center turn lane as-needed (TSP Project ID 48). As a condition of approval, the applicant shall dedicate the ultimate right-of-way width required to meet the parkway standard and construct a three-quarter street improvement along Hazelgreen Road NE to interim minor arterial standards, including a center turn lane along the development frontage. The street improvement will include a minimum of 46-foot-wide pavement with sidewalk, streetlights, and street trees on the development side of the street.

Condition: Convey land for dedication to equal a half-width right-of-way of 60-feet on the development side of Hazelgreen Road NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition: Construct Hazelgreen Road NE as a three-quarter minor arterial street improvement along the full frontage of the subject property. These improvements shall include a minimum of 46-foot-wide pavement with sidewalk, streetlights, and street trees on the development side of the street and be constructed as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Lunar Drive NE is classified as a local street according to the Salem TSP and terminates at the southern property boundary. Pursuant to SRC 803.035(a), Lunar Drive NE shall be extended from its terminus through the development site to Hazelgreen Road NE in order to provide street connectivity and access to the proposed development. As shown on the applicant's plan, a portion of Lunar Drive NE will be constructed on adjacent City-owned park property. As a condition of development, the applicant shall dedicate a full 60-foot-wide right-of-way where the development has frontage on both sides of Lunar Drive NE. Where the development has frontage on only one side of Lunar Drive NE, the applicant shall dedicate a 30-foot-wide half-width right-of-way. Along the entire length of Lunar Drive NE, the applicant shall construct a full street improvement to local street standards. Along Lunar Drive NE, sidewalks, street trees, and streetlights are not required on the western side of the street, except where the development has frontage on both sides of the street.

Condition: Where the development has frontage on both sides of Lunar Drive NE:

- Convey land for dedication to equal a full-width right-of-way of 60-feet, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Construct Lunar Drive NE as a local street improvement as proposed with the submitted Lunar Drive plans along the western boundary of

the subject property. These improvements shall include a minimum of 30-foot-wide pavement with sidewalk, street lights, and street trees on both development side of the street and be constructed as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Condition: Where the development has frontage on one side of Lunar Drive NE:

- Convey land for dedication to equal a half-width right-of-way of 30-feet, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Construct Lunar Drive NE as a local street improvement as proposed with the submitted Lunar Drive plans along the western boundary of the subject property. These improvements shall include a minimum of 30-foot-wide pavement with sidewalk, street lights, and street trees on the development side of the street and be constructed as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Sidewalks, street trees, and streetlights are not required on the western side of the street where the development does not have frontage on both sides of the street.

Pursuant to SRC 803.030, the maximum block spacing is 600-feet. Lunar Drive will have a block length of approximately 1,600-feet from the intersection of Lunar Drive NE and Apollo Avenue NE to the proposed intersection of Lunar Drive NE and Hazelgreen Road NE. In lieu of providing an east-west street connection through the development site, the applicant proposes to dedicate a 26-foot-wide public access easement over a drive aisle and dedicate a 10-foot-wide public access easement over a sidewalk through the development site from the eastern property line to the western property line. The proposed access easements will provide vehicular, pedestrian, and bicycle access to adjacent easterly property, if at such time the adjacent property develops to urban standards. Pursuant to SRC 803.065(a)(1) an alternative street standard is authorized to allow Lunar Avenue NE to have a greater block length, with the proposed access easements in lieu of an east-west street connection. As a condition of approval, the applicant shall dedicate public access easements to provide east-west connectivity, as shown on the applicant's site plan.

Condition: As shown on the applicant's site plan, dedicate a minimum 26-foot-wide public access easement over the center drive aisle of the development. The easement shall extend from Lunar Drive NE to the eastern property boundary.

Condition: As shown on the applicant's site plan, dedicate a minimum 10-foot-wide public access easement over the 10-foot-wide shared use path along the southern boundary of the center drive aisle.

Cherriots submitted comments indicating two transit stops are warranted along Lunar Drive NE in conjunction with this development project. Pursuant to SRC 803.035(r) the applicant shall construct a transit stop as a condition of approval.

Condition: The applicant shall coordinate with Cherriots to provide transit stops along Lunar Drive NE in locations approved by Cherriots and the Public Works Department.

Pursuant to SRC 86.015(e), anyone undertaking development along public streets shall plant new street trees to the maximum extent feasible. As a condition of approval, the applicant shall plant street trees along the frontages of Hazelgreen Road NE and proposed Lunar Drive NE.

Condition Prior to issuance of final occupancy, install street trees to the maximum extent feasible along Hazelgreen Road NE and proposed Lunar Drive NE.

Pursuant to SRC 803.015(b)(1), the applicant submitted a Traffic Impact Analysis (TIA) as part of the application package to evaluate the traffic impacts of the proposed development on the transportation system. The TIA concluded that the development does not warrant mitigation as a condition of approval. The development site is also subject to a “Trip Cap” of a maximum cumulative total of 2,992 average daily vehicle trips established under CPC-ZC22-03. The TIA establishes that the proposed development complies with the “Trip Cap”. The Assistant City Traffic Engineer reviewed the TIA and agreed with the findings.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The proposal includes four (4) new driveways onto Lunar Drive NE to serve the development site. A Class 2 Driveway Approach Permit is required for the new driveways onto Lunar Drive NE that will allow for general circulation in and out of the development, as such Driveway Approach Permits are consolidated into this application and findings provided below. The proposed driveway accesses onto Lunar Drive NE provide for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The subject property is located outside of the Urban Service Area, and therefore, an Urban Growth Preliminary Declaration has been required. As conditioned, the proposed development is designed to accommodate required on-site and off-site improvements.

Development Services has reviewed the applicant's preliminary plan for this site. With the recommended conditions of approval, the water, sewer, and storm infrastructure will be available in surrounding streets/areas and are adequate to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Water – The *Salem Water System Master Plan* identifies a 16-inch water main to be constructed in Hayesville Drive NE. The existing main terminates approximately 200-feet east of the subject property. In order to provide adequate water service to the development, the applicant shall extend the 16-inch main in Hazelgreen Road NE from its existing terminus (approximately 200-feet east) to the intersection with proposed Lunar Drive NE. In order to provide a looped water system, the applicant is required to construct an 8-inch water main in proposed Lunar Drive NE (SRC 76.110) that connects the existing 8-inch main in Lunar Drive NE to the new 16-inch water main proposed in Hazelgreen Road NE. With the following conditions, the development complies with SRC Chapter 76 (Streets, Sidewalks, and Other Public Ways), Chapter 802 (Public Improvements) and SRC Chapter 200 (Urban Growth Management) relating to water provisions:

Condition: Construct a minimum 16-inch “linking” *Water System Master Plan* water main in Hazelgreen Road NE from approximately 200-feet east to the eastern property boundary.

Condition: Construct a minimum 16-inch *Water System Master Plan* water main in Hazelgreen Road NE along the property frontage from the eastern property boundary to the intersection of Hazelgreen Road NE and proposed Lunar Drive NE.

Condition: Construct a minimum 8-inch water main in Lunar Drive NE from the existing terminus at the southern property boundary to the northern property boundary and connect this main to the 16-inch *Water System Master Plan* main in Hazelgreen Road NE.

Sanitary Sewer – The *Salem Wastewater Management Master Plan* identifies an 8-inch sewer main to be constructed in Hazelgreen Road NE. The existing sewer main terminates approximately 160-feet east of the subject property. In order to provide adequate sanitary sewer service to the proposed development, the applicant shall extend the 8-inch sewer main in Hazelgreen Road NE from its existing terminus (approximately 160-feet east) to the intersection with proposed Lunar Drive NE. This *Salem Wastewater Management Master Plan* sewer main is intended to serve a large service area and will be constructed at greater depths in order to accommodate future growth in this area. Final construction drawings shall be reviewed and approved by Public Works to ensure the *Salem Wastewater Management Master Plan* sewer main is designed and constructed to accommodate a large service area, as required by the

master plan. Within Lunar Drive NE, the applicant is required to construct an 8-inch sewer main in the new street (SRC 76.110). With the following conditions, the development complies with SRC Chapter 76 (Streets, Sidewalks, and Other Public Ways), SRC Chapter 802 (Public Improvements) and SRC Chapter 200 (Urban Growth Management) relating to sanitary sewer provisions:

Condition: Construct a minimum 8-inch “linking” *Salem Wastewater Management Master Plan* sewer main in Hazelgreen Road NE from approximately 160-feet east to the eastern property boundary in compliance with the PWDS.

Condition: Construct a minimum 8-inch *Salem Wastewater Management Master Plan* sewer main in Hazelgreen Road NE along the property frontage from the eastern property boundary to the intersection of Hazelgreen Road NE and proposed Lunar Drive NE in compliance with the PWDS.

Condition: Construct a minimum 8-inch sewer main in Lunar Drive NE as shown in the submitted plans and in compliance with the PWDS.

Stormwater – As part of the required boundary street improvements along Hazelgreen Road NE, the applicant shall construct a public storm main to serve the new development (SRC 76.110). The existing public storm system terminates in Hazelgreen Road NE, approximately 200-feet east of the subject property. As a condition of approval, the main in Hazelgreen Road NE shall be extended to the development and within Lunar Drive NE.

Condition: Extend a “linking” public storm main in Hazelgreen Road NE from approximately 200-feet east to the eastern line of the subject property to accommodate the proposed development and the required boundary street improvements compliance with the PWDS.

Condition: Along the development frontage of Hazelgreen Road NE and Lunar Drive NE, construct a public storm main to accommodate the proposed development and required boundary street improvements compliance with the PWDS.

Pursuant to SRC Chapter 71, green stormwater infrastructure and flow control is required for the proposed development and the required boundary street improvements. The applicant’s engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E (4) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. As a condition of approval, the applicant shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and *PWDS*.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

CRITERIA AND FINDINGS—CLASS 2 DRIVEWAY APPROACH PERMITS

The applicant proposes four (4) new driveway approaches onto Lunar Drive NE, a local street. The proposed driveway approaches meet the approval criteria for a Class 2 Driveway Approach Permit, as identified below:

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;**

Finding—The proposed driveways meet the standards of SRC Chapter 804 and the *PWDS*.

- (2) No site conditions prevent placing the driveway approach in the required location;**

Finding—There are no site conditions prohibiting the location of the proposed driveways.

- (3) The number of driveway approaches onto an arterial are minimized;**

Finding— The proposed development has frontage on a proposed local street (Lunar Drive NE) and existing parkway street (Hazelgreen Road NE). All accesses for the development are proposed to be taken from the local street. The proposed driveways are not accessing onto an arterial street.

- (4) The proposed driveway approach, where possible:**

- i. Is shared with an adjacent property; or**
- ii. Takes access from the lowest classification of street abutting the property;**

Finding— The proposed development has frontage on a proposed local street (Lunar Drive NE) and existing parkway street (Hazelgreen Road NE). All accesses for the development are proposed to be taken from the lowest classification of street abutting the property.

- (5) Proposed driveway approach meets vision clearance standards;**

Finding—The proposed driveways meet the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—No evidence has been submitted to indicate that the proposed driveways will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveways indicates that they will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveways and the evidence that has been submitted indicate that the location of the proposed driveways will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The property is located on the corner of a parkway street (Hazelgreen Road NE) and a proposed local street (Lunar Drive NE). The applicant is proposing driveways to the lower classification of street. By complying with the requirements of this chapter the applicant has minimized impacts to the functionality of adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development abuts residentially zoned property to the south; Public Amusement (PA) zoned property to the west, and Marion County Zoned UT-20-IND property to the east. The proposed development abuts parkway and a proposed local street. The proposed driveways are taken from the lowest classification street abutting the subject property. The driveways balance the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

RESPONSE TO COMMENTS

- 1. On-street Parking:** Comments received express concerns for over-flow parking that would be provided for the proposed apartment complex.

Staff Response: Lunar Drive NE is classified as a local street and will be extended through the development site. Local streets provide for on-street parking available for general use and not restricted to use by owners directly abutting the right-of-way. In addition, the proposed development provides for off-street within the development site. No additional “overflow” parking areas are required for the proposed development.

Prepared by: Laurel Christian, Infrastructure Planner II
cc: File