



Adjustment Written Statement

5490 Commercial St SE, Salem OR 97306
Ref # 24 112221 00 PLN

Adjustment #1 – Landscaping requirement in adjacent lot

SRC 535.015(e)(3)

Development site. A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

We are requesting an adjustment to this standard for tax lot 083W14BD00700 on the basis that this parcel is not being developed and is hidden from the public view by a privacy fence and existing buildings. We are requesting the requirement be lowered to 0% for this specific lot. This would bring the total landscaping to around 6.5% for the entire development site when accounting for the other two lot's landscaping, each of which have at least 15% of their respective lots landscaped.

SRC250.005(d) Criteria.

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or*
- (ii) Equally or better met by the proposed development.*

We believe that the overall landscaping on the development site meets the purpose behind section 807, as reads below:

SRC 801.001 - Purpose

The purpose of this chapter is to establish standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City.

The two parcels in the development site that are adjacent to Commercial street meet the minimum landscaping requirements, and both the existing buildings and an existing 6ft privacy fence screen the lot from public view. The further landscaping of this rear lot would do little to nothing to further the appearance of the surrounding area.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

The subject property is not within a residential zone, therefore this does not apply.