



**City of Salem
Land Use Permit Application**

**Willamette University
Softball Facility Improvements**

April 26, 2024

160 East Broadway
Eugene, Oregon 97401

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INDEX

PERMIT APPLICATION FORM -

WRITTEN STATEMENT -

1.0 Project Information 1

2.0 Land Use Proposal 2

3.0 Existing Conditions 3

4.0 Detailed Project Description 4

5.0 Submittal Requirements 5

6.0 Approval Criteria and Standards 11

EXHIBITS -

A Plan Set A

B Neighborhood Association Contact B

C Stormwater Management Report C

D Geotechnical Report D

1.0 PROJECT INFORMATION

Applicant's Request:	Site Plan Review (Class 3) and Adjustment (Class 2) approval for turf, fencing, lighting, and hardscape improvements to Willamette University's softball facility.
Property Owners:	Tokyo International University 1300 Mill St SE Salem, OR, 97301
Applicant:	Willamette University Attn: Mark Mazurier 900 State Street Salem, OR 97301 mmazurie@willamette.edu
Applicant's Representative:	Colin McArthur, AICP Principal Planner Cameron McCarthy 160 E Broadway, Eugene OR 97401 541.485.7385 cmcarthur@cameronmccarthy.com
Project Name:	Willamette University Softball Facility Improvements
Subject Property:	Assessor's Map 073W26CB Tax Lot 02300 Assessor's Map 073W26CB Tax Lot 02403
Location:	605 14th Street SE
Property Size:	Tax Lot 073W26CB / 02300 6.27 acres Tax Lot 073W26CB / 02403 1.33 acres
Development Area:	1.34 acres
Zoning:	PE – Public and Private Educational Services
Overlay Zoning:	None
Pre-Application Conference:	Pre-Application Conference Case No. PRE-AP23-34; April 10, 2023

2.0 LAND USE PROPOSAL

2.1 Overview

Willamette University (“the Applicant”) requests a Site Plan Review (Class 3) and Adjustment (Class 2) approval pursuant to Type II procedures to construct turf, fencing, lighting, and hardscape improvements at the Willamette University Softball Field (the “Project”).

The Project site comprises two parcels identified on Assessor’s Map 073W26CB as Tax Lots 02300 and 02403. Both tax lots are owned by Tokyo International University (TIUA) and are 6.27 acres and 1.33 acres in size respectively. The property is zoned PE – Public and Private Educational Services.

As illustrated in the attached plans, the Applicant requests approval to construct facility improvements to the Willamette University softball facilities. The improvements involve full synthetic turf field conversion, field lighting, field netting, new fencing at the field entry, scoreboard, and paving improvements. The proposed use is permitted as a Recreation and Cultural Community Services use in the PE zone.

The applicant conducted a Pre-Application Conference (Case No. PRE-AP23-34; April 10, 2023) per UDC Sec. 300.100 with the City of Salem to discuss land use approval requirements for the softball facility improvements. The attached materials and enclosed findings demonstrate that the proposal is consistent with PE zone development standards (UDC Sec. 542.010), including but not limited to standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure. The Project satisfies the criteria for an Adjustment to applicable setbacks (Sec. 542.010(b)) to accommodate the proposed field fencing and lighting.

2.2 Background

This project addresses the need for synthetic turf athletic fields in the Salem-Keizer area, specifically for Willamette University athletics. Currently, there are no synthetic turf baseball and softball fields in the City of Salem. With consistent wet conditions each spring, collegiate and youth baseball and softball athletes in the area face adverse playing conditions and limited opportunities to practice. Over half of the Salem-Keizer Public Schools are designated as federal Title 1 schools with 84% of the district’s students considered economically disadvantaged. The lack of consistent access to field space is one of the biggest challenges to increasing local youth participation in organized sports. The lack of turf forces Salem-Keizer students to travel to Portland to play on synthetic turf, which disrupts school schedules and presents additional challenges. The proposed projects will renovate the baseball field in Bush’s Pasture Park (separate land use application) and the softball field across the street from Willamette University on the Tokyo International University campus. The proposed improvements will provide collegiate and youth athletes with access to all-weather fields and expand opportunities for sport camps, fundraising tournaments, and related athletic programming.

3.0 EXISTING CONDITIONS

3.1 Location and Site Context

The Project area comprises 1.34 acres of tax lots 073W26CB02300 and 073W26CB02403. Both tax lots are owned by Toyko International University and are 6.27 acres and 1.33 acres in size respectively. The subject properties are east of the Willamette University downtown campus, near the Tokyo International University of America (TIUA).

3.2 Zoning and Use Classification

The subject properties are within the City of Salem Limits and the Urban Growth Boundary. They are designated CSE – Community Service Education on the Comprehensive Plan and zoned PE – Public and Private Educational Services. The PE zone allows a variety of public and private educational service uses as well as a limited variety of other compatible uses. The proposed use is classified as a Recreation and Cultural Community Services use because it is designed to accommodate less than 300 spectators. Recreation and Cultural Community Services uses are permitted in the PE zone.

3.3 Natural Resources

According to the Salem-Keizer Local Wetland Inventory (LWI), there are no mapped wetlands on the subject properties. Additionally, the properties do not contain any areas of mapped landslide hazards according to the City's adopted landslide hazard susceptibility maps. A geological assessment is not required in conjunction with the proposed development.

3.4 Site Description and Current Use

The subject properties are home to Tokyo International University as well as the existing Willamette University Softball Field. The existing Willamette University Softball Field was completed in 1999. The stadium features covered dugouts, batting cages, bleachers, and an electronic scoreboard.

Athletes and spectators primarily access the softball facilities from the north through a gated TIUA campus parking lot at the intersection of 14th Street SE and Bellevue Street SE. Additional parking is available in a gravel lot to the south of the softball facility. A concrete sidewalk runs along the eastern edge of the softball field property, connecting the northern and southern parking lots.

4.0 DETAILED PROJECT DESCRIPTION

The Project involves replacing the existing natural grass and dirt softball field with synthetic turf, field underdrainage, and stormwater conveyance. Additional improvements include facility fencing, lighting, protective netting, as well as improved pedestrian viewing areas behind home plate on the north side of the facility.

The proposed field will measure approximately 208'-8" from the apex of home plate to the centerline of the outfield fence at its deepest point in centerfield and feature a combination of green and brown synthetic turf along with white softball field markings consistent with the current NCAA Softball Rules Book. Perforated collector pipes will provide subgrade drainage of the field. The outfield perimeter will be bound by an 8'-0" height chain-link fencing, with 30' height netting behind the left field fence along the sidewalk of 14th Street. A pre-fabricated backstop and 6' height chain-link fencing along the west side of the field will sit below an additional 30' of protective netting. The field is contained on the north side by existing buildings and a shorter 3'-6" height chain-link fence in front. South of the outfield, the fencing will be improved for home and away bullpens, with new synthetic turf and 4' height chain-link fencing. Field lighting is proposed throughout the site, with fixture heights up to 70' height. A pre-fabricated bleacher system and press box with electrical service are proposed behind home plate, within the pedestrian viewing area. A stormwater detention planter is proposed in the northwest corner of the site, within the fenced area.

Existing elements to remain include the dugouts on the west and north sides of the field, along with approximately 50% of the existing outfield and bullpen fencing. Primary access to the field will remain from the Tokyo University of America parking lot to the north and the gravel parking lot to the south. A secondary egress gate is provided in the left field corner for egress onto the 14th Street sidewalk. All existing trees on site will be preserved.

5.0 SUBMITTAL REQUIREMENTS

5.1 SITE PLAN REVIEW (CLASS 3)

1. Land Use Application Form

The completed and signed land use application form is provided as part of the application submitted through the Permit Application Center Portal.

2. Land Use Application Fee

The required filing fee is paid by the applicant.

3. Recorded Deed

A copy of the recorded deed for the existing property will be uploaded to the online application portal.

4. Trip Generation Estimate (TGE) Form

The proposed site improvements do not involve a change of use or any improvements that are new trip generators. Therefore, a TGE Form is not required.

5. Neighborhood Association Contact

Applicable neighborhood associations for the proposed project include the Southeast Salem Neighborhood Association (SESNA). A letter of public notice was sent to the Chair (Shannon Priem, spriem@hotmail.com), Land Use Co-Chair (landuse@sesna.community), and general SESNA contact (info@sesna.community) via email on February 14, 2024 and a public meeting was hosted on February 21, 2024. Neighborhood meeting documentation, including the letter of public notice, emails sent to the neighborhood association representatives, and public meeting materials, are included as Exhibit B with the application submittal.

6. Site Plan

A copy of the Site Plan Set (Exhibit A) is provided as part of the application submittal.

a. The total site area, dimensions, and orientation relative to north;

The Project area is approximately 1.34 acres in size. The total site area relative to the north is shown on Sheet L1.00 Site Plan (Exhibit A).

b. The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveways, indicating distance from the structures and improvements to all property lines and adjacent on-site structures;

Proposed structures and other improvements are shown on Sheet L1.00 of the Site Plan Set (Exhibit A).

c. Loading areas, if included in the proposed development;

The proposed development does not include any loading areas.

d. The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;

The proposed development does not include solid waste and recyclables storage.

e. An indication of future phases of development on the site, if applicable;

No future phases of development are proposed.

f. All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;

Proposed landscape areas and calculations are included on Sheet L1.00 Site Plan (Exhibit A).

g. The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;

The location, height, and material of fencing and walls are included on Sheet L1.00 Site Plan (Exhibit A).

h. The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;

The location of all trees and vegetation to be protected is included on L0.00 Tree Protection and Removal Plan (Exhibit A).

i. The location of all street trees, if applicable, or proposed location of street trees required to be planted at time of development pursuant to SRC chapter 86; and

No street trees are required or proposed.

j. Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

All pedestrian circulation areas are included on L1.01 Pedestrian Circulation Plan (Exhibit A). No vehicle parking or circulation is proposed.

In addition to the submittal requirements for Class 2 Site Plan Review listed above, the Site Plan for a Class 3 Site Plan Review must also include the following as outlined in Sec. 220.005(e)(2):

(B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;

The Project site encompasses a portion of two properties that share the same Zoning Designation (PE) and Comprehensive Plan Designation (CSE). The properties abut a General Commercial (GC) property to the west, Multiple Family Residential 2 (RM2) to the south, and right-of-way to the east and north.

(C) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;

Streets, drives, and pedestrian paths are included on L1.00 Site Plan (Exhibit A).

(D) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;

The existing elevation of the site is included on Sheet V0.00 Topographic Survey (Exhibit A). The proposed contours are included on Sheet L3.00 Grading Plan (Exhibit A). No slopes exceed 15 percent.

(E) The location of drainage patterns and drainage courses, if applicable;

Drainage patterns are shown on Sheet L3.00 Grading Plan (Exhibit A).

7. Existing Conditions Plan

a. The total site area, dimensions, and orientation relative to north

The total site area oriented relative to north is included on the Sheet L1.00 Site Plan (Exhibit A).

b. Location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines

The location of existing structures and site improvements are included on Sheet L1.00 Site Plan (Exhibit A).

- c. The type, size, and location of all existing trees on the property, with an identification of those trees that will be preserved and those trees that will be removed; and**

The type, size, and location of all existing trees are included on Sheet L0.00 Tree Protection and Removal Plan (Exhibit A).

- d. Location of 100-year flood plain, if applicable**

The subject property is outside the floodplain.

8. Tree Plan

- a. The total site area, dimensions, and orientation relative to north;**

The total site area oriented relative to north is included on the Sheet L1.00 Site Plan (Exhibit A).

- b. The location of all existing trees, indicating their species, DBH, critical root zone, and whether they will be preserved or removed;**

The location, species, DBH, critical root zone, and protection status of all existing trees are included on Sheet L0.00 Tree Protection and Removal Plan (Exhibit A).

- c. The location of all new trees proposed to be planted on the development site, indicating their species and caliper at the time of planting;**

No new trees are proposed.

- d. The perimeter and soil depth of all proposed tree planting areas;**

No new trees are proposed.

- e. The location of all existing and proposed primary and accessory structures;**

The location of existing and proposed primary and accessory structures are included on Sheet L1.00 Site Plan (Exhibit A).

- f. The location of all existing and proposed parking and vehicle use areas; and**

Existing parking and vehicle use areas are outside of the project limits and are shown on Sheet L1.00 Site Plan (Exhibit A). No parking or vehicle use areas are proposed.

- g. For developments that include more than one-half acre of new off-street surface parking, the tree plan shall include the**

expected tree canopy area after 15 years for all trees not removed by the proposed development, and the caliper of all proposed new trees at the time of planting in addition to the other requirements of the tree planting plan

The proposed site improvements do not include any off-street surface parking.

9. Grading Plan

A grading plan depicting proposed site conditions is included as Sheet L3.00 Grading Plan (Exhibit A).

10. Architectural Drawings

No new buildings or building alterations are proposed.

11. Geological Assessment or Geotechnical Report

The pre-application conference for the Project determined that a geological assessment is not required in conjunction with the proposed development, but a report of geotechnical engineering services provided by NV5 is included as Exhibit D.

12. Proposed Stormwater Management System

A description of the proposed stormwater management system is included with the Preliminary Stormwater Drainage Study (Exhibit C).

13. Utility Plan

A preliminary utility plan is included as Sheet C1.00 Utility Plan (Exhibit A).

14. Summary Table

Zoning Designation	PE – Public/Private Education
Comprehensive Plan Designation	CSE – Community Service Education
Total Site Area	1.34 acres
Floor Area by Use	n/a
Building Height	n/a
Parking Stalls	n/a
Lot Coverage	17.63% *
Parking Area Coverage	n/a
Paved Sidewalk Coverage	5,687sf (10% of Project Work Area)

* Lot Coverage = (Project Area / Combined Property Area)

15. Written Statement

This written statement is provided as part of the application submittal. Findings of compliance with applicable criteria are provided in Section 6.0.

5.2 ADJUSTMENT (CLASS 2)

The Project proposes protective field netting 30'-0" in height along a stretch of the eastern property boundary along 14th Street SE, which is subject to a minimum setback of 20 feet plus 1 foot for each 1 foot of height over 35 feet (Sec. 542.010(b)). A Class 2 Adjustment is requested to reduce the applicable setback from 20' to none; satisfaction of Adjustment criteria is described in Section 6.2.

- 1. A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing all information necessary to establish satisfaction with the approval criteria.**

A copy of the Site Plan Set is provided as part of the application submittal (Exhibit A).

- 2. An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator.**

An existing conditions plan is included as Sheet V0.00 Topographic Survey (Exhibit A).

6.0 APPROVAL CRITERIA AND STANDARDS

This section includes findings of compliance demonstrating consistency with approval criteria and standards for Class 3 Site Plan Review pursuant to UDC Sec. 220.005 and Class 2 Adjustment pursuant to Sec. 250.005(d)(2).

6.1 SITE PLAN REVIEW CRITERIA (CLASS 3) – Sec. 220.005(f)(3)

(A) The application meets all applicable standards of the UDC;

The subject property is zoned PE – Public and Private Educational Services. The following development standards apply pursuant to Sec. 542.010:

Sec. 542.010. – Development Standards

(a) Lot standards. Lots within the PE zone shall conform to the standards set forth in Table 542-2.

Lot Area: Min. 10,000 sq. ft.
Lot Width: Min. 50 ft.
Lot Depth: Min 80 ft.
Street Frontage: Min. 16 ft.

The Project site comprises a portion of two properties that total 7.6 acres. Tax lot 073W26CB02300 is 6.27 acres, approximately 490 feet wide and 1,000 feet long, with approximately 600 feet of street frontage. Tax lot 073W26CB02403 is 1.33 acres, approximately 185 feet wide and 580 feet long, with approximately 11 feet of street frontage. The proposal does not involve the establishment of new lots. Based on these findings, the subject properties exceed the minimum width, depth, and street frontage for the PE zone.

(b) Setbacks. Setbacks within the PE zone shall be provided as set forth in Tables 542-3 and 542-4.

The subject properties abut the General Commercial zone to the west and 14th Street SE to the east. The Project site is contained within the subject properties to the north and south. The following setback requirements apply:

Abutting Street:

- **Buildings and accessory structures: Min. 20 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 50 ft. in depth.**
- **Vehicle Use Areas: N/A**

Interior Front, Side, Rear:

- **Zone-to-zone setback**

Zone-to-Zone Setback:

- **Abutting Zone: Commercial**
 - **Buildings and accessory structures: None**
 - **Vehicle use areas: Min. 5ft., Type A Landscaping**

The subject property abuts 14th Street SE on the east side and is thus subject to minimum setback of 20 feet along the eastern property boundary, plus 1 foot for each 1 foot of height over 25 feet. The Project proposes 30'-0" protective field netting along a stretch of this eastern property boundary. A Class 2 Adjustment is requested, and satisfaction of Adjustment criteria is described in Section 6.2.

No other setbacks or landscape screening are required for buildings and accessory structures. No vehicle use areas are proposed.

- (c) **Lot coverage: height. Buildings and accessory structures within the PE zone shall conform to the lot coverage and height standards set forth in Table 540-5.**

Lot Coverage: Max 50% Buildings and Accessory Structures

Building Height: Max. 70 ft.

Accessory Structures Height: Max 70 ft.

No buildings are proposed. Proposed accessory structures comply with the maximum height of 70'.

- (d) **Landscaping.**

- (1) **Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.**

Required setbacks within the PE zone are subject to Type A landscaping standards per Table 542-4, defined as follows:

Required Plant Units: Min. 1 PU per 20 sq.ft. of landscaped area
Required Screening: None

The Project is subject to a minimum 20' setback on the eastern boundary of the property abutting 14th Street SE, but landscaping requirements do not apply to street setbacks pursuant to Table 542-4; only zone-to-zone conditions. An Adjustment to this setback is requested to accommodate protective field netting. No vehicle use areas are proposed, and no other interior setbacks are required, thus no landscaping or screening is required.

- (2) **Vehicle use areas. Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.**

No vehicle use areas are proposed.

- (e) **Outdoor storage. Within the PE zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.**

No outdoor storage is proposed.

In addition to the development standards outlined above (Sec. 542.010), the project also complies with other provisions of the UDC (Sec. 542.020):

Sec. 542.020. – Other Provisions

(a) Trees and Shrubs: SRC chapter 86.

All trees on site will be preserved and protected during construction with 6' minimum fencing around the critical root zone, defined by Sec. 86.010 as "the tree's dripline or an area measured one-foot per one-inch diameter at breast height, whichever is greater." Tree preservation and protection measures are shown and described on Sheet L0.00 Tree Protection and Removal Plan (Exhibit A).

(b) Wireless Communications Facilities: SRC chapter 703.

This section does not apply.

(c) General Development Standards: SRC chapter 800.

Satisfaction of applicable general development standards are described below.

Sec. 800.045. - Height.

Proposed accessory structures, including light stanchions and field netting, will not exceed the maximum height allowed of 70'.

Sec. 800.050. – Fences, walls, hedges, gates, and retaining walls.

Proposed fences will not exceed the maximum height of 12' allowed in nonresidential zones and will be constructed of chain-link fencing specifically designed and manufactured for fencing purposes. Field perimeter fencing is proposed within ten feet of the property line abutting a street; a Class 2 Adjustment is requested with findings of compliance described in Section 6.2. All proposed gates will conform to the applicable 12' height restrictions. No hedges or retaining walls are proposed.

Sec. 800.060. – Exterior lighting.

The proposed field lighting is designed to minimize intrusion into surrounding properties to the greatest extent practicable and includes full cut-off fixtures. The light source will be shielded from direct view and designed to limit light spill to 5-foot candles or less at the edge of the property.

Sec. 800.065. – Pedestrian access.

No buildings or accessory structures are proposed that exceed 200 square feet in floor area, thus pedestrian access development standards do not apply.

(d) Public Improvements: SRC chapter 802.

All proposed utilities, including stormwater collector pipes and irrigation mainlines, will be placed underground.

(e) Streets and Right-of-Way Improvements: SRC chapter 803.

The proposal does not involve street or right-of-way improvements. This section does not apply.

(f) Driveway Approaches: SRC chapter 804

The proposal does not involve driveway approaches. This section does not apply.

(g) Vision Clearance: SRC chapter 805.

The proposal does not involve access improvements with vision clearance requirements. This section does not apply.

(h) Off-Street Parking, Loading and Driveways: SRC chapter 806.

This section does not apply.

(i) Landscaping and Screening: SRC chapter 807.

UDC Table 542-4 requires Type A landscaping for vehicle use areas in the PE zone. No other landscaping is required in the PE zone for zone-to-zone setbacks, except for buildings and structures abutting residential zones. The proposed improvements do not include any vehicle use areas and do not abut residential properties. Based on these findings, the Project is not subject to any landscaping or screening standards.

(j) Preservation of Trees and Vegetation: SRC chapter 808.

No trees are proposed for removal. All critical root zones and native vegetation will be protected during construction with aboveground silt fencing. In areas where a portion of a critical root zone may be disturbed in order to accommodate development, an arborist report will be submitted pursuant to subsection (a)(3) documenting that the disturbance will not compromise the long-term health and stability of the tree.

(k) Wetlands: SRC chapter 809.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no areas of mapped wetlands present on the subject properties.

(l) Landslide Hazards: SRC chapter 810.

According to the City's adopted landslide hazard susceptibility maps the subject properties do not contain any areas of mapped landslide hazards. Commercial and industrial development is assigned 3 activity points, for a total of 3 points, indicating a low landslide hazard risk. A geological assessment is not required in conjunction with the proposed development.

(m) Sign Code: SRC chapter 900.

Electronic display signs no larger than 800 square feet are permitted in the PE zone within stadiums, athletic fields, and other outdoor assembly facilities subject to the criteria described in Sec. 900.180(b)(1)(C) - Signs permitted in the Public and Private Educational Service (PE) Zone. The proposed scoreboard is approximately 336 square feet in size and is thus allowed per this subsection as exempt from the electronic sign display surface standards set forth in Sec. 900.070(b).

(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;

The proposed improvements do not involve a change of use or improvements that will generate vehicle trips. Therefore, mitigation is not required.

(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

No parking areas or driveways are proposed.

(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

Connections to existing City utilities are shown on Sheet C1.00 Utility Plan (Exhibit A). All new and replaced impervious surfaces will be routed to and treated via City of Salem approved Stormwater Facilities, Vegetated Filter Strips, Pervious Pavement, and Stormwater Planters. Additional information regarding stormwater treatment sizing is included with the Preliminary Stormwater Drainage Study (Exhibit C).

6.2 ADJUSTMENTS CRITERIA (CLASS 2) – Sec. 250.005(d)(2)

Tax lot 073W26CB02300 abuts 14th Street SE on the east side and is thus subject to minimum setback of 20 feet along the eastern property boundary, plus 1 foot for each 1 foot

of height over 25 feet. The Project proposes protective field netting 30'-0" in height along a stretch of this eastern property boundary within the 20' setback required by Sec. 542.010. A Class 2 Adjustment is requested. The following section includes findings demonstrating compliance with Adjustment criteria.

- (A) The purpose underlying the specific development standard proposed for adjustment is:**
- (i) Clearly inapplicable to the proposed development; or**
 - (ii) Equally or better met by the proposed development.**

The setback Adjustment is necessary to maintain outfield fencing compliance with NCAA standards while accommodating netting heights to protect the sidewalk, street and the public from errant balls hit in this vicinity.

- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.**

The development is not located within a residential zone. This criterion does not apply.

- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.**

Only one adjustment is requested. This criterion does not apply.

6.3 Conclusion

Based on available information, supporting materials, and findings in Sections 6.1 and 6.2, the request is consistent with all applicable provisions and associated standards of approval. Compliance with the applicable requirements, together with the details and specifications in the plans, demonstrates that approval of the proposal will result in no unmitigated adverse impacts to the developed and undeveloped areas of the subject property or adjacent areas.

EXHIBIT A
PLAN SET

See uploaded attachment.

EXHIBIT B

NEIGHBORHOOD ASSOCIATION CONTACT

See uploaded attachment.

EXHIBIT C
STORMWATER MANAGEMENT REPORT

See uploaded attachment.

EXHIBIT D
GEOTECHNICAL REPORT

See uploaded attachment.