

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

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

DATE: July 1, 2024

SUBJECT: **Infrastructure Memo**
SPR-ADJ24-18 (24-107450-PLN)
2315 Commercial Street SE
Gas Station Canopy



PROPOSAL

A Class 3 Site Plan Review for a proposed redevelopment of an existing motor vehicle services use, including a new canopy and pedestrian connection to Commercial Street SE, with two Class 2 Adjustments. For property approximately 0.38 acres in size, zoned Mixed Use-III (MU-III), and located at 2315 Commercial Street SE - 97302 (Marion County Assessors Map and Tax Lot number: 073W34CB / 00100).

RECOMMENDED CONDITIONS OF APPROVAL

1. The proposed development is subject to a special setback equal to 30-feet from centerline on the development side of Hoyt Street SE.

FACTS

Streets

1. Commercial Street SE
 - a. Standard—This street is designated as a major arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 72-foot improvement within a 96-to-100-foot-wide right-of-way abutting the subject property.

2. Hoyt Street SE

- a. Standard—This street is designated as a collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 32-foot improvement within a 40-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 15-inch storm main is located in Commercial Street SE.
- b. A 10-inch storm main is located in Hoyt Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the S-1 water service level.
- b. 6-inch water mains are located in Commercial Street SE and Hoyt Street SE.
- c. A 12-inch water main is located Commercial Street SE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Commercial Street SE.
- b. A 7-inch sewer main is located in Hoyt Street SE.

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 existing driveway approaches onto Commercial Street SE and Hoyt Street SE. The existing driveway approach serving the site meets applicable sections of SRC Chapter 804 and does not warrant modification.

SRC 805 (Vision Clearance): The proposal does not cause a vision clearance obstruction per SRC Chapter 805. The proposed gas station canopy is unenclosed and 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— The subject property abuts Commercial Street SE along the eastern property boundary. Commercial Street SE is classified as a major arterial street according to the *Salem Transportation System Plan (TSP)*. Commercial Street SE is fully developed and meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

The subject property also abuts Hoyt Street SE along the northern property boundary. Hoyt Street SE is classified as a collector street according to the Salem TSP and does not meet the minimum improvement width or pavement width required according to the

Salem TSP and SRC Chapter 803. The proposal involves reconstructing a gas station canopy in a smaller footprint than what was previously existing. The proposal does not generate any additional traffic and is exempt from boundary street improvements pursuant to SRC 803.040(d). The existing street system is adequate to accommodate the proposal. As no right-of-way dedication is required along Hoyt Street SE for the proposal, the property is subject to a special setback equal to 30-feet from the centerline of Hoyt Street SE.

Condition: The proposed development is subject to a special setback equal to 30-feet from centerline on the development side of Hoyt Street SE.

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 subject property is served by existing driveway approaches onto Commercial Street SE and Hoyt Street SE. The existing driveway approaches provide safe and efficient movement of vehicles in and out of 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- Development Services 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 proposal is to reconstruct a gas station canopy over existing fuel service stations. No new connections to public utilities are proposed.

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cc: File