

Salem Take 5 Written Statement for Conditional Use Permit

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Description of Proposal - The subject site is currently undeveloped with no existing structures, landscaping, or parking and is one tax lot totaling approximately 0.64 acres in size. The property is currently zoned as CR. There will be on-site parking, landscaping, enclosed trash collection facilities, and drive-thru lane for motor vehicle services. Vehicular access to the site will be provided from Lancaster Dr NE. New sidewalks have been added to connect pedestrians from Lancaster Dr NE to the site. The building and parking are setback towards the interior of the lot.

Criteria. An application for a conditional use permit shall be granted if all of the following criteria are met:

- (1) **The proposed use is allowed as a conditional use in the zone** - The proposed **motor vehicle services** use is allowed as a conditional use within the CR zone per Table 522-1.
- (2) **The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions** - The proposed development is a commercial development with one drive-thru oil change servicing business in a commercial zone (CR). The proposed project will create economic and social vitality within the neighboring communities. The proposed development provides adequate parking for employees on the site and is well within the allowed parking stalls, thus minimizing adverse impact on the neighboring residents. The construction of the proposed 1,738 square foot oil change service building is projected to generate 10 AM peak hour trips, 15 PM peak hour trips, and 120 average weekday trips. According to the City of Salem's Code of Ordinances Section 803.015., Marion's Traffic Impact Analysis Requirements, and ODOT's intersection impact thresholds, the proposed project is not projected to trigger each agency's peak hour or average daily trip generation thresholds. Therefore, the trip generation memorandum is sufficient to report the minimal impacts of the proposed project to the transportation system.

- (3) **The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property** - The location of the proposed development is reasonably compatible with the adjacent uses around the neighborhood and is believed to have no negative impacts on the livability or appropriate development of the surrounding properties.

It is a compact development that efficiently uses land on an infill parcel. By generating jobs and business opportunities, this development will complement a healthy economy.

The mixture of trees will shade the site, and greenery is aesthetically pleasing to the eyes. Trees have been added in the parking areas. Vehicular parking requirements meet the maximum allowed in this zone.

The trash enclosures are screened.

Adequate signage will be provided regarding building signs, pylon signs, markings, etc.

No planting or any structure will be provided at the clear vision areas of the egress and exit locations.

There is pedestrian connectivity from the building to the existing public sidewalk along Lancaster Dr NE. Bicycle parking stalls have been provided, which encourages bike use instead of vehicle use. Existing bus stops are walking distance from the site, and sidewalks connect the buildings to the public sidewalk, encouraging public transportation for employees. Customers will not get out of their vehicles while being serviced.

The proposed development meets the requirements set forth by the City of Salem, such as setbacks, landscaping, the appearance of the building, pedestrian connectivity, off-street parking, sidewalks, the maximum height of the building, and utilities to service the building. Stormwater drainage plans, land partition plans, and site development plans will be submitted to show how stormwater will be handled to avoid effects on adjacent properties.

The proposed commercial development aligns with the City of Salem's economic opportunities analysis, which shows a land shortage of about 100 acres of retail services. Development of this project is a step in filling up the deficiency of the

retail services in the City. The residents of the City of Salem will use this oil change servicing business, which will employ a labor force. The addition of this development will bring high-quality, modern design, as well as ongoing maintenance by the tenant, thus improving the strip commercial development look along Lancaster Dr NE.