

Appeal of Urban Growth Area Preliminary
Declaration, Class 3 Site Plan Review, Class 1
and 2 Adjustments, Class 2 Driveway Approach
Permits, Class 1 Design Review, and Property
Line Adjustment
Case No. UGA-SPR-ADJ-DAP-DR-PLA24-03

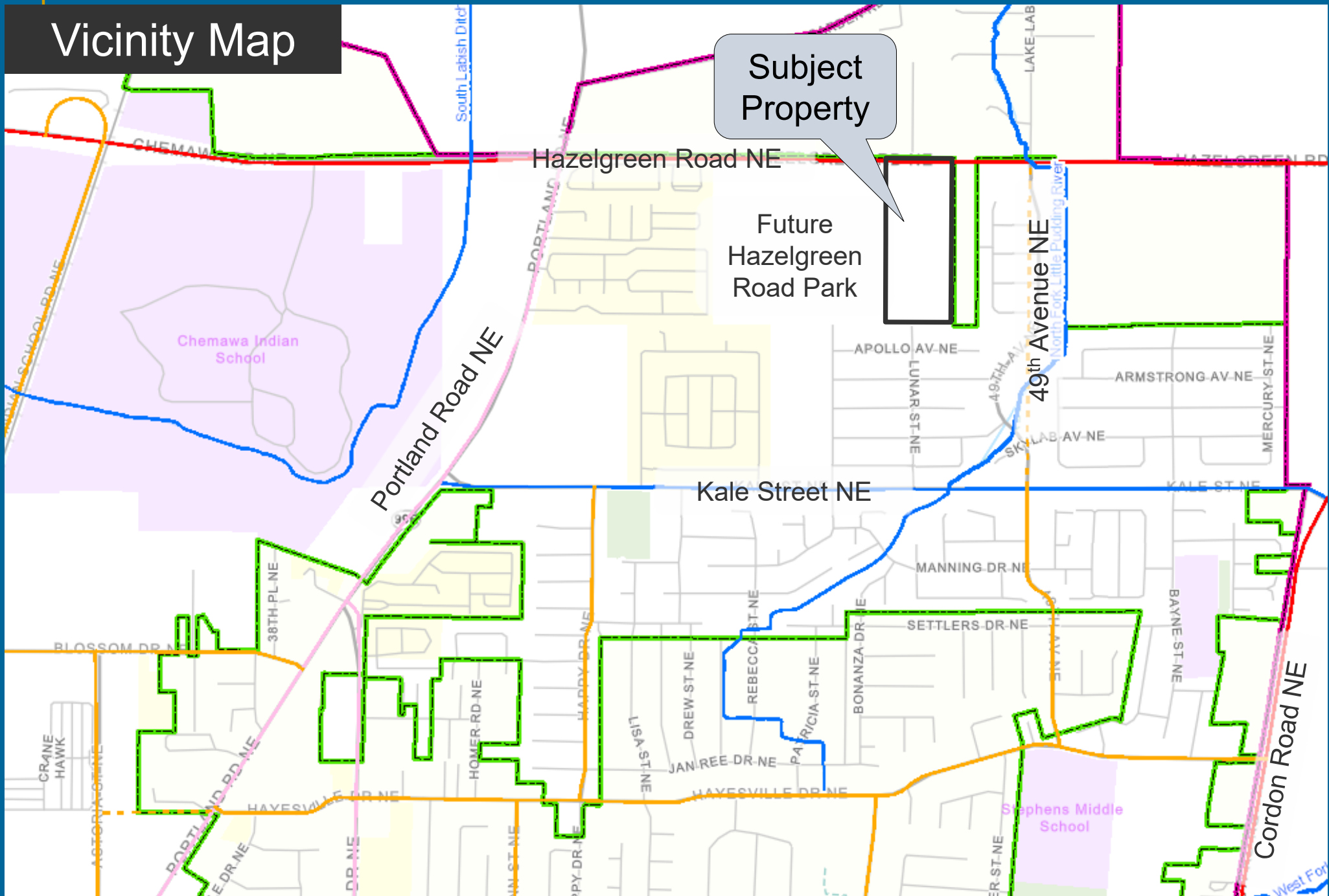
4650 Hazelgreen Road NE

Before the Salem City Council

Aaron Panko, Planner III

May 13, 2024

Vicinity Map



Zoning Map

Hazelgreen Rd NE

Future
Hazelgreen
Road Park

PA

MU-I

RM-II

Subject
Property

North Fork Little Pudding River

RS

RM2

RS

RS

Aerial Photo

Hazelgreen Rd NE

Future
Hazelgreen
Road Park

Subject
Property

North Fork Little Pudding River

Photos



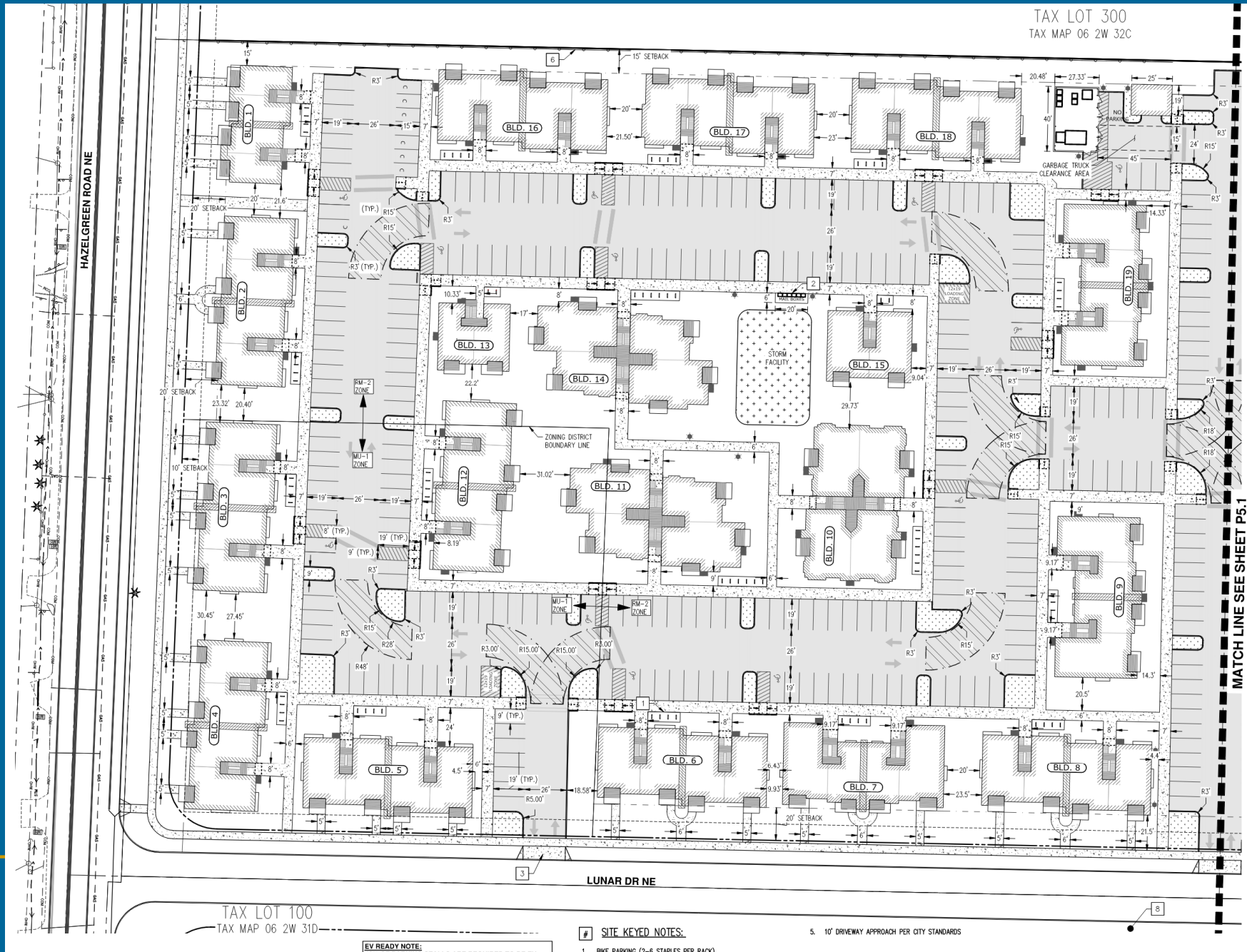
Photos



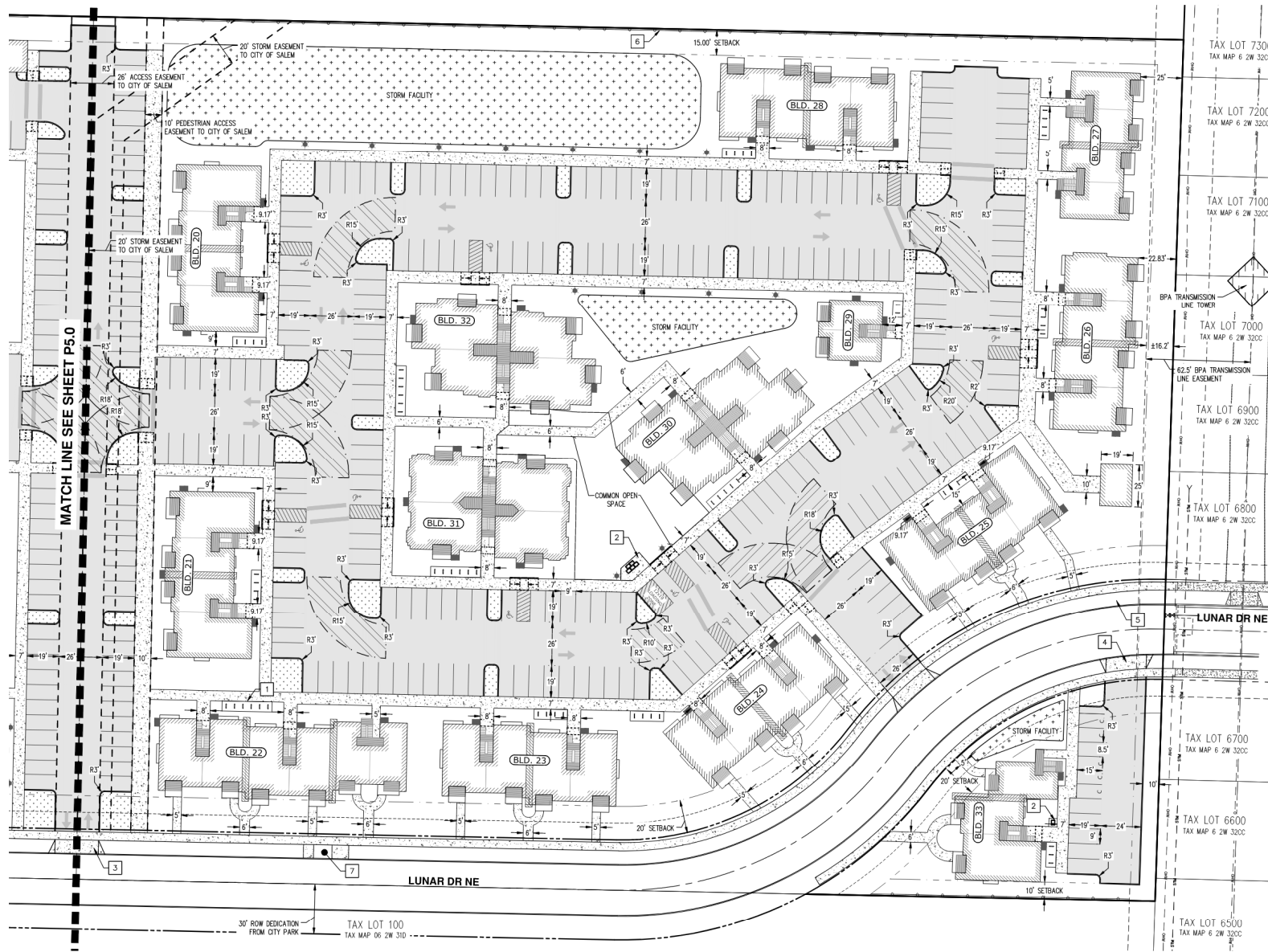
Application Request

- Urban Growth Area Preliminary Declaration
- Class 3 Site Plan Review & Class 1 Design Review for development of 405-unit multi-family complex
- Adjustments:
 - To minimum and maximum building and vehicle use area setbacks;
 - Fencing and tree planting requirements adjacent to single family residential and within parking area;
 - Eliminate window placement requirement in certain habitable rooms.
- Property Line Adjustment

Multi-Family Development



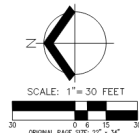
Multi-Family Development



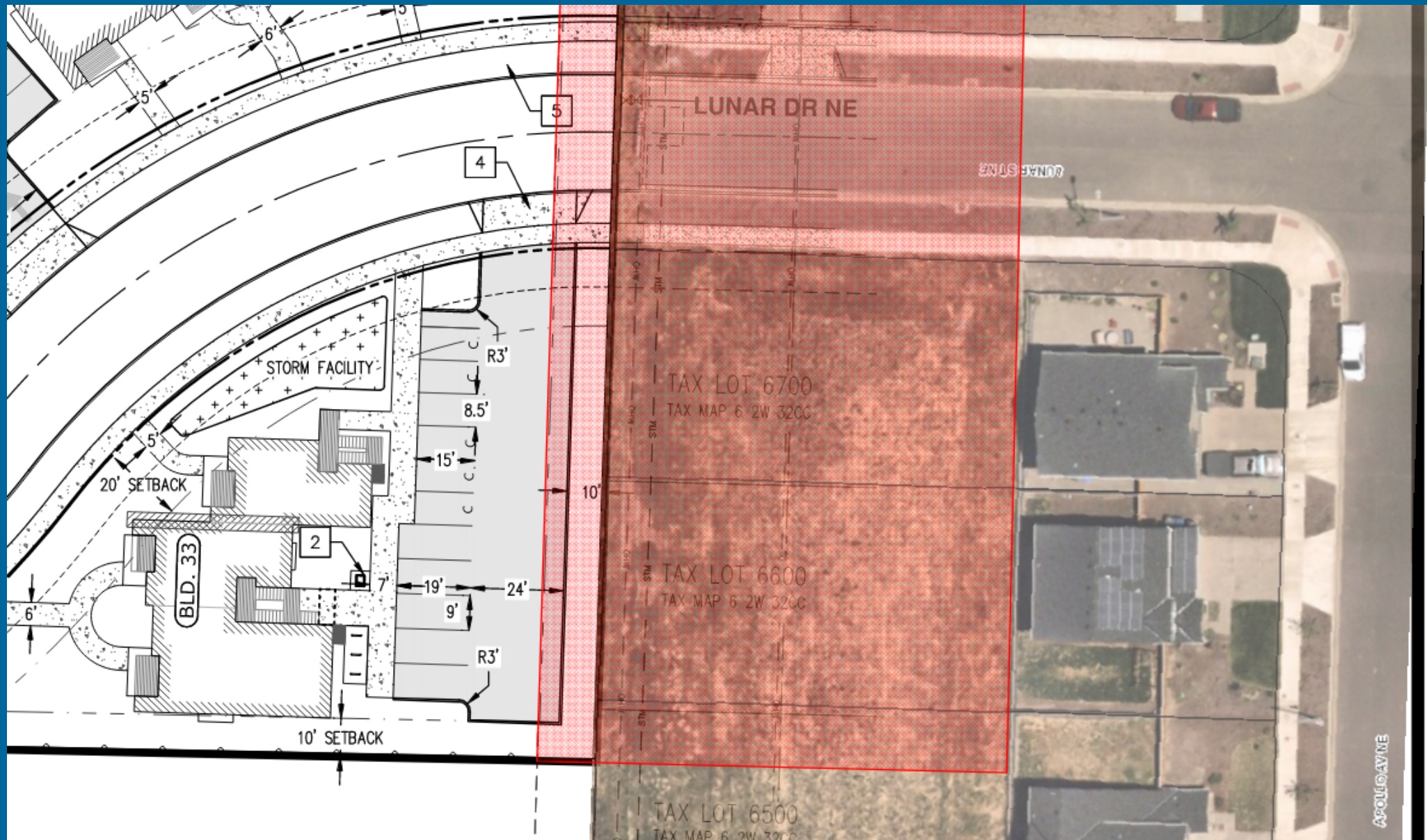
LEGEND	
FIRE APPARATUS MOBILITY	[Symbol]
STORMWATER FACILITY	[Symbol]
PROPOSED CONCRETE SIDEWALK (4 INCH THICKNESS)	[Symbol]
ASPHALT	[Symbol]
PROPOSED PARKING LOT LANDSCAPING	[Symbol]
CONCEPTUAL LIGHT POLE (FINAL LOCATION TO BE COORDINATED AT TIME OF BUILDING PERMIT)	[Symbol]

SITE KEYED NOTES:

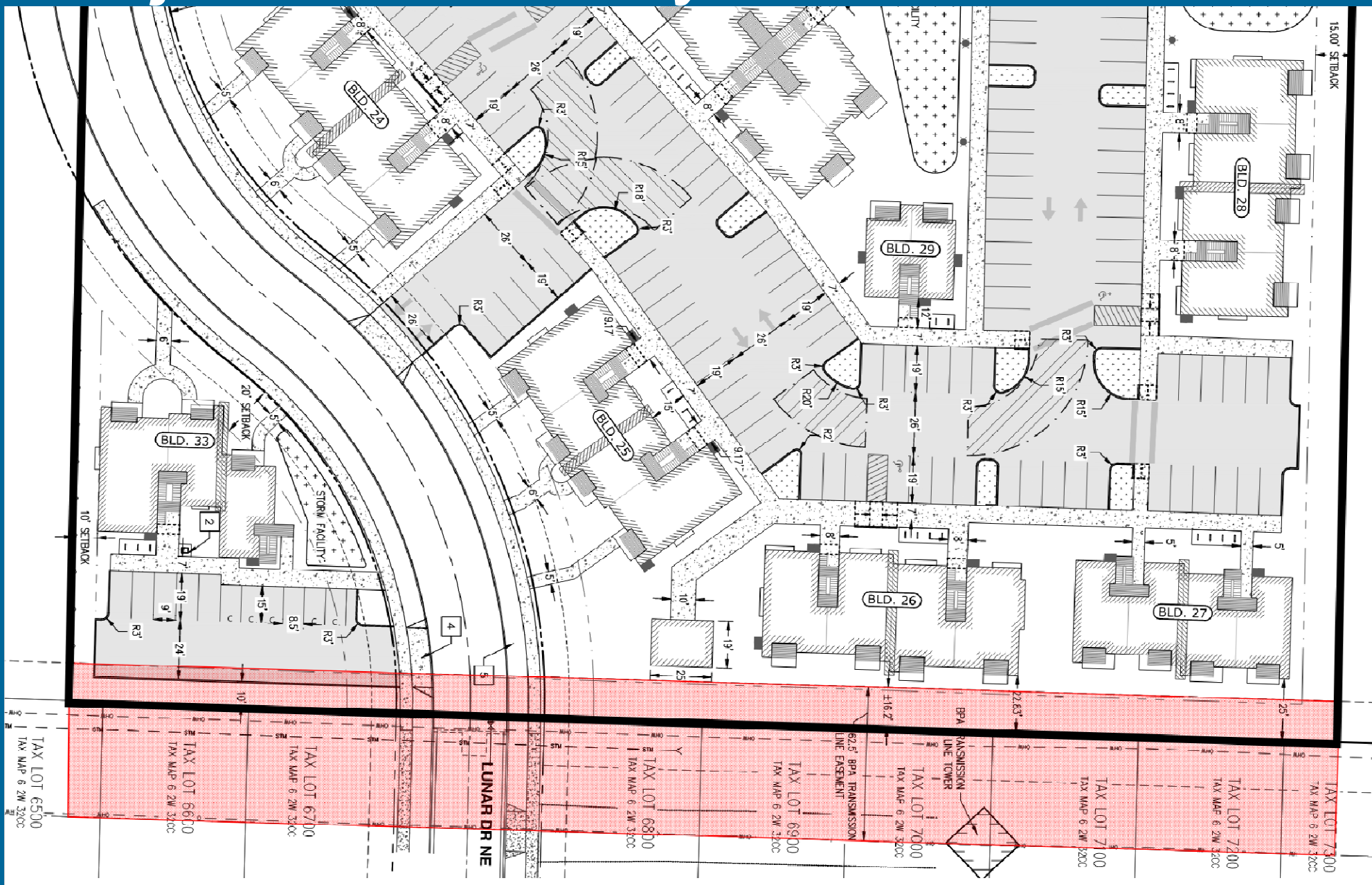
1. BIKE PARKING (3 STAPLES FOR 6 BIKE PARKING SPACES)
2. MAILBOX CLUSTER: FINAL LOCATION TO BE COORDINATED WITH USPS.
3. 26' DRIVEWAY APPROACH PER CITY STANDARDS
4. 24' DRIVEWAY APPROACH PER CITY STANDARDS
5. 10' DRIVEWAY APPROACH PER CITY STANDARDS
6. 6' SITE OBSCURING FENCE PER CITY STANDARDS AT PROPERTY LINE. FINAL FENCING SPECIFICATIONS WILL BE DETERMINED IN COORDINATION WITH ADJACENT PROPERTY OWNER
7. PROPOSED TRANSIT STOP
8. TRANSIT STOP ALONG WESTERN SIDE OF LUNAR DR NE FINAL LOCATION TO BE DETERMINED



Appeal



Adjustment Analysis



Recommendation

- Affirm and modify the February 29, 2024, Planning Administrator's decision

Additional Condition

Condition: A minimum six-foot-tall, decorative, sight-obscuring fence meeting the requirements of SRC Chapter 702.020(b)(2) shall be provided along the south property line, between the site's west property line and the planned westerly right-of-way of Lunar Drive, to buffer between the multiple family development and the abutting RS zoned property to the south.

Weekday Service Levels: 15 min. 30 min. 60 min. Regional

< Route 12: Hayesville Drive X

Select direction of travel:



Keizer Transit Center
to Chemeketa Community College

All stops on Route 12

Keizer Transit Center - Bay C
Ulali @ Stadium
Ulali @ Jorie
Chemawa @ Chemawa Indian School
Kale @ Portland Rd
Kale @ Happy
Happy @ Geranium
Happy @ Hayesville
Hayesville @ Harlan
Hayesville @ Janice

