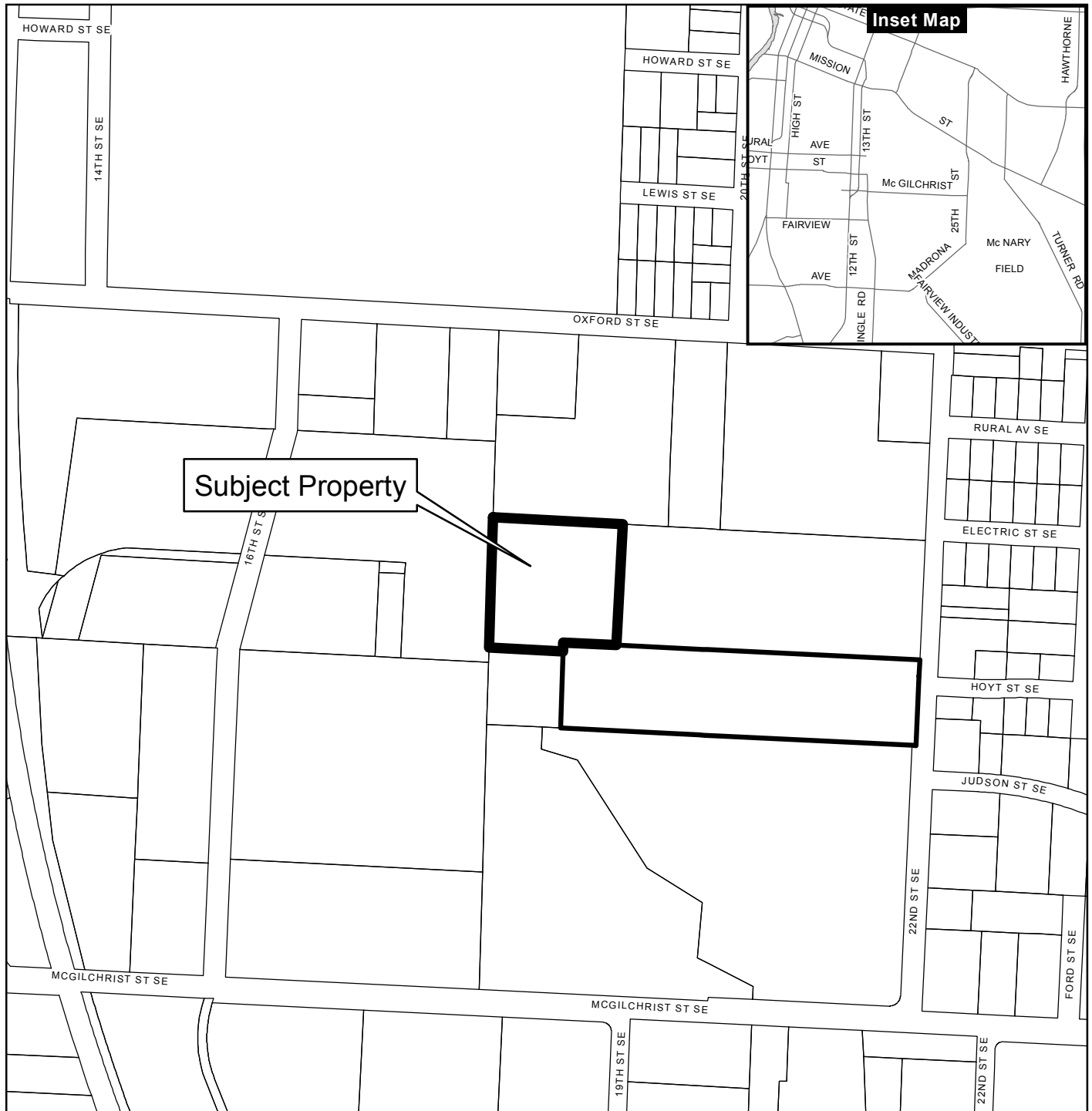


Vicinity Map

1805 22nd Street SE



Legend

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

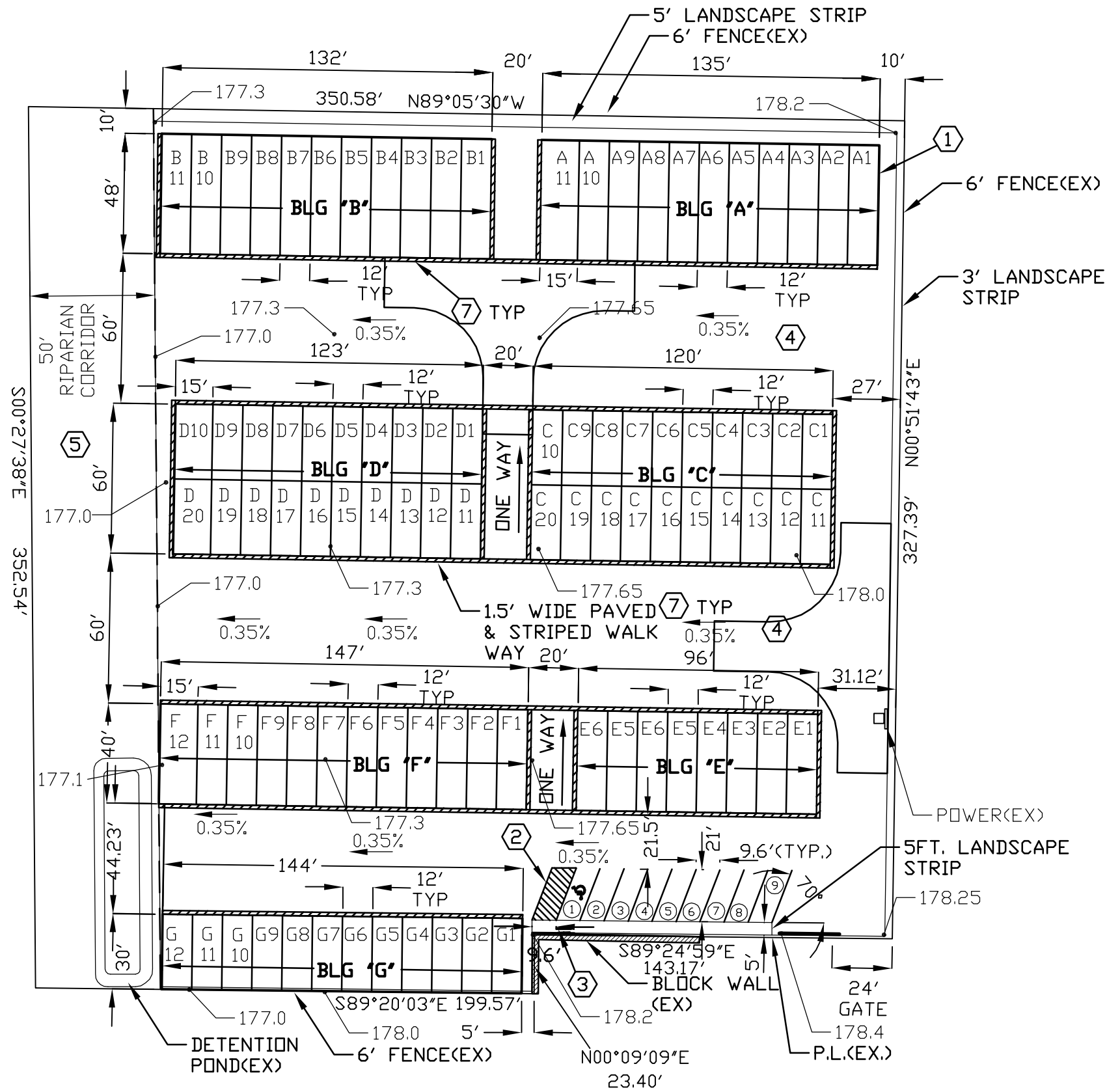
- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





SITE PLAN
SCALE 1"=50'

SHEET NOTES

1. PROPOSED NEW STORAGE BUILDING (7 TOTAL).
2. NEW ADA UNLOAD LANE.
3. NEW ADA PARKING STALL.
4. EXISTING PAVEMENT TO REMAIN. POLE STRUCTURE BUILDINGS WILL CONSTRUCTED OVER THE EXISTING ASPHALT PAVEMENT.
5. THE RIPARIAN CORRIDOR IS A GRASSY LANDSCAPE AREA.
6. 9 NEW PARKING STALLS.
7. 1.5' WIDE PAVED AND STRIPED WALKWAY.

FOR CLASS 3 SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

PROPOSED
SELF SERVICE STORAGE
SITE PLAN

STORAGE 4 LESS
CLASS 3 SITE PLAN REVIEW
TAXLOT 2400
MAP 75 3N 35BD

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 03-12-19
JOB NO. 2019-17
CLIENT NO.

DRAWING NO. REV.
C2 0

22nd Storage

Adjustment Class-2 Application

Proposal:

The site is located at 1805 22nd Street SE (073W35BD/Tax Lot 2900). The proposal is for a mini-storage facility on approximately 2.72 acres.

The applicant is requesting an adjustment greater than 20% adjustment to SRC 806.035(C)(4):

(4) Setback Adjacent to Buildings and Structures. Except for drive-through lanes, where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip, planted to the Type A standard set forth in SRC Chapter 807, or by a minimum 5-foot-wide paved pedestrian walkway (see Figure 806-6). A landscape strip or paved pedestrian walkway is not required for drive-through lanes located adjacent to a building or structure.

The applicant is providing three 20-foot one-way drive-through lanes within the mini-storage development. Per the Code above, it has determined that 5-foot wide landscape strips or a 5-foot wide paved pedestrian walkway are required along the drive-through lanes. Therefore, the adjustment will allow the applicant to provide 17-foot wide one-way driveways with a 1.5-foot wide paved pedestrian walkway on both sides of the driveway.

(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.

Applicant Findings:

- (A) The applicant is requesting a greater than 20% zoning adjustment to SRC 806.035(C)(4), which will allow the applicant to provide wider one-way driveways (17-feet in width) with 1.5-foot wide paved pedestrian walkways on both sides of the driveway.

The purpose of this requirement is to provide a visible and separated pathway for pedestrian safety and circulation.

The applicant is proposing the development of a mini-storage facility. This kind of use is not intended for pedestrian access and/or pedestrian circulation. Therefore, the purpose of the standard is inapplicable to this proposal. However, the applicant is still proposing to provide 1.5-foot wide paths instead of the 5-foot wide required by code.

- (B) The proposed storage facility will generate vehicle traffic not pedestrian traffic. The reduction in the pathways will have no effect on the proposed use or surrounding uses.

TO: Hayley Feightner, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: September 30, 2019

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ 19-19 (19-107583-RP)
1805 22ND STREET SE
STORAGE BUILDINGS



PROPOSAL

Class 3 Site Plan Review for a self-service storage facility with a Class 2 Adjustment to reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet, for property approximately 2.72 acres in size, zoned IG (General Industrial) and located at the 1800 block of 22nd Street SE (Marion County Assessor Map and Tax Lot Number 073W35BD / 2900).

RECOMMENDED CONDITIONS OF APPROVAL

1. Dedicate an open channel drainage easement along the portion of Pringle Creek adjacent to the western boundary of the subject property. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway.
2. All new structures shall be built in compliance with the standards set forth in the Floodplain Overlay Zone Ordinance, SRC Chapter 601.
3. The building footprint for Building G shall be located entirely outside of the floodway boundary.

FACTS

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in 22nd Street SE.
- b. The subject property has a private discharge to Pringle Creek and a private discharge to Walling Pond.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in 22nd Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Condition

- a. A 15-inch sewer line is located in 22nd Street SE.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 200—Urban Growth Area; 601—Floodplain; 802—Public Improvements; 803—Streets and Right-of-Way Improvements; 804—Driveway Approaches; 805—Vision Clearance; 809—Wetlands; and 810—Landslides.

The subject property is located outside of the Urban Service Area; however, the proposed dry storage facility does not meet the definition of development pursuant to SRC 200.005 because the project does not result in an increased usage of a public

facility.

The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone "AE" floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the 100-year base flood elevation for the subject development is 179.5 feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation to a minimum of one foot above the base flood elevation for all new development meeting the definition of a structure in SRC 601.005. The applicant's engineer has submitted information indicating that the proposed storage buildings will be comprised of one exterior rigid wall with an affixed roof. Buildings with two or more exterior rigid walls and a roof must be elevated to a minimum of one foot above the base flood elevation.

The proposed site plan does not provide sufficient details to demonstrate that the proposed self-storage structures do not encroach within the existing floodway. The applicant shall modify Building G, if necessary, to remove the proposed encroachment in the floodway pursuant to SRC 601.040(b)(5).

Pringle Creek flows adjacent to the subject property. An open channel drainage easement shall be dedicated along the portion of Pringle Creek adjacent to the western boundary of the subject property to allow for access and maintenance. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway (SRC 601.110(a)(4), PWDS- General 1.8(d)).

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s).

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding—The existing street system is adequate to serve the proposed development and the development does not abut a public street; therefore, no right-of-way dedication or street improvements are required (SRC 803.040). The proposed development takes access from an existing private access way and driveway on 22nd Street SE. No changes are proposed to the existing access or driveway.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The existing driveway access onto 22nd Street SE provides for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The Public Works Department has reviewed the applicant's preliminary plan for this site. The applicant does not show any new connections to public infrastructure or propose additional impervious surfaces.

Prepared by: Robin Dalke, Program Manager
cc: File