

NOTICE OF DECISION

PLANNING DIVISION
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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

MODIFICATION OF URBAN GROWTH PRELIMINARY DECLARATION / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT / CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 1 DESIGN REVIEW CASE NO.: UGA-SPR-ADJ-DAP-DR23-01MOD1

APPLICATION NO.: 25-103545-PLN

NOTICE OF DECISION DATE: April 28, 2025

REQUEST: 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 Assessor's Map and Tax Lot Numbers: 073W01A / 3300 and 3301).

APPLICANT: Britany Randall, BRAND Land Use

LOCATION: 3470 Blossom Dr NE, Salem OR 97305

CRITERIA: Salem Revised Code (SRC) Chapters 220.010(d)(2) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment

FINDINGS: The findings are in the attached Decision dated April 28, 2025.

DECISION: The **Planning Administrator APPROVED** the Modification to Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. UGA-SPR-ADJ-DAP-DR23-01MOD1 subject to the following conditions of approval:

Condition 1: Prior to the issuance of building permits, PLA25-11 shall be recorded.

Condition 2: Setbacks along the adjusted property lines per PLA25-11 shall be landscaped with Type A landscaping along the street-abutting property line, and Type C landscaping along the interior side property line when abutting Residential Zones.

Condition 3: At the time of building permit review, adequate lighting must be shown for the proposed pedestrian paths.

Condition 4: At the time of building permit review, all interior fencing adjacent to common open space and outdoor community amenities shall have a maximum height of three feet, unless a Class 2 Adjustment is approved.

Condition 5: The applicant shall permanently close the unused driveway approach (easterly approach) onto Blossom Drive NE and replace with curb, a landscape strip, and sidewalk.

The rights granted by the attached decision must be exercised, or an extension granted, by March 30, 2027, or this approval shall be null and void.

Application Deemed Complete:	<u>February 26, 2025</u>
Notice of Decision Mailing Date:	<u>April 28, 2025</u>
Decision Effective Date:	<u>May 14, 2025</u>
State Mandate Date:	<u>July 26, 2025</u>

Case Manager: Quincy Miller, gmiller@cityofsalem.net, 503-584-4676

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Tuesday, May 13, 2025. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapters 220 and 250. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF)	FINDINGS & ORDER
MODIFICATION OF CLASS 3)	
SITE PLAN REVIEW AND)	
CLASS 2 ADJUSTMENT)	
CASE NO. UGA-SPR-ADJ-DAP-)	
DR23-01MOD1)	
3470-3480 BLOSSOM DR NE)	APRIL 28, 2025

In the matter of the application for the Class 3 Site Plan Review Modification and Class 2 Adjustment for previously approved Case No. UGA-SPR-ADJ-DAP-DR23-01, submitted by Britany Randall, BRAND Land Use, on behalf of the applicant, Clutch Industries, Inc., the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A modification to UGA-SPR-ADJ-DAP-DR23-01.

Request: 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), a change of use to a community amenity and onsite storage for two garage buildings, and 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 Assessor's Map and Tax Lot Numbers: 073W01A / 3300 and 3301).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

PROCEDURAL FINDINGS

1. Background

On March 14, 2023, a consolidated application for a Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review was approved under UGA-SPR-ADJ-DAP-DR23-01 for the subject property. On February 7, 2025, an application for a modification to the Class 3 Site Plan Review previously approved under UGA-SPR-ADJ-DAP-DR23-01—along with a new Class 2 Adjustment—was accepted for the proposed development. The application was deemed complete for processing on February 26, 2025. The 120-day state mandated decision deadline for this consolidated application is July 26, 2025.

The applicant's proposed site plan is included as **Attachment B**, and the applicant's written statement addressing the approval criteria can be found in the public record, which is accessible online as indicated below. The original decision issued for this proposal is also accessible online and can be found by entering the Case Number listed above.

SUBSTANTIVE FINDINGS

2. Summary of Record

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://egov.cityofsalem.net/PACPortal>. You may use the search function for Land Use Actions without registering and enter the application number listed here: 25 103545.

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Northgate Neighborhood Association.

Applicant Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to Table 300-2, the proposed Class 3 Site Plan Review Modification and Class 2 Adjustment request does not require contact with neighborhood association prior to application.

Neighborhood Association Comment: Notice of the application was provided to the neighborhood association pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, no comments have been received from the neighborhood association.

Homeowners Association: The subject property is not located within a Homeowners Association.

Public Comment: Notice was also provided, pursuant to SRC 300.520(b)(1)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, no comments were received from the surrounding property owners and tenants.

4. City Department Comments

Development Services Division – The Development Services Division reviewed the proposal and provided comments in the Development Services Memo (**Attachment C**).

Building and Safety Division - Reviewed the proposal and indicated no concerns with the proposal

Fire Department - Reviewed the proposal and indicated no concerns with the proposal.

5. Public Agency Comments

Portland General Electric (PGE) – PGE reviewed the proposal and provided comments which are available in the record.

DECISION CRITERIA FINDINGS

6. Analysis of a Modification of Class 3 Site Plan Review Approval Criteria

Pursuant to Salem Revised Code (SRC) 220.010, a site plan review approval may be modified after its effective date if the proposed modification meets the criteria in this section. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of Conditions of Approval to satisfy the criteria.

SRC 220.010(d)(2): Modification of a Class 3 Site Plan Review shall be granted if all of the following criteria are met:

(A) The proposed modification does not substantially change the original approval;

Finding: The proposed modification is consistent with the original approval, which contained a total of seven Conditions of Approval which pertained to street improvements, stormwater drainage, and park facilities, as well as others. The original proposal was for 90 units in nine buildings, along with two garage buildings, a clubhouse, and a children's play area. The building permits for these developments have been approved and issued, satisfying the Conditions of Approval.

During the time of construction for the development, the development site was still composed of two parcels, Tax Lots 3300 and 3301. Tax Lot 3300 had a single-family dwelling on the property and was not included in the development approved in Case No. UGA-SPR-ADJ-DAP-DR23-01. A Property Line Adjustment is currently in review to eliminate the common property line between these two Tax Lots to facilitate the construction of the proposed amenity area.

As the majority of the development is already complete, and the proposed location of the amenity area was previously designated as common open space, the proposed modification will not substantially change the original approval for the multifamily complex, except where a Class 2 Adjustment is requested to the minimum building frontage design requirement in the zone; findings for why the building frontage modification request is supportable is discussed below in Section 7. The two garage buildings are also proposed to be changed to a community amenity space and an on-site storage space. As these changes will not otherwise modify the footprint of these buildings and are rather a change of use with façade alterations, this will not substantially change the original approval either, as there are no minimum parking standards to be met. The proposed modification conforms to SRC Chapter 514 and all other applicable development standards of the Salem Revised Code as follows:

ZONING AND DEVELOPMENT STANDARDS

SRC Chapter 514 – RM-II (Multiple Family Residential-II) Zone

SRC 514.005(a) – Uses:

The permitted, special, conditional, and prohibited uses in the RM-II zone are set forth in Table 514-1.

Finding: Multiple family residential uses are allowed as a permitted use in the RM-II zone per Table 514-1. The proposed change of use for the two garages to community recreation and onsite storage are considered accessories to the multiple family residential use and are permitted.

SRC 514.010(a) – Land division in the RM-II zone:

Lots subdivided or partitioned in the RM-II zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain three or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than household living.

Finding: No land division is proposed. This standard is not applicable.

SRC 514.010(b) – Lot standards:

Lots within the RM-II zone shall conform to the standards set forth in Table 514-2. Multi-family uses are required to have a minimum lot area of 6,000 square feet, minimum lot width of 40 feet, minimum lot depth of 80 feet, maximum lot depth 300 percent of average lot width, and minimum street frontage of 40 feet.

Finding: Following the completion of the in-progress Property Line Adjustment, the property will have a lot area of approximately 3.5 acres (152,460 square feet), lot width and street frontage of approximately 176 feet and lot depth of approximately 630 feet. This standard is met.

SRC 514.010(c) – Dwelling unit density:

Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3. Maximum dwelling unit cannot be varied or adjusted. Multiple family uses are required to have a minimum density of 15 dwelling units per acre and maximum density of 31 units per acre.

Finding: The subject property is approximately 152,460 square feet in area, or 3.5 acres, which requires a minimum of 53 dwelling units ($15 \times 3.5 = 52.5$) and a maximum of 109 dwelling units ($31 \times 3.5 = 108.5$). The subject property has 90 units, meeting the standard.

SRC 514.010(d) – Setbacks:

Setbacks within the RM-II zone shall be provided as set forth in Table 514-4 and Table 514-5.

Finding: All buildings were found to meet setbacks under the original approval UGA-SPR-ADJ-DAP-DR23-01 and the buildings have been constructed. The modification to add an outdoor community amenity includes several accessory structures (bleachers, pavilion), and the Property Line Adjustment lengthens the street-abutting and side setbacks for the constructed buildings and vehicle use areas. As the proposed accessory uses and existing buildings and vehicle use areas are meeting the applicable setbacks following the Property Line Adjustment, this standard is met.

SRC 514.010(e) – Lot Coverage, Height:

Buildings and accessory structures within the RM-II zone shall conform to the lot coverage and height standards set forth in Table 514-6.

Finding: Following the Property Line Adjustment, the proposed development still has less than the maximum lot coverage of 60% for buildings and accessory structures, and the height for accessory structures and buildings are still being met. Therefore, this standard is met.

SRC 514.010(f) – Maximum Square Footage for All Accessory Structures:

In addition to the maximum coverage requirements established in Table 514-6, accessory structures to single family and two-family uses shall be limited to the maximum aggregate total square footage set forth in Table 514-7.

Finding: The proposed use is multiple family. This standard is not applicable.

SRC 514.010(g) – Landscaping:

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC Chapters 806 and 807.

Finding: The Property Line Adjustment will modify the street-abutting setback and interior side setback on the northeastern part of the property, requiring additional landscaping. A minimum 12-foot setback with Type A landscaping is required from the street-abutting property line, and when abutting Residential Zones, a minimum ten-foot setback with Type C landscaping is required from the interior side property line. Therefore, the following Conditions apply:

Condition 1: Prior to the issuance of building permits, PLA 25-11 shall be recorded.

Condition 2: Setbacks along the adjusted property lines per PLA25-11 shall be landscaped, with Type A landscaping along the street-abutting property line, and Type C landscaping along the interior side property line when abutting Residential Zones.

SRC 514.010(h) – Outdoor Storage:

Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Finding: No outdoor storage areas are proposed. This development standard is not applicable.

SRC 514.015 – Design Review:

Design review under SRC chapter 225 is required for development within the RM-II zone as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC Chapter 702.
- (b) Residential care with five or more self-contained dwelling units shall be subject to the multiple family design review standards set forth in SRC Chapter 702.

Finding: All buildings were found to meet the design requirements under the original approval UGA-SPR-ADJ-DAP-DR23-01, and the buildings have been constructed to satisfy Conditions of Approval and meet design standards. However, the Property Line Adjustment modifies the

existing setbacks, and the proposed outdoor amenity space is required to meet the applicable Design Review Standards of SRC Chapter 702.

SRC Chapter 702 – Multiple Family Design Review Standards

SRC 702.020 – Design Review Standards for Multiple Family Development with Thirteen or More Units.

SRC 702.020(a) – Open Space Standards

(1) To encourage the preservation of natural open qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area in designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

Finding: With the Property Line Adjustment, the gross site area changed from approximately 3.33 acres (145,055 square feet) to 3.5 acres (152,460 square feet), which would require a minimum of approximately 2,221 additional square feet ($45,738 - 43,517 = 2,221$) of designated open space. 47,393 square feet of open space was approved in UGA-SPR-ADJ-DAP-DR23-01, which exceeds the minimum standard following the Property Line Adjustment. As the modification includes additional designated open space, and the amount of open space designated in the original approval exceeds the minimum area required, this standard is met.

(A) To ensure usable open space that is of sufficient size, at least one common open space area shall be provided that meets the size and dimension standards set forth in Table 702-3.

Finding: The original approval included a common open space area meeting the size and dimension standards in Table 702-3, with additional open space being added with the modification. Therefore, this standard is met.

(B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Finding: The existing open space from the original approval as well as the additional open space proposed as part of the modification are located on land with slopes less than 25 percent, meeting the standard.

(C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

Finding: No changes to the private open space in the original approval are proposed; therefore, this standard is not applicable.

(D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Finding: No changes to the private open space or number of dwelling units in the original approval are proposed; therefore, this standard is not applicable.

(E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.

- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
- (ii) Include at least one of the following types of features:
 - a. Covered pavilion.
 - b. Ornamental or food garden.
 - c. Developed and equipped children's play area, with a minimum 30-inch-tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
 - e. Swimming pool or wading pool.

Finding: Per the applicant's site plans and written statement, the proposal includes additional improved open space which includes: a covered pavilion, a children's play area, a basketball court, a soccer court that can also be used as a volleyball court, and bleachers. As the proposal is for additional improved open space and does not modify any open space in the original approval, this meets the standard.

(F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a public urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Finding: The amount of open space proposed in the original approval exceeded the common open space requirements, with additional open space being added with the modification. Therefore, this standard is not applicable.

SRC 702.020(b) – Landscaping Standards.

(1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Finding: With the Property Line Adjustment, the gross site area changed from approximately 3.33 acres (145,055 square feet) to 3.5 acres (152,460 square feet), which would require a minimum of 76 trees on the site excluding required street trees. 71 trees were required to be

planted as part of the original approval based on a site area of 3.25 acres. Per the applicant's site plans, 95 trees are proposed, meeting the standard.

(2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:

(A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and

(B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain link fencing with slats shall be not allowed to satisfy this standard.

Finding: The development site abuts property to the west zoned MU-II (Mixed Use-II) and abuts property within Marion County's jurisdiction to the south and east. The Salem Area Comprehensive Plan (SACP) map designates these parcels as Commercial and Multifamily Residential. Therefore, even if annexed, these properties would not result in properties zoned RS or RA, making this standard inapplicable.

(3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

Finding: No modifications are proposed for any of the existing dwelling units from the original approval; therefore, this standard is not applicable.

(4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Finding: No modifications are proposed for the dimensions of any of the existing buildings from the original approval; therefore, this standard is not applicable.

(5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Finding: No modifications are proposed for the dimensions of any of the existing buildings from the original approval; therefore, this standard is not applicable.

(6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Finding: No modifications are proposed for the dimensions of any of the existing buildings from the original approval; therefore, this standard is not applicable.

(7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).

Finding: No modifications are proposed for the vehicle use and off-street parking areas from the original approval; therefore, this standard is not applicable.

SRC 702.020(c) – Site Safety and Security.

(1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

Finding: Additional windows are being provided in the garage that is being converted to a recreational space, while no other modifications to existing structures are proposed. This standard is met.

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.

Finding: No additional lighting is shown on the provided site plans for the proposed additional open space and pedestrian pathways. Therefore, the following Condition applies:

Condition 3: At the time of building permit review, adequate lighting must be shown for the pedestrian paths.

(3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

Finding: No modifications are proposed for any of the existing dwelling units from the original approval; therefore, this standard is not applicable.

(4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Finding: The fencing on the provided site plans is shown to exceed the maximum height of three feet when located in the interior of the development site adjacent to the common open space and parking areas. Therefore, the following Condition applies:

Condition 4: At the time of building permit review, all interior fencing adjacent to common open space and outdoor community amenities shall have a maximum height of three feet, unless a Class 2 Adjustment is approved.

SRC 702.020(d) – Parking and Site Design.

- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

Finding: No changes are proposed to the existing parking areas; therefore, this standard is not applicable.

- (2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Finding: No changes are proposed to the existing parking areas; therefore, this standard is not applicable.

- (3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.

Finding: No changes are proposed to the existing parking areas; therefore, this standard is not applicable.

- (4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.

Finding: Pedestrian connection standards were met in the original approval, with additional pedestrian connections provided with the modification. Therefore, this standard is met.

SRC 702.020(e) – Façade and Building Design.

- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Finding: No changes are proposed to the existing building size; therefore, this standard is not applicable.

- (2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.
 - (A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.

Finding: The development site does not abut RS or RA-zoned properties; therefore, this standard is not applicable.

- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Finding: The development site does not abut RS or RA-zoned properties; therefore, this standard is not applicable.

- (4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Finding: The Property Line Adjustment increased the buildable width of the property from approximately 68.7 feet to 146.1 feet, thereby requiring a minimum of approximately 58 feet of building to be placed at the setback line. As the modification is for additional common open space with no additional buildings, and the buildings in the original approval have already been constructed, the applicant has requested a Class 2 Adjustment to eliminate this standard, which is discussed more in Section 7.

- (5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

Finding: No changes are proposed to the existing building orientation; therefore, this standard is not applicable.

- (6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade, or portico.

Finding: No changes are proposed to the existing building entries; therefore, this standard is not applicable.

- (7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment and shall be integrated with exterior building design.

Finding: No changes are proposed to the existing mechanical equipment; therefore, this standard is not applicable.

- (8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

Finding: No changes are proposed to the existing roof elevations; therefore, this standard is not applicable.

- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
- (A) Offsets (recesses and extensions)
 - (B) Covered deck.
 - (C) Covered balcony.
 - (D) Cantilevered balcony, provided at least half of its depth is recessed.
 - (E) Covered entrance.

Finding: No changes are proposed to the existing building size; therefore, this standard is not applicable.

- (10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):
- (A) Change in materials.
 - (B) Change in color.
 - (C) Molding or other horizontally-distinguishing transition piece.

Finding: No changes are proposed to the existing dwelling unit façades; therefore, this standard is not applicable.

SRC Chapter 800 – General Development Standards

▪ Solid Waste Service Areas

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The proposed development does not include any new or modified solid waste service areas; therefore, this section is not applicable.

▪ Pedestrian Access

SRC 800.065 – Applicability.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section.

Finding: The proposal is a multiple family development; therefore, these standards are not applicable. In addition, the development was found to meet the pedestrian requirements under Chapter 702 with the original approval UGA-SPR-ADJ-DAP-DR23-01, and the site

improvements have been installed to meet standards; therefore, there are no additional pedestrian access requirements for the proposed modification.

SRC Chapter 806 – Off-Street Parking, Loading, and Driveways

SRC 806.015 – Amount Off-Street Parking.

- (a) *Maximum Off-Street Parking.* Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Finding: The proposed modification to create additional community open space does not require additional parking spaces; therefore, this section does not apply.

SRC 806.035 – Off-Street Parking and Vehicle Use Area Development Standards.

- (a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
- (1) The development of new off-street parking and vehicle use areas;
 - (2) The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;
 - (3) The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
 - (4) The paving of an unpaved area.

Finding: The proposal does not include a new off-street parking and vehicle use area, or any replacement or alteration to pavement for vehicle use; therefore, this section is not applicable.

▪ *Bicycle Parking*

SRC 806.045 – General Applicability.

- (a) Bicycle parking shall be provided as required under this chapter for each proposed new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity.
- (b) *Applicability to change of use of existing building in Central Business District (CB) zone.* Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.
- (c) *Applicability to nonconforming bicycle parking area.* When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

Finding: The proposal is creating additional community amenities and open space; therefore, the bicycle parking requirements of this section apply.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 – Amount of Bicycle Parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Finding: The *multiple family* use requires one space per dwelling unit; however, as the number of dwelling units is not changing as part of the modification, no additional bicycle parking spaces are required.

SRC 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, bicycle parking areas shall be developed and maintained as set forth in this section.

(a) Location.

- (1) Short-term bicycle parking.* Short-term bicycle parking areas shall be located within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance.

Finding: No additional bicycle parking spaces are proposed or required; therefore, this standard is not applicable.

- (b) Access.* Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

Finding: No additional bicycle parking spaces are proposed or required; therefore, this standard is not applicable.

(c) Dimensions. All bicycle parking areas shall meet the following dimension requirements:

- (1) Bicycle parking spaces.* Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-10.
- (2) Access aisles.* Bicycle parking spaces shall be served by access aisles conforming to the minimum widths set forth in Table 806-10. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Finding: No additional bicycle parking spaces are proposed or required; therefore, this standard is not applicable.

- (d) Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

Finding: No additional bicycle parking spaces are proposed or required; therefore, this standard is not applicable.

- (e) *Bicycle Racks*. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards:
- (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
 - (4) Racks shall be securely anchored.
 - (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Finding: No additional bicycle parking spaces are proposed or required; therefore, this standard is not applicable.

▪ ***Off-Street Loading Areas***

SRC 806.065 – General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 – Amount of Off-Street Loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts and dimensions not less than those set forth in Table 806-11.

Finding: No additional loading spaces are required for the proposed modification; therefore, this standard is not applicable.

CITY INFRASTRUCTURE STANDARDS

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 Chapter 804 – Driveway Approaches

SRC 804 establishes development standards for driveway approaches providing access from the public right-of-way to private property in order to provide safe and efficient vehicular access to development sites.

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 5: 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 Chapter 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.

(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 proposed modification will enhance and expand the existing dedicated open space for the development and will not change the overall use of the development site or impact surrounding properties. Therefore, this standard is met.

7. Analysis of Class 2 Adjustment Approval Criteria

Salem Revised Code (SRC) 250.005(d)(2) provides that an application for a Class 2 Adjustment shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based.

Lack of compliance with the following criteria is grounds for denial or for the issuance of Conditions of Approval to satisfy the criteria.

SRC 250.005(d)(2)(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.***

Finding: The applicant is requesting a Class 2 Adjustment to eliminate the minimum building width requirement in SRC 702.020(e)(4).

The purpose of this standard is to enhance visual interest and activity along the street—in this case is Blossom Drive NE—for pedestrians and other road users. It's part of the multifamily design standards to foster a dense, walkable environment for residents and pedestrians, and to provide more cohesive surroundings for similar uses. Prior to the Property Line Adjustment, the development in the original approval was not subject to this standard as the buildable width did not exceed 75 feet; therefore, this standard was not applicable. However, the buildable width now exceeds 75 feet with the Property Line Adjustment, though the development in the original approval is already largely constructed. The proposed modification includes additional dedicated open space and outdoor community amenities, though these do not count towards meeting the minimum building width standard.

While the eastern half of the property where abutting Blossom Drive NE is not composed of buildings, it does include landscaping and community amenities, which provides visual interest for all users along Blossom Drive NE. The enhanced open space as part of the proposed modification is also inline with the surrounding uses, as the abutting property within Marion County is low-density residential, and the properties north of the development are zoned IG (General Industrial). The proposed modification of additional open space helps provide a transition from higher density to lower density housing, and provides visual interest to all users, thereby meeting the underlying standard proposed for Adjustment.

SRC 250.005(d)(1)(B): If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The Adjustment for the proposed development is located within the RM-II (Multiple Family Residential-II) zone, which is residential. The RM-II zone is typically designed for higher density residential development, with the standard proposed for Adjustment meant to create a more pedestrian-friendly and interesting environment. However, the proposed modification will be creating additional pedestrian amenities in the form of landscaping and community assets, providing visual interest. Furthermore, the surrounding land uses are not high-density residential, as the property to the west is zoned MU-II (Mixed Use-II), the properties north across Blossom Drive NE are zoned IG (General Industrial), and the properties to the east are lower-density residential within Marion County's jurisdiction. Therefore, the proposed development will not be detracting from the livability or appearance of the area.

SRC 250.005(d)(1)(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.

Finding: Only one Adjustment has been requested; therefore, this standard is not applicable.

8. Effect on Expiration Period of Original Approval

Pursuant to SRC 220.010(e) and SRC 250.010(e), when a Class 3 Site Plan Review or Class 2 Adjustment decision is modified, the effect of the modification upon the expiration period of the original approval, if any, shall be established in the modification decision.

Finding: The original decision for an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review Case No. UGA-SPR-ADJ-DSAP-DR23-01, is considered complete, with all applicable building permits issued. The rights granted by the attached decision for Class 3 Site Plan Review Modification and Class 2 Adjustment approval (UGA-SPR-ADJ-DSAP-DR23-01MOD1) shall be March 30, 2027.

9. Conclusion

Based upon review of SRC Chapters 220 and 250, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

Final approval of Class 3 Site Plan Review Modification and Class 2 Adjustment Case No. UGA-SPR-ADJ-DSAP-DR23-01MOD1 is hereby **APPROVED** subject to SRC Chapters 220 and 250, the applicable standards of the Salem Revised Code, conformance with the approved site plans included as **Attachment B**, and the following Conditions of Approval:

- Condition 1:** Prior to the issuance of building permits, PLA25-11 shall be recorded.
- Condition 2:** Setbacks along the adjusted property lines per PLA25-11 shall be landscaped with Type A landscaping along the street-abutting property line, and Type C landscaping along the interior side property line when abutting Residential Zones.
- Condition 3:** At the time of building permit review, adequate lighting must be shown for the proposed pedestrian paths.
- Condition 4:** At the time of building permit review, all interior fencing adjacent to common open space and outdoor community amenities shall have a maximum height of three feet, unless a Class 2 Adjustment is approved.
- Condition 5:** The applicant shall permanently close the unused driveway approach (easterly approach) onto Blossom Drive NE and replace with curb, a landscape strip, and sidewalk.



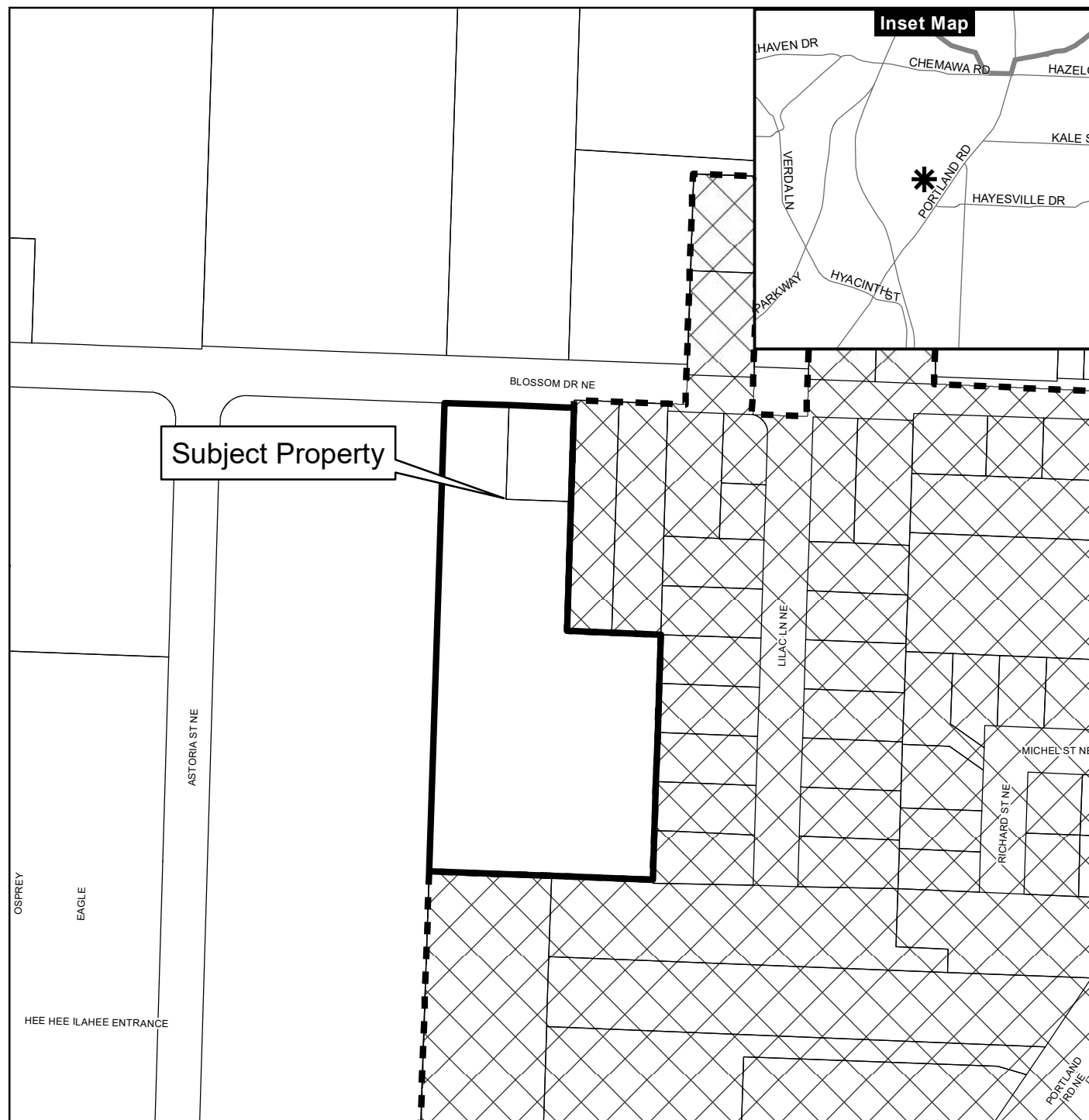
Quincy Miller, AICP, Planner I, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
B. Site Plans with Proposed Modifications
C. Development Services Memo

\\commdev\CDGroup\CD\PLANNING\CASE APPLICATION Files 2011-On\SITE PLAN REVIEW - Type II (Class
3)\2025\Planner Docs\UGA-SPR-ADJ-DAP-DR23-01MOD1_QM.docx

Vicinity Map

3470-3480 Blossom Drive NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

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Community Planning and Development

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0 100 200 400 Feet



BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

3480 BLOSSOM DRIVE NE
SALEM, OREGON

DRAWINGS FOR:

BLOSSOM GARDENS APARTMENTS LLC
360 BELMONT ST NE
SALEM, OR 97301
CONTACT: CHRIS ANDERSON
503 . 932 . 3179
CHRISA@CLUTCHINDUSTRIES.COM

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

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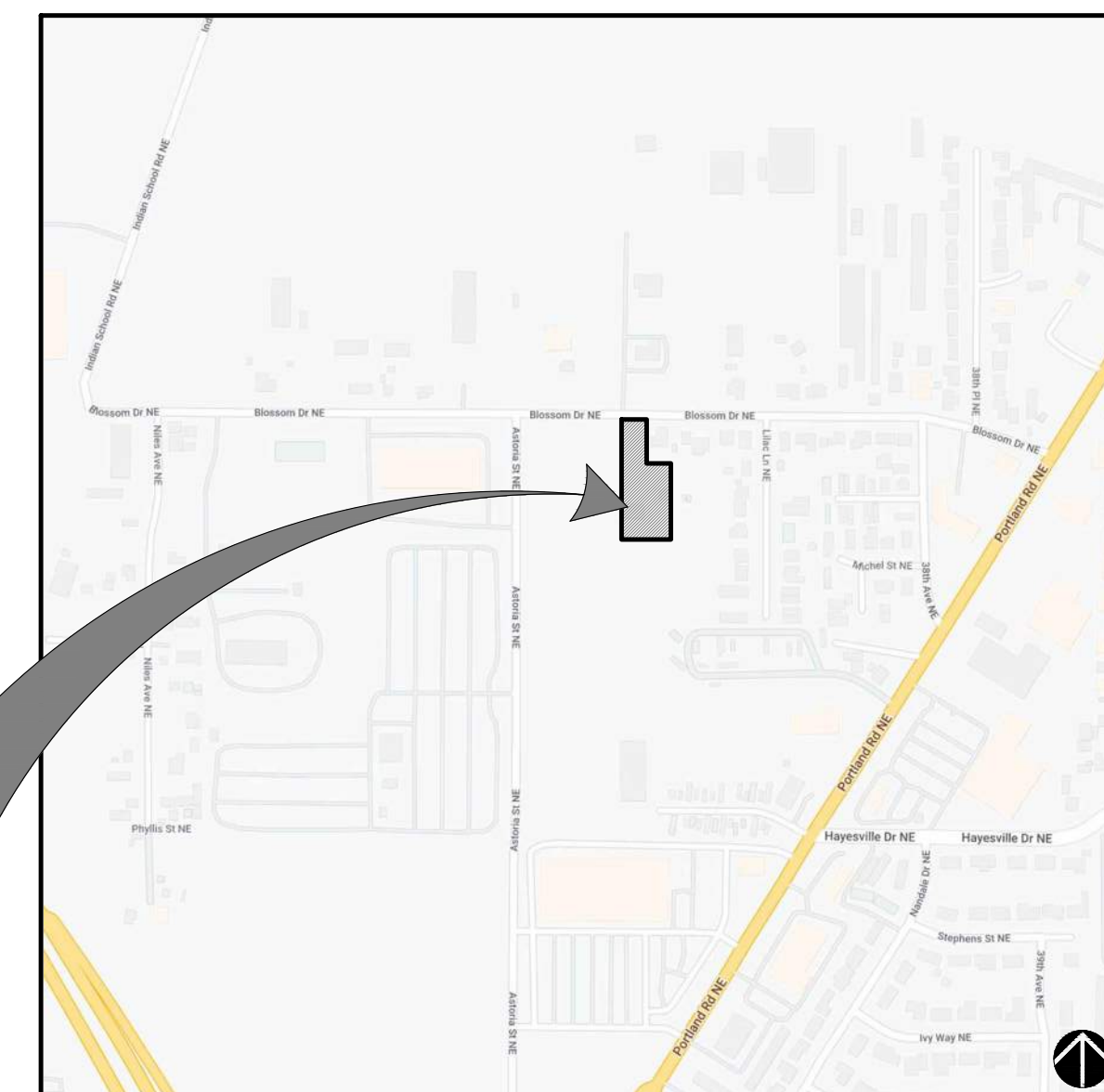
SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 AMENITY SITE PLAN
- L2.1 EXISTING PLANTING PLAN
- L2.2 PROPOSED PLANTING PLAN
- L2.3 PROPOSED PLANTING PLAN

SITE INFORMATION:

TAX LOT: 073W01A003301
ZONE: RM2

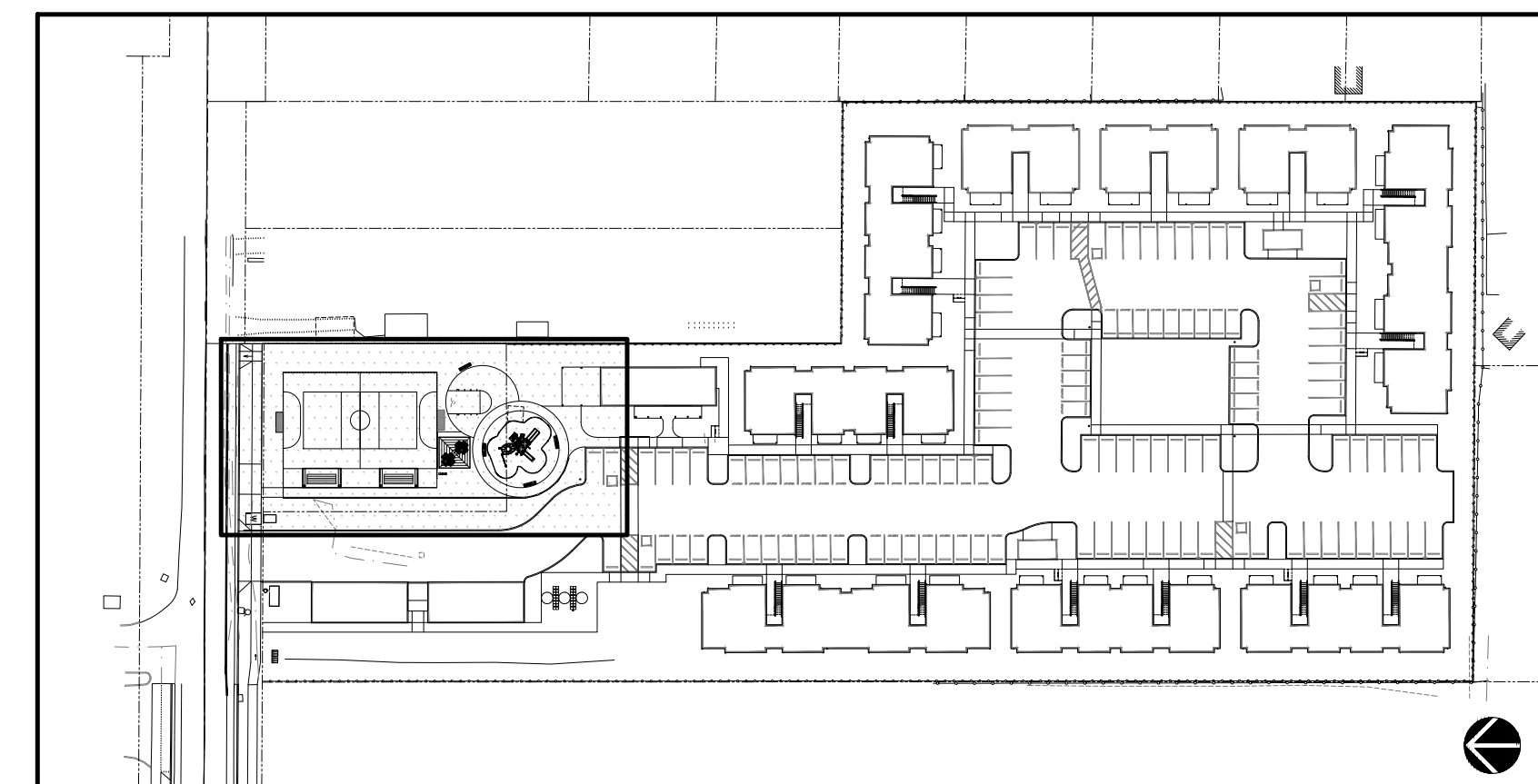
VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

KEY MAP:



Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

503.784.6494
laurusdesigns.com

BLOSSOM
GARDENS
PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON

REGISTERED
643
PRELIMINARY
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

COVER
SHEET

APRIL 3RD, 2025

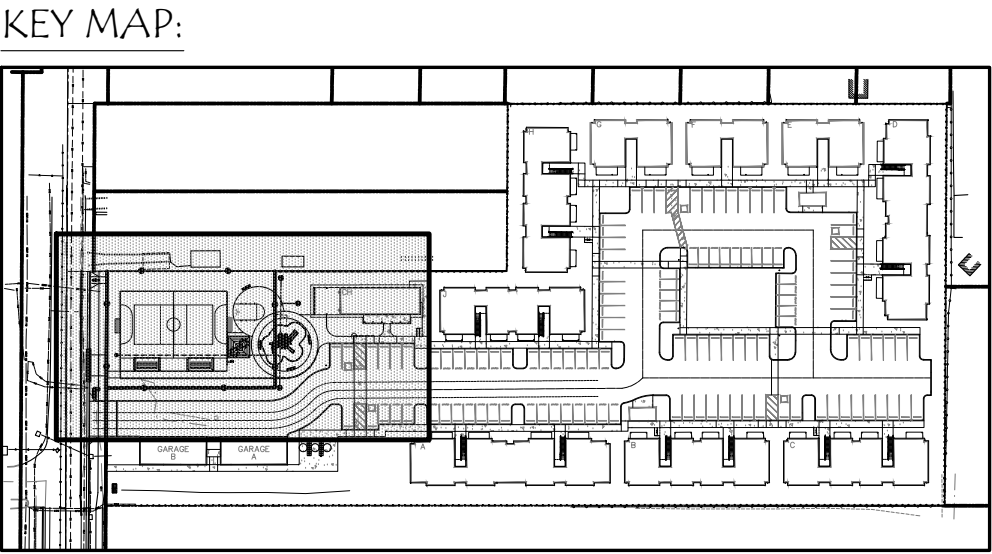
REVISIONS

#	DATE	NOTES	INITIALS

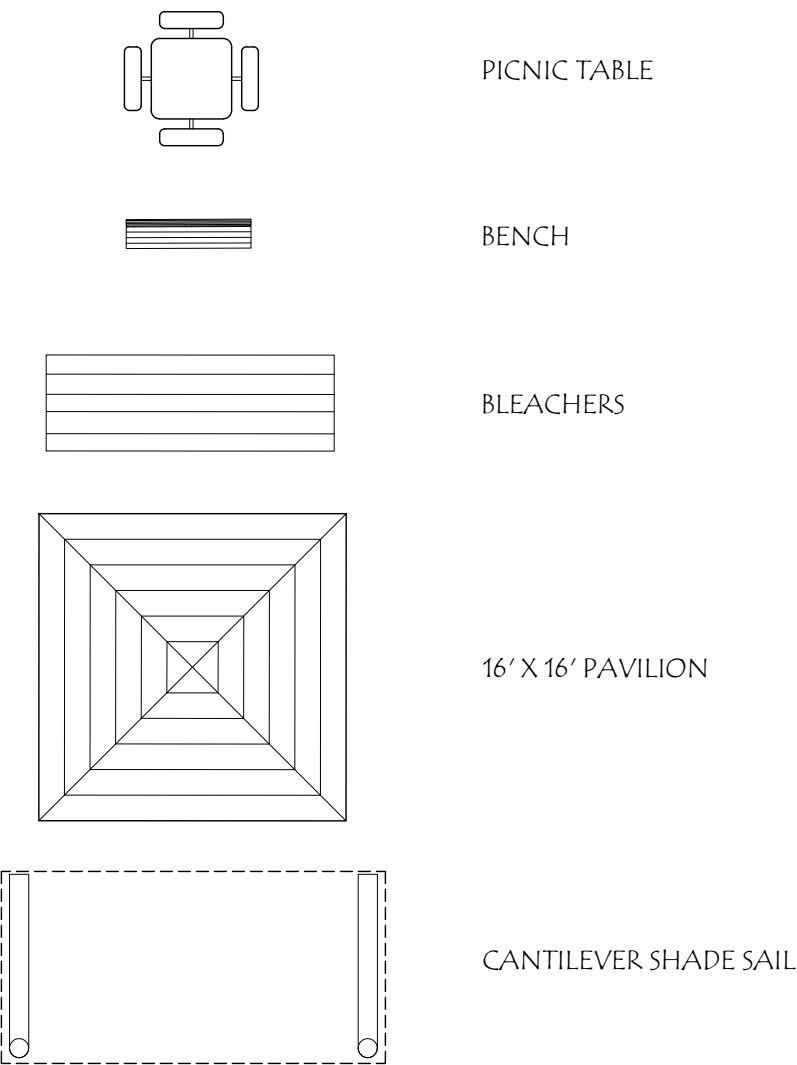
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SHEET 1 OF 5

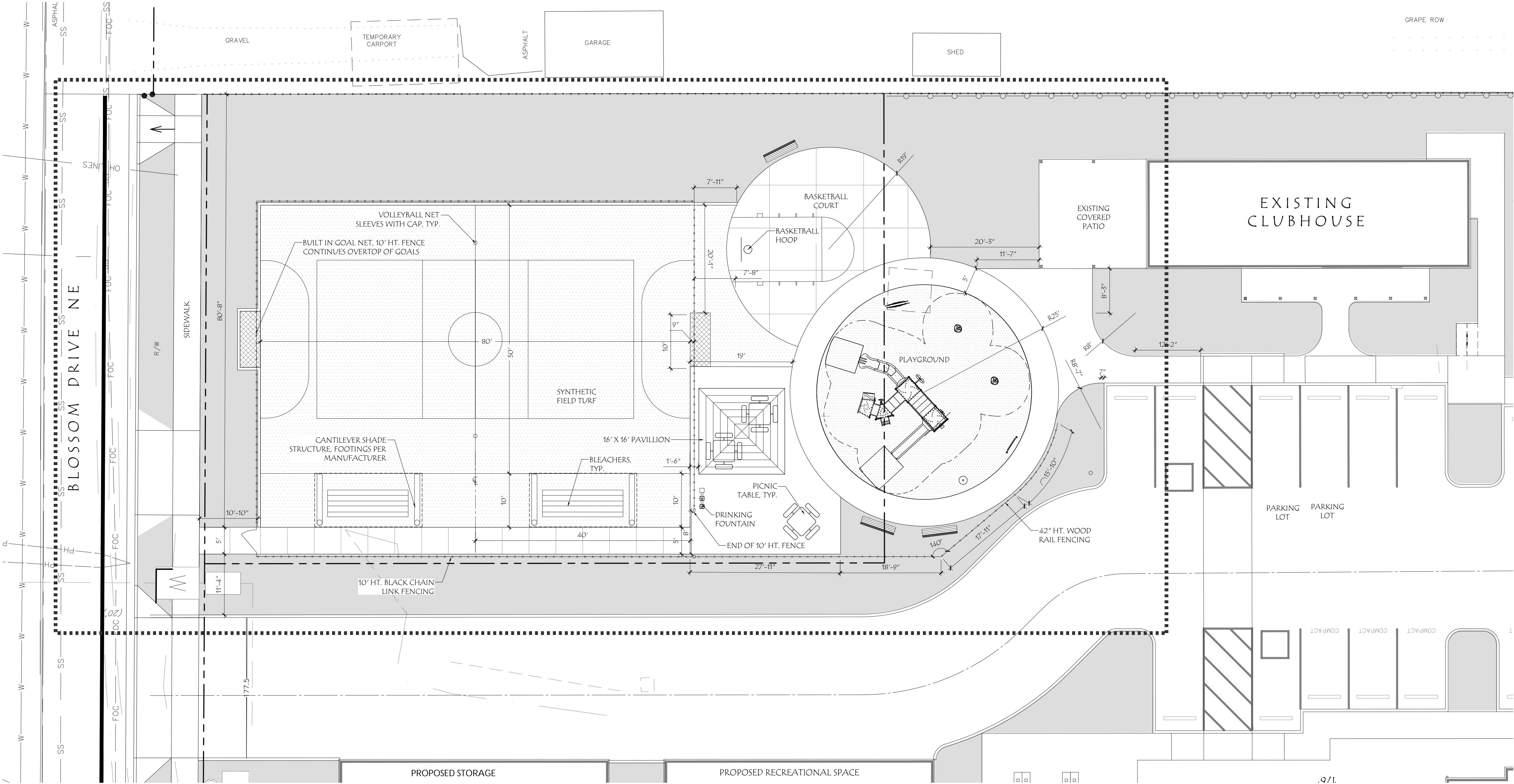
PROJECT #: 1487R



- LEGEND:
- LIMITS OF LANDSCAPE
 - PLANTER AREAS
 - CONCRETE, SCORE AS SHOWN, EQUAL SPACES WHERE POSSIBLE, ALIGN JOINTS AS SHOWN, EXPANSION JOINTS AT STRUCTURES AND SEPARATE CONCRETE FEATURES, LIGHT BROOM FINISH, NO SHINERS
 - SYNTHETIC SPORTS TURF
 - PLAY AREA SURFACE, CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
 - 10' HEIGHT BALL FENCING
 - 42" HEIGHT PLAYGROUND FENCING
 - DRINKING FOUNTAIN



- NOTES:
- PRELIMINARY LANDSCAPE PLANS, NOT FOR CONSTRUCTION OR BIDDING.
 - SEE CIVIL DRAWINGS FOR UTILITIES, GRADING, AND STORMWATER.
 - PLAYGROUND TO HAVE A 42" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
 - EXISTING APPROVED PLANTING PLAN SEE SHEET L2.1.
 - PROPOSED PLANTING PLAN SEE SHEETS L2.2 AND L2.3.
 - SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.
 - PROPERTY



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

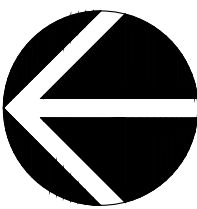
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laurusdesigns.com

BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

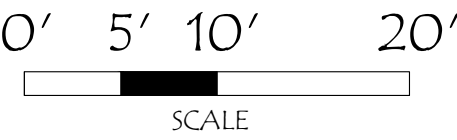
BLOSSOM DRIVE
SALEM, OREGON



AMENITY SITE PLAN



SCALE: 1" = 10' - 0"



APRIL 3RD, 2025

REVISIONS

#	DATE	NOTES	INITIALS
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L1.1








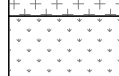
SHEET 2 OF 5

PROJECT #: 1487R

APPROVED EXISTING PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	ACER CIRCINATUM / VINE MAPLE	1" CAL., B&B
	4	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1 1/4" CAL., B&B STREET TREE
	5	CEDRUS DEODARA 'KARL FUCHS' / KARL FUCHS DEODAR CEDAR	6'-8" HT., B&B
	15	CERCIS CANADENSIS / EASTERN REDBUD	1 1/2" CAL., B&B
	9	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA' / WEEPING NOOTKA FALSE CYPRESS	6'-8" HT., B&B
	5	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	6'-8" HT., B&B
	21	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	1 1/2" CAL., B&B
	13	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1 1/2" CAL., B&B
	6	ULMUS PARVIFOLIA 'EMER II' TM / ALLEE LACEBARK ELM	1 1/2" CAL., B&B
	8	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	1 1/2" CAL., B&B

RAIN GARDEN PLANT SCHEDULE






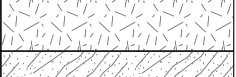



TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	CORNUS NUTTALLI X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	11/2" CAL., B&B
SMALL TREE/LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	32	OEMLERIA CERASIFORMIS / INDIAN PLUM	3 GAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	40	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	1 GAL.
	76	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL.
	20	RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL.
	65	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	1314 1314 1314	CAREX Densa / DENSE SEDGE JUNCUS ENSIFOLIUS / DAGGER-LEAF RUSH JUNCUS TENUIS / SLENDER RUSH	PLUG, MIN. 1" X 6"
	1800 550 550 250	FRAGARIA VIRGINIANA / WILD STRAWBERRY ACHILLEA MILLEFOLIUM / WESTERN YARROW POTENTILLA GRACILIS / SLENDER CINQUEFOIL LUPINUS MICRANTHUS / SMALL-FLOWERED LUPINE	1 GAL.

RAIN GARDEN PLANTING REQUIREMENTS

FACILITY NUMBER	FACILITY SF	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
1	5,346 SF (176' CONTOUR)	12	32	201	5,296 SF

REQUIREMENTS PER 100 SF
1 TREE -OR-
4 LARGE SHRUBS -OR-
6 SMALL SHRUBS
GRASSES, HERBS AND GROUND COVER FOR COMPLETE COVERAGE
2" PEA GRAVEL ZONE 1

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	64	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	2 GAL.
	49	ABELIA X GRANDIFLORA 'SHERWOODII' / SHERWOOD GLOSSY ABELIA	2 GAL.
	9	CAMELLIA JAPONICA 'APRIL DAWN' / APRIL DAWN CAMELLIA	3 GAL.
	89	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.
	88	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS	3 GAL.
	18	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	24"-30" HT.
	4	LEUCOTHOE FONTANESIANA 'RAINBOW' / RAINBOW LEUCOTHOE	3 GAL.
	11	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA' DROOPING LEUCOTHOE	2 GAL.
	58	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.
	62	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL.
	50	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL.
	62	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	2 GAL.
	26	NANDINA DOMESTICA 'ATROPURPUREA NANA' / DWARF HEAVENLY BAMBOO	2 GAL.
	12	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE	5 GAL.
	47	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	1 GAL.
	54	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	2 GAL.
	60	RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	2 GAL.
	82	SARCOCOCCA CONFUSA / SWEETROX	2 GAL.
	31	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA	2 GAL.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	11	HEMEROCALLIS SPP. / DAYLILY	1 GAL.
	41	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	KINN 382 (2,257 sf)	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS MANZANITA	1 GAL.
	LOWF 72 (1,087 sf)	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL.
	STRW 342 (1,308 sf)	FRAGARIA VIRGINIANA / VIRGINIA STRAWBERRY	4" POT
	PACH 340 (734 sf)	PACHYSANDRA TERMINALIS 'SILVER EDGE' / SILVER EDGE JAPANESE PACHYSANDRA	4" POT
	RASP 59 (841 sf)	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	1 GAL.
	LAWN 12,102 sf	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF

GENERAL NOTES:

1. PLANTING PLAN THIS SHEET FROM APPROVED PERMITTED LANDSCAPE PLANS DATED MARCH 18TH, 2023 WITH FINAL REVISION DATE OF JUNE 12TH, 2023.
2. PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024.
3. APPROVED PLANT SCHEDULE SEE THIS SHEET.
4. APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.

MULTIFAMILY LANDSCAPE REQUIREMENTS

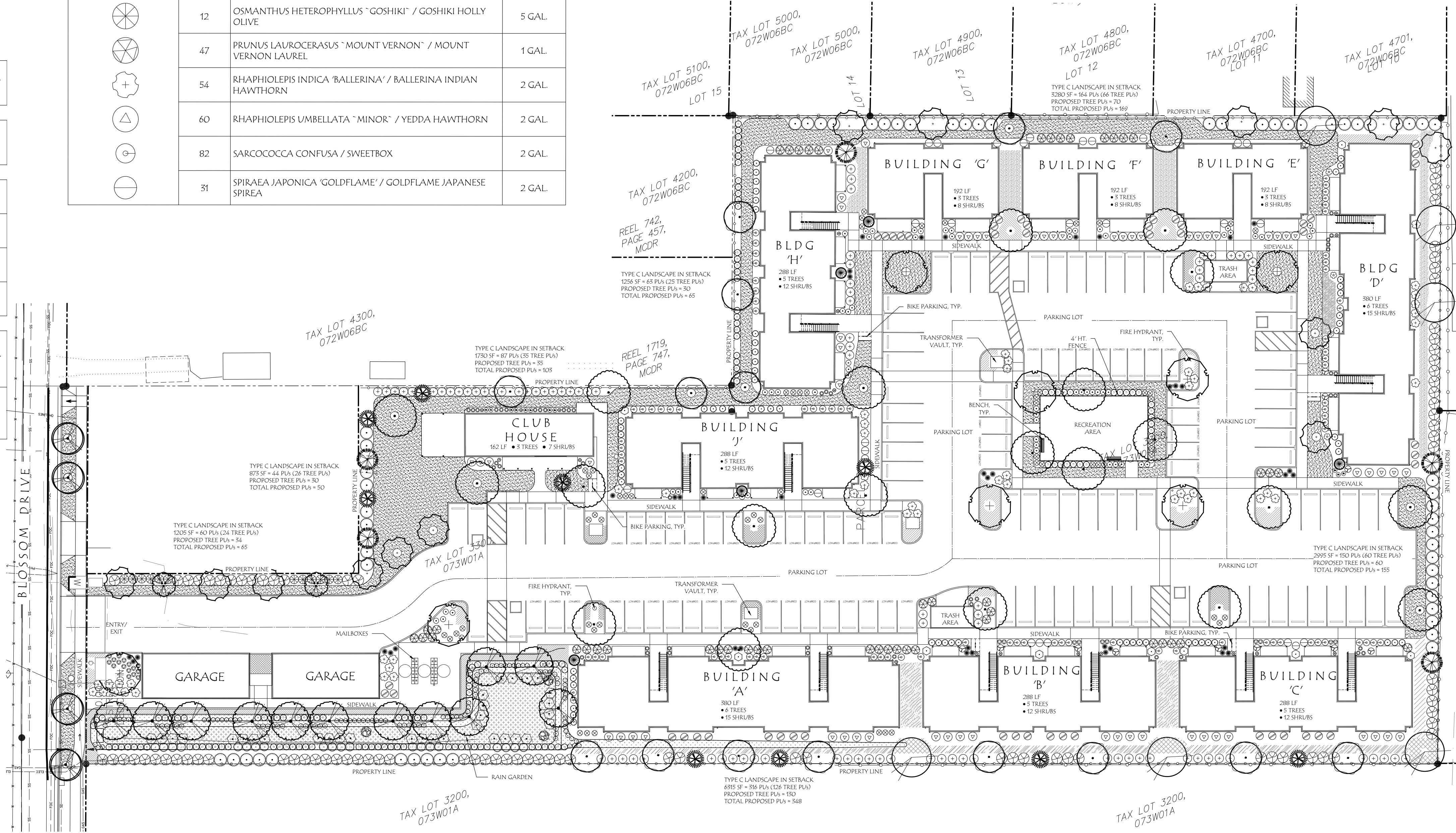
CONDITIONS OF APPROVAL #7 = 71 REQUIRED TREES
PROPOSED = 92 TREES

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
OPEN SPACE PROVIDED: 37% (18,400 SF) INCLUDING LAWN AREAS, SPORTS COURT, CLUB HOUSE PATIO

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

TYPE C IN ALL PERIMETER SETBACKS: SEE PLAN FOR CALCULATIONS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

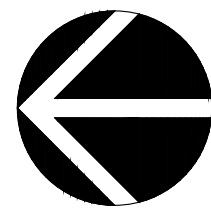
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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



EXISTING APPROVED PLANTING PLAN



SCALE: 1" = 30' - 0"

0' 15' 30' 60'
SCALE

APRIL 3RD, 2025

REVISIONS

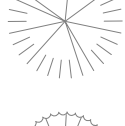
DATE NOTES INITIALS

L2.1

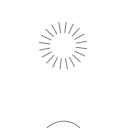
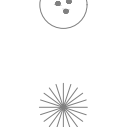

SHEET 3 OF 5


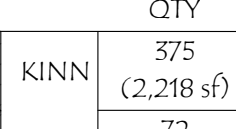

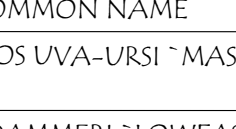


PROJECT #: 1487R

EXISTING TO REMAIN PLANT SCHEDULE

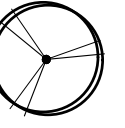
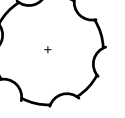
TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1 1/2" CAL., B&B STREET TREE
	5	CEDRUS DEODARA 'KARL FUCHS' / KARL FUCHS DEODAR CEDAR	6'-8" HT., B&B
	15	CERCIS CANADENSIS / EASTERN REDBUD	1 1/2" CAL., B&B
	7	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA' / WEeping NOOTKA FALSE CYPRESS	6'-8" HT., B&B
	5	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	6'-8" HT., B&B
	21	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	1 1/2" CAL., B&B
	8	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1 1/2" CAL., B&B
	6	ULMUS PARVIFOLIA 'EMER II' TM / ALLEE LACEBARK ELM	1 1/2" CAL., B&B
	8	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	1 1/2" CAL., B&B

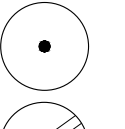
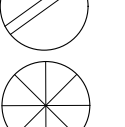
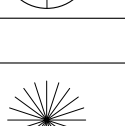
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	64	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	2 GAL.
	49	ABELIA X GRANDIFLORA 'SHERWOODII' / SHERWOOD GLOSSY ABELIA	2 GAL.
	9	CAMELLIA JAPONICA 'APRIL DAWN' / APRIL DAWN CAMELLIA	3 GAL.
	75	EVONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.
	88	EVONYMUS JAPONICUS 'SILVER KING' / SILVER KING EVONYMUS	3 GAL.
	18	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	24"-30" HT.
	4	LEUCOTHOE FONTANESIANA 'RAINBOW' / RAINBOW LEUCOTHOE	3 GAL.
	11	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA" DROOPING LEUCOTHOE	2 GAL.
	50	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.
	62	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL.
	50	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL.
	62	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	2 GAL.
	26	NANDINA DOMESTICA 'ATROPURPUREA NANA' / DWARF HEAVENLY BAMBOO	2 GAL.
	47	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	1 GAL.
	53	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	2 GAL.
	60	RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	2 GAL.
	82	SARCOCOCCA CONFUSA / SWEETBOX	2 GAL.
	31	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA	2 GAL.

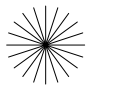
GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	11	HEMEROCALLIS SPP. / DAYLILY	1 GAL.
	41	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL.

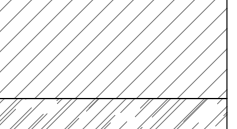
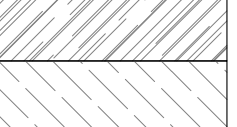
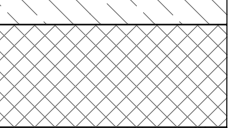
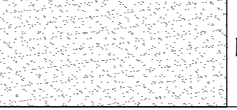

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	375 (2,218 sf)	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.	30" o.c.
	72 (1,087 sf)	COTONEASTER DAMMERI "LOWFAST" / LOWFAST BEARBERRY COTONEASTER	1 GAL.	48" o.c.
	342 (1,308 sf)	FRAGARIA VIRGINIANA / VIRGINIA STRAWBERRY	4" POT	24" o.c.
	340 (734 sf)	PACHYSANDRA TERMINALIS 'SILVER EDGE' / SILVER EDGE JAPANESE PACHYSANDRA	4" POT	18" o.c.
	55 (784 sf)	RUBUS CALYCINOIDES "EMERALD CARPET" / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	8,353 sf	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF	

PROPOSED PLANT SCHEDULE

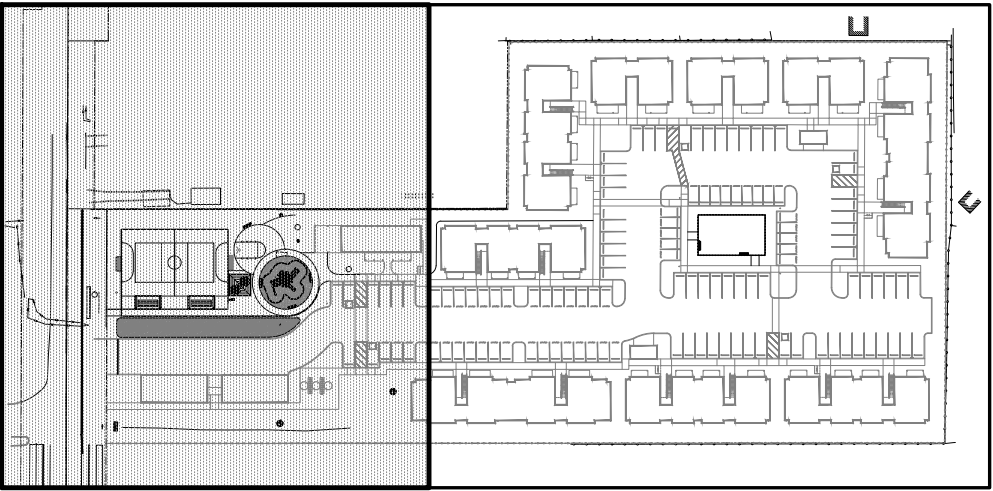
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	1	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1 1/2" CAL., B&B STREET TREE	
	3	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1 1/2" CAL., B&B	RELOCATE EXISTING

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	8	ABELIA X GRANDIFLORA "KALEIDOSCOPE" / KALEIDOSCOPE ABELIA	2 GAL.	
	14	ABELIA X GRANDIFLORA "SHERWOODII" / SHERWOOD GLOSSY ABELIA	3 GAL.	
	15	OSMANTHUS HETEROPHYLLUS "GOSHIKI" / GOSHIKI HOLLY OLIVE	5 GAL.	RELOCATE EXISTING

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
	22	PENNISETUM ALOPECUROIDES "HAMELN" / HAMELN DWARF FOUNTAIN GRASS	1 GAL.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	KINN 184 (1,100 sf)	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.	30" o.c.
	LOWF 23 (346 sf)	COTONEASTER DAMMERI "LOWFAST" / LOWFAST BEARBERRY COTONEASTER	1 GAL.	48" o.c.
	LYDA 6 (33 sf)	GENISTA LYDIA / LYDIA BROOM	1 GAL.	48" o.c.
	RASP 58 (875 sf)	RUBUS CALYCINOIDES "EMERALD CARPET" / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	LAWN 1,182 sf	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF	

KEY MAP:



MULTIFAMILY LANDSCAPE REQUIREMENTS

SITE AREA SQUARE FOOTAGE (SF): 152,517 SF
1 TREE PER 2000 SF GROSS AREA = 77 TREES
PROPOSED = 95 TREES

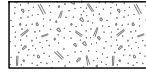
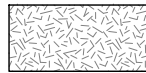

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
LANDSCAPE OPEN SPACE PROVIDED: 29,406 SF INCLUDING LAWN AREAS, SPORTS COURT, CLUB HOUSE PATIO, DOES NOT INCLUDE PRIVATE PATIO SPACE

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

TYPE C IN ALL PERIMETER SETBACKS: SEE PLAN FOR CALCULATIONS

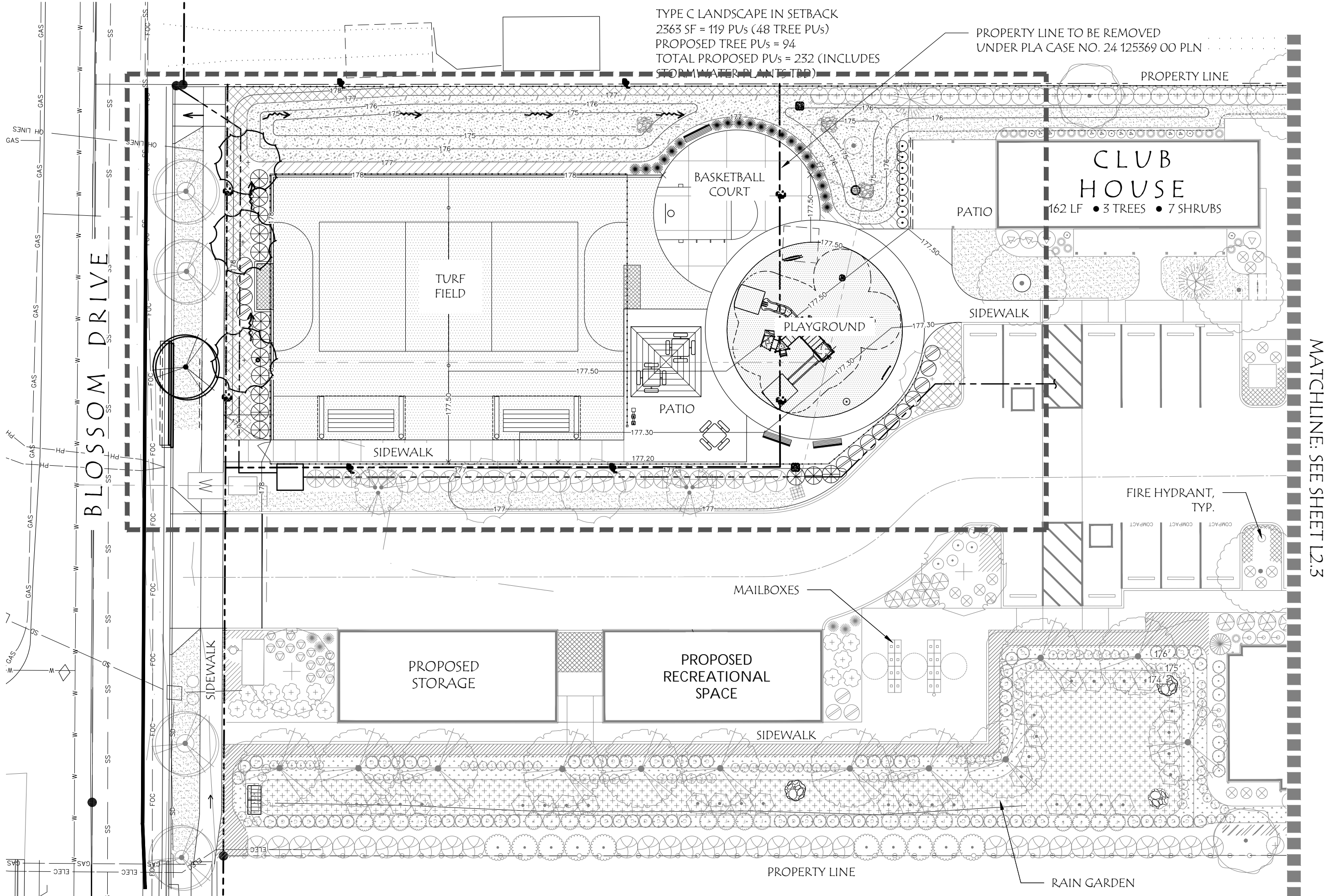
PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

LEGEND:

-  PROPOSED STORMWATER FACILITY, TO BE PLANTED TO SALEM STANDARDS
-  PLAY AREA SURFACE, CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
-  LIMITS OF LANDSCAPE

GENERAL NOTES:

- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
- SITE PLAN SEE SHEET L1.1.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
- PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING. RELOCATE EXISTING PLANTS WHERE POSSIBLE. SEE SCHEDULE FOR MORE INFORMATION.
- STORMWATER FACILITY PLANTINGS TO FOLLOW SALEM STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
- ADDITIONAL STREET TREE TO BE SELECTED FROM SALEM APPROVED STREET TREE LIST.
- LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM AND CONNECTED TO EXISTING SYSTEM.
- EXISTING PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024. SEE EXISTING PLANTING SHEET L2.1.
- EXISTING PLANTS TO REMAIN PLANT SCHEDULE AND PROPOSED PLANT SCHEDULE SEE THIS SHEET.
- APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

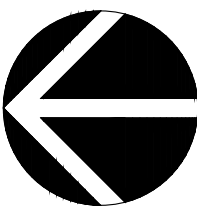
503.784.6494
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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PROPOSED PLANTING PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

APRIL 3RD, 2025

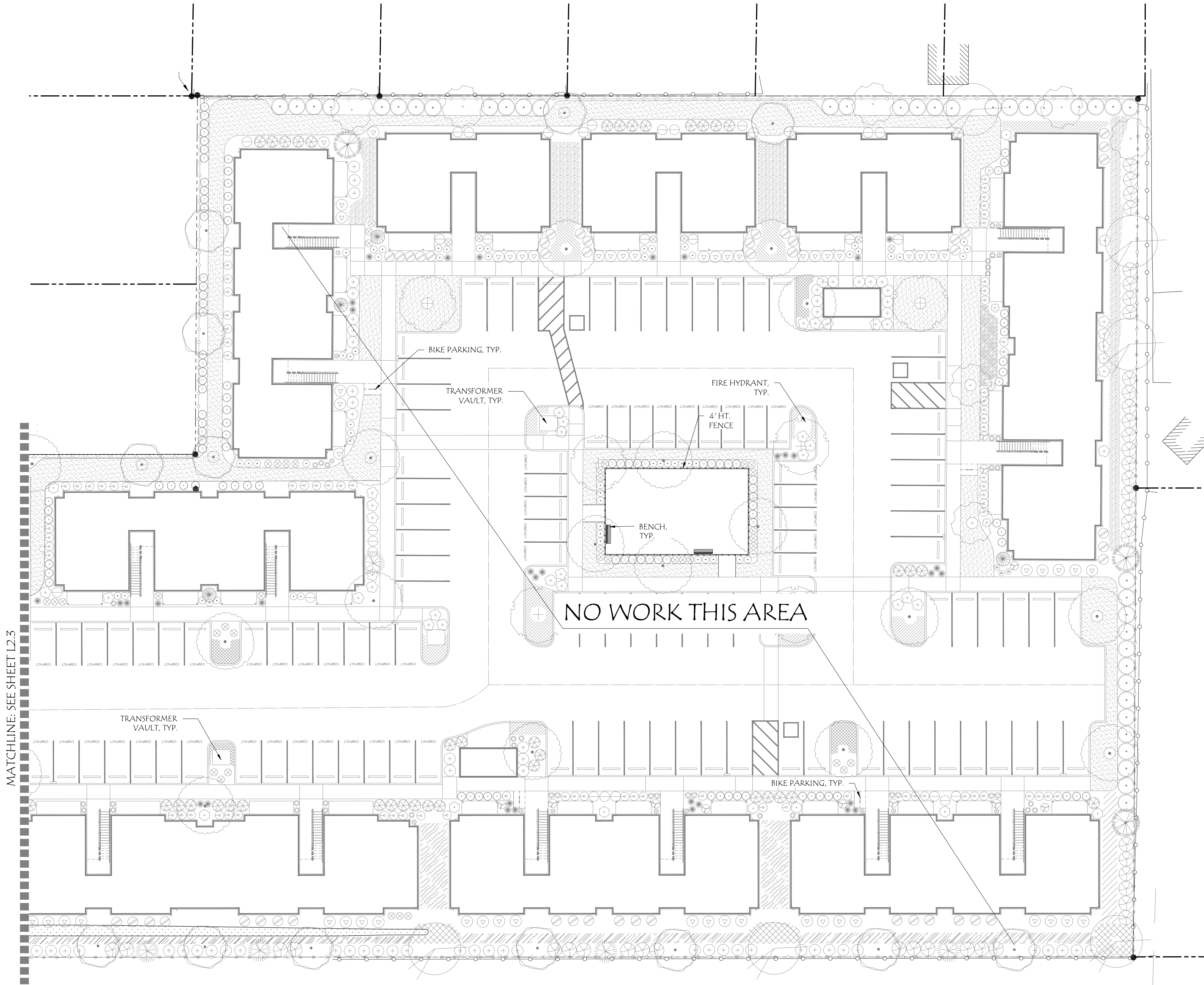
REVISIONS

DATE NOTES INITIALS

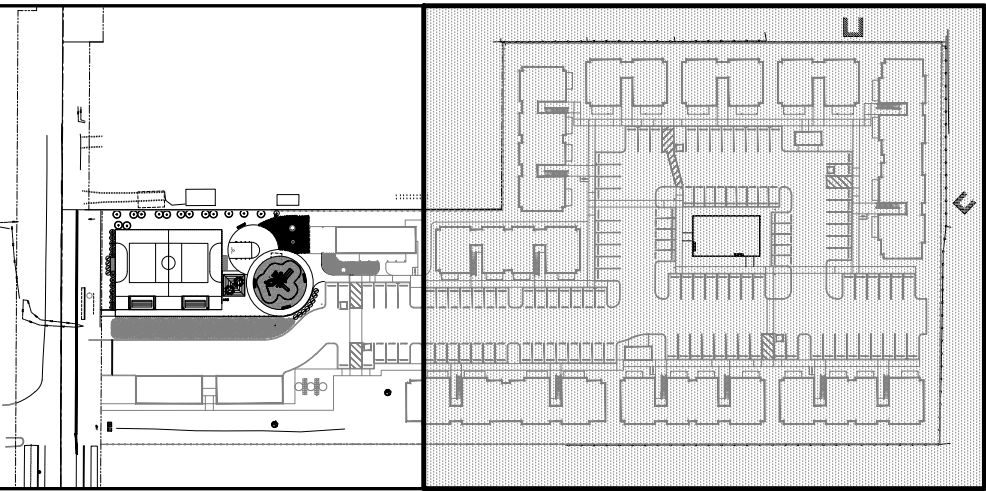
L2.2

SHEET 4 OF 5

PROJECT #: 1487R



KEY MAP:



GENERAL NOTES:

- 1. DRAWINGS ARE PRELIMINARY. NOT FOR CONSTRUCTION OR BIDDING.
- 2. SITE PLAN SEE SHEET L1.1.
- 3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
- 4. PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING. RELOCATE EXISTING PLANTS WHERE POSSIBLE. SEE SCHEDULE FOR MORE INFORMATION.
- 5. STORMWATER FACILITY PLANTINGS TO FOLLOW SALEM STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
- 7. ADDITIONAL STREET TREE TO BE SELECTED FROM SALEM APPROVED STREET TREE LIST.
- 8. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM AND CONNECTED TO EXISTING SYSTEM.
- 9. EXISTING PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024. SEE EXISTING PLANTING SHEET L2.1.
- 10. EXISTING PLANTS TO REMAIN PLANT SCHEDULE AND PROPOSED PLANT SCHEDULE SEE SHEET L2.2.
- 11. APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.

Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

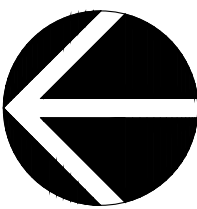
503.784.6494
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BLOSSOM
GARDENS
PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PROPOSED
PLANTING PLAN



SCALE: 1" = 20' - 0"



APRIL 3RD, 2025

REVISIONS

DATE NOTES INITIALS

L2.3


SHEET 5 OF 5

PROJECT #: 1487R



MEMO

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
cc: File