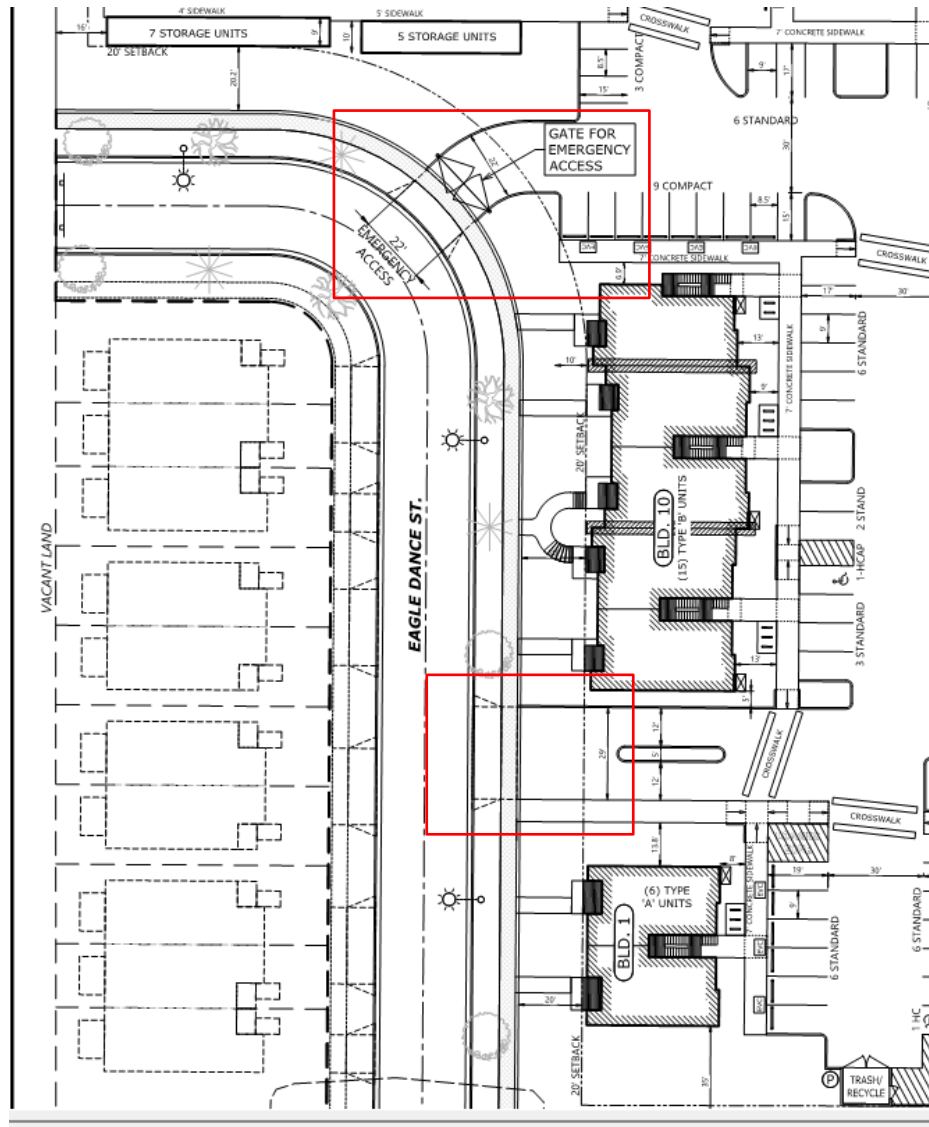


Class 2-Driveway Approach Permit

July 29, 2024



SRC 804.025 (d) 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;

Applicant Response: The subject property is 6.69 acres in size, zoned RMII, and located at 5871 Liberty Road S (083W16C/Tax Lot 600). The subject property is Lot 35 of SUB-UGA-ADJ20-05.

The applicant is proposing a development consisting of 135-apartment units as shown on the site plans.

The proposed development will have access onto Eagle Dance Street located to the west of the site. Eagle Dance Street is designated as a 'local' street on the Salem Transportation System Plan. Due to existing development and topography of the site, access onto Rise Street is not feasible.

As shown on the site plan, the two driveways are required for access to the site and are in compliance with Public Works design standards. The development will have direct access onto Eagle Dance Street via a 29-foot wide two-way driveway. An emergency access only is also being provided onto Eagle Dance Street, north of Building 10.

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

Applicant Response: The location of the driveways were taken into consideration prior to laying the site out. Access onto Rise Street to the east is not feasible due to topography, so all access for the development is taken to and from Eagle Dance Street from the one proposed two-way driveway south of Building 10. The location of the proposed driveways take into consideration the location of internal streets adjacent to the site and access onto the local streets. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

The second accessway is for Emergency Vehicle use only.

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

Applicant Response: There are no driveways proposed onto an arterial. Therefore, this criterion is not applicable.

(4) The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

(B) Takes access from the lowest classification of street abutting the property;

Applicant Response to (4)(B): The subject property is located on Rise Street to the east, Eagle Dance Street to the west, and Big Mountain Avenue to the southeast. Big Mountain Avenue, Rise Street and Eagle Dance Street are all designated as 'local' streets. Due to the topography of the site and the location of the detention basin, access to Big Mountain Avenue and Rise Street is not feasible for this development. All access will be onto Eagle Dance Street. There are no adjacent driveways to share access with. Therefore, this criterion has been met.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the two driveway approaches are in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

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

Applicant Response: The driveway approaches do not create traffic hazards. As shown on the site plan, this criterion has been met.

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

Applicant Response: During the pre-app process, Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveways will not have any impacts on the subject property or adjacent properties. This criterion has been met.

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

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

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

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto Eagle Dance Street. As shown on the site plan, this criterion has been met.
