

WRITTEN STATEMENT

FOR: PROPOSED REPLAT

PROPERTY OWNER: S & V GARCIA INVESTMENTS, LLC

PROPERTY LOCATION: VACANT LOT – SE CORNER OF OAK ST SE AND 17TH ST SE

TAX LOT: 073W26CD04401

ZONED: RM-II

The property owner is proposing to replat the property into two parcels for development related to Case No. SPR-ADJ-DAP-DR24-27

The preliminary site plan shows the future development not impeding on adjacent land. There is an alley and fences separating the development site from adjacent properties. No vacation of alley way is proposed.

The proposed replat will not create a situation which does not conform to development code. Site plan review has already been completed by City of Salem staff.

Subject property is adjacent to two city streets allowing for future development to be serviced by existing infrastructure.

There are no proposed street systems. We are unaware if the adjacent existing streets conforms to the Salem Transportation System Plan.

There is a proposed driveway and parking areas on the east side of the property designed to meet safe, orderly and efficient circulation of traffic through and in/out of the property.

A topographic survey performed by Barker Surveying was provided to Ron Ped Architects in order for them to design around the current topography. There are no proposed tree removals.

The proposed replat is a condition of the approval mentioned above.

Regarding the required Class 2 Adjustments necessary to the minimum lot area and minimum lot depth of proposed Parcel 2, as conditioned in the land use decision SPR-ADJ-DAP-DR24-27, which have been applied and paid for, see the following from the written statement submitted for said adjustments:

Adjustment #1 –Lot 2 Depth

SRC table 514-2 requires a minimum of 40' width, 80' depth and 6,000 sf minimum lot size. There are currently 6 residual portions of lots left over from the 17th street extension and one parcel on the north that is a metes and bounds description. To redevelop this ground that has been vacant for 40 years, a replat will be necessary. After dedicating the right-of-way on Oak Street (a portion of the former railroad right-of-way), we will be creating 2 parcels. Lot 1 fronts on Oak St and extends south along 17th St. Lot 1 complies with the area, dimension and ratio set forth in table 514-2. Lot 2 will front on 17th and will be an average of 52' in depth where 80' is required.

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 are requesting an adjustment to allow the current average depth of Lot 2 at 65'-10". Given the residual nature of the property from the 17th street extension, and with the pressing demand for multi-family housing it is difficult to maximize affordable, market rate housing without an adjustment. The 80' depth of the lot will always be impossible without exceeding the 300% ratio (width to depth ratio).

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

We believe this adjustment is critical for this property to be developed effectively, which will benefit the neighborhood by improving the appearance along 17th st, and by providing more housing options.

Adjustment #7 – Lot 2 size

SRC table 514-2 requires a minimum of 40' width, 70' depth and 6,000 sf minimum lot size. There are currently 6 residual portions of lots left over from the 17th street extension and one parcel on the north that is a metes and bounds description. To redevelop this ground that has been vacant for 40 years, a replat will be necessary. After dedicating the right-of-way on Oak Street (a portion of the former railroad right-of-way), we will be creating 2 parcels. Lot 1 fronts on Oak St and extends south along 17th St. Lot 1 complies with the area, dimension and ratio set forth in table 514-2. Lot 2 will front on 17th and will be 5,543 sf where 6,000 sf is required.

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 are requesting an adjustment to allow the proposed lot area of 5,543sf. Given the residual nature of the property from the 17th street extension, and with the pressing demand for multi-family housing it is difficult to maximize affordable, market rate housing without an adjustment. If you average the area of lot 1 and 2, they are more than the 6,000sf minimum lot size.

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

We believe this adjustment is critical for this property to be developed effectively, which will benefit the neighborhood by improving the appearance along 17th st, and by providing more housing options.

Applicable to all requested adjustments

SRC 250.005(d) Criteria.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

SRC 514.001. - Purpose. The purpose of the Multiple Family Residential-II (RM-II) Zone is to implement the multiple family residential designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The RM-II zone generally allows multiple family residential uses, along with a mix of other uses that are compatible with and/or provide services to the residential area.

The granting of these adjustments is not in conflict with the purpose of the zone, and it will allow badly needed high-density infill development on a transit street near the downtown core. Furthermore, it provides a benefit to the adjacent residential area by developing a previously vacant lot that was very publicly visible.

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