

TO: Jacob Brown, Planner II
Community Planning and Development Department

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



DATE: June 17, 2024

SUBJECT: Infrastructure Memo
CU-SPR-ADJ24-04 (24-103756-PLN)
3295 Ladd Avenue NE
Church Expansion

PROPOSAL

A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to expand an existing building used for religious assembly with one Class 2 Adjustment to eliminate the requirement to provide a pedestrian connection to one adjacent street, Ellis Avenue NE (SRC 800.065(a)(1)). The subject properties are 5.29 acres in size, zoned RS (Single Family Residential) and located at 3295 Ladd Ave NE (Marion County Assessors Map and Tax Lot Numbers 073W24DA00900).

RECOMMENDED CONDITIONS OF APPROVAL

1. The property is subject to a special setback equal to 25-feet from the centerline of the cul-de-sac stem of Windsor Avenue NE and a 45-foot radius along the cul-de-sac turnaround.
2. The property is subject to a special setback equal to 30-feet from centerline along Ellis Avenue NE.

FACTS

Streets

1. Ladd Avenue 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.

2. Windsor Avenue 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 34-foot improvement within a 26-foot-wide right-of-way abutting the subject property.

3. Ellis Avenue 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 35-foot improvement within a 30-to-60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. There are no public storm mains in the vicinity of the subject property.

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 Ladd Avenue NE. Mains of this size generally convey flows of 120-300 gallons per minute.
- c. A 4-inch water main is located in Windsor Avenue NE. Mains of this size generally convey flows of 500-1100 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located along Windsor Avenue NE on the subject property.

- b. An 8-inch public sewer main is located at the southeastern corner of the subject property.

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—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 inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

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 development site is served by an existing driveway approach onto Ladd Avenue NE and Windsor Avenue NE. The existing driveway approaches serving the site meets applicable sections of SRC Chapter 804 and do not warrant modification.

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

SRC Chapter 809 (Wetlands): According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

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— Ladd Avenue NE and Ellis Avenue NE terminate at the western boundary of the subject property. Windsor Avenue NE butts the northern property boundary. The existing conditions of Windsor Avenue NE and Ellis Avenue NE do not meet current standards for their classification of street per the Salem Transportation System Plan for right-of-way width. However, the proposed development generates less than 20 new average daily vehicle trips; therefore, no right-of-way dedication or street improvements are required (SRC 803.040(d)). The existing street system is adequate to serve the proposed building addition. Because right-of-way dedications are not required per SRC 803.040(d)), the property is subject to the following special setbacks pursuant to SRC 800.040(b):

Condition: The property is subject to a special setback equal to 25-feet from the centerline of the cul-de-sac stem of Windsor Avenue NE and a 45-foot radius along the cul-de-sac turnaround.

Condition: The property is subject to a special setback equal to 30-feet from centerline along Ellis Avenue NE.

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 development site is served by an existing driveway approach onto Ladd Avenue NE and Windsor Avenue NE. The existing driveway approaches serving the site meets applicable sections of SRC Chapter 804 and do not warrant modification. The existing driveway approaches provide safe and efficient movement of vehicles, bicycles, and pedestrians to and from the development site.

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 Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within 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.

The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

The applicant submitted a statement demonstrating compliance with SRC Chapter 71 because the project involves less than 10,000 square feet of new or replaced impervious surface.

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