


TO: Quincy Miller, Planner I
Community Planning and Development Department

FROM: Laurel Christian, Infrastructure Planner III
Community Planning and Development Department 

DATE: March 10, 2025

SUBJECT: **Infrastructure Memo**
UGA-SPR-ADJ-DAP-DR23-01MOD1 (25-103545-PLN)
3470 Blossom Drive NE
Blossom Apartments Modification

PROPOSAL

A modification to the Class 3 Site Plan Review for consolidated case UGA-SPR-ADJ-DAP-DR23-01 to develop additional improved open space for Blossom Garden Apartments following a Property Line Adjustment (PLA25-01), along with a Class 2 Adjustment to eliminate the minimum buildable width standard SRC 702.020(e)(4). The subject property is approximately 3.5 acres in size, zoned RM-II (Multiple Family Residential) and located at 3470-3480 Blossom Drive NE (Marion County Assessors Map and Tax Lot Numbers: 073W01A / 3300 and 3301).

RECOMMENDED CONDITIONS OF APPROVAL

The existing conditions of approval for UGA-SPR-ADJ-DAP-DR23-01MOD1 are sufficient to address public works infrastructure requirements for the proposed modification, with one additional condition:

1. The applicant shall permanently close the unused driveway approach (easterly approach) onto Blossom Drive NE and replace with curb, a landscape strip, and sidewalk.

CRITERIA AND FINDINGS

SRC 220.010(d)(2) indicates the criteria that must be found to exist before an affirmative decision can be made. The applicable criteria and the corresponding findings are as follows:

SRC 220.010(d)(2)(A): *The proposed modification does not substantially change the original approval:*

Finding—The proposed modification is consistent with the original approval. The modification will provide improved open space to the existing apartment complex on a portion of the development site which previously contained a dwelling. Regarding the provision of public infrastructure and right-of-way improvements, the following summary provides applicable development standards for the modified proposal:

SRC Chapter 71 – Stormwater: The proposed development is subject to SRC Chapter 71 and the revised Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004.

Finding: The original Site Plan Review was considered a “large project” according to SRC Chapter 70 and required stormwater management through the use of green stormwater infrastructure (GSI). The proposal includes additional impervious area which is also required to be treated and detained using GSI. The applicant’s engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a)-or-(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the intent to use of green stormwater infrastructure for stormwater management. Condition 5 of the original approval (UGA-SPR-ADJ-DAP-DR23-01) requires the applicant to Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS). This condition would apply to the modification proposed as well.

SRC 804 (Driveway Approaches): Development standards for Driveway Approaches are established in SRC chapter 804 to ensure safe, orderly, and efficient movement of vehicles from the public way to private property.

Finding: The development site is served by two existing driveway approach onto Blossom Drive NE. The westerly approach is proposed to remain. However, the easterly approach on the site will no longer serve a vehicle use area. As shown on the applicant’s plans, the existing parking area will be removed and replaced with the improved open space. Pursuant to SRC 804.030(b)(1) driveway approaches onto collector streets shall only provide access to a permitted parking or vehicle use area. As the driveway approach will no longer provide access to a permitted parking or vehicle use area, it shall be permanently removed. The following additional condition of approval is required:

Condition: The applicant shall permanently close the unused driveway approach (easterly approach) onto Blossom Drive NE and replace with curb, a landscape strip, and sidewalk.

SRC 805 (Vision Clearance): SRC Chapter 805 establishes vision clearance standards in order to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Finding: The proposal includes a new fence around the proposed improved open space. Fencing is considered a vision clearance obstruction, which is not permitted

under SRC Chapter 805. However, the applicant's plans show the new fence will be located outside of the vision clearance area; therefore, the Vision Clearance Standards in SRC Chapter 805 are met for the proposed modification.

SRC 220.101(d)(2)(B): *The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties:*

Finding: The modification will provide improved open space to the existing apartment complex on a portion of the development site which previously contained a dwelling. With established conditions of approval, the proposed modification does not result in significant changes to the physical appearance of the development, the use of the site, or the impacts on surrounding properties.

Prepared by: Laurel Christian, Infrastructure Planner III
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