



Date: 08-21-2024
Submitted To: City of Salem Planning
Applicant: Nick Wallace
Carlson Veit Junge Architects
Owner: Francisco Ochoa, LLC
Address: Don Froylan Creamery
3310 Portland Road NE
Salem, OR 97301
Request: Class 3 Site Plan Review & (2) Class 2 Adjustments

The applicant is presenting a consolidated request for a Class 3 Site Plan Review and (2) Class 2 Adjustments for a building addition and accessory structure to the existing Don Froylan Creamery on Portland Road. The proposed development will increase the amount of manufacturing space and add accessory spaces to support the existing uses.

Class 3 Site Plan Review

Sec. 220.005. - Site plan review.

(f) *Criteria.*

(3) Class 3 site plan review. An application for Class 3 site plan review shall be granted if:

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

Applicant's Findings: Except for the adjustments requested, the proposed project meets all applicable standards of the UDC.

(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;

Applicant's Findings: The existing development is accessed via a single driveway on Rose Garden Street NE, and the proposed development does not affect the transportation system.

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

Applicant's Findings: The existing customer parking area is sufficient for the proposed development. The proposed development adds bicycle parking and a pedestrian walkway to the accessory structure to meet the UDC. Pedestrian routes to the primary structure are not affected by the proposed development.

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

Applicant's Findings: The existing development is already served by city infrastructure, as demonstrated by the existing conditions plan provided with this application submittal. The existing stormwater infrastructure was designed and sized to accommodate the proposed development. The approved stormwater calculations have been provided with this application submittal for reference.

Adjustments

Sec 535.015 (c) Table 535-3 – Setbacks

1. The building addition to the west of the existing structure is 65' long; 41'-8" of this addition is within the 30' setback (Portland Road NE), but a section that is 23'-4" long is approximately 47' from the setback due to the existing mechanical equipment and fire sprinkler vault. Of the 1,110 SF of area between the building and property line, 641 SF is proposed landscaping (58%). In looking at the overall development (new and existing), the entire area between the building and the north property line is 5,490 SF, of which 4,168 SF is landscaping (76%). This far exceeds the 50% minimum per the UDC, and therefore the proposed development better meets the standard.
2. The proposed building addition to the south of the existing structure is set back from the east property line (Rose Garden Street NE) by approximately 119'. This addition is solely for manufacturing and not meant to be an area that is accessible to the public. This is evident by the existing fence with sight-obscuring slats located at the corner of the existing building. Adding landscaping to the east of the fence would require changes to the parking lot, pedestrian routes, and the existing driveway; this would not be economically feasible for this project. The applicant is proposing, however, to add landscaping directly to the east of this new addition along the southern façade of the existing building. Additionally, landscape planters have been added to the existing plaza area near the corner of Portland Road NE and Rose Garden Street NE. This is arguably the most visible portion of the site and added aesthetic interest in this area will have the greatest impact.