

## **Salem Take 5 Written statement for Class 2 adjustment**

Nov. 19th 2024

Cole Valley Partners  
2188 SW Park Pl suite 100  
Portland, OR 97205

**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. 5 parking stalls have been proposed versus 3 allowed as shown on Sheet A1.3.

The application is a class 2 adjustment since the increase of parking stalls is more than 20% of the numerical development standard in the unified development code.

3 parking stalls x 1.2 = 3.6 parking stalls which is less than the 5 parking stalls proposed. So, it is categorized as a Class 2 adjustment.

**Criteria.** 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.

**Response** - 5 parking stalls have been proposed for the project and 3 parking stalls are allowed per Table 806-1. The 2 additional stalls have been provided for employees' use. This increase in the number of parking stalls doesn't disrupt the flow of the vehicular traffic inside the proposed site or doesn't impact any other requirements such as Landscaping or Trash Enclosure requirements.

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

**Response** - This is not applicable to the project since we are making only one adjustment.

(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.

**Response** - This is not applicable to the project since we are making only one adjustment.