

Driveway Approach - Class I Adjustment Written Statement

October 8th, 2019

Laike Plaza Development
Liberty RD S & Hrubetz RD S
Salem, OR
Zoned CO & CR

The proposed project includes the development of approximately 10,500 square feet of retail, including a building with drive-thru food service and another with 26 apartments units above ground floor retail. The property sits on a corner lot that abuts both a Collector Street (Hrubetz RD SE) and a Major Arterial street (Liberty RD S). Outlined below is how the proposed project addresses all applicable approval criteria for a Driveway Approach – Class 1 Adjustment permit.

Class I Adjustment design criteria:

- The purpose underlying the specific development standard proposed for adjustment is satisfied by the proposed development through the Driveway approach developmental standards below
 - o Access onto local and collector streets - 804.030
 - **804.030.b.1; Permitted Access. Driveway approaches onto collector streets shall only provide access to a permitted parking or vehicular use area.**
 - The proposed driveway satisfies this requirement and will only provide access to site parking.
 - **804.030.C; Spacing. Driveway approaches providing direct access to a collector street shall be located no less than 200 feet from intersections with major arterials.**
 - The proposed access of the corner lot is provided on the lower street classification, Hrubertz RD SE. Driveway access has been provided as far East as the proposed development allows, providing 170'-0" between the intersection of Hrubertz and Liberty and the centerline of the driveway access. Based on the site constraints and required parking for the proposed uses, this was the most logical location for the driveway access.
 - **804.030.d; Vision Clearance. Driveway approaches onto local and collector streets shall comply with the vision clearance requirements set forth in SRC chapter 805**
 - The proposed driveway access provides the required vision clearance for driveways serving uses other than single family and two family uses per 805.005.b.1.B
 - o Driveway Approach Development Standards – 804.050

- 804.050.b.2; Driveway width for uses other than single family and two family shall provide a minimum of 22'-0" and a maximum of 40'-0" for a two-way driveway approach
 - The proposed driveway width for a two-way driveway approach is 32'-0"
- The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development
 - o As outlined on in the summary of the Traffic Impact Analysis Report prepared by DKS Associates for the proposed development, the proposed driveway accessway and increase in vehicular traffic due to the proposed uses will not negatively impact the surrounding developments.

We believe that through the findings above, the proposed project meets all applicable approval criteria for a Driveway Approach Permit.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gene Bolante", with a stylized, flowing script.

Gene Bolante, AIA
Studio 3 Architecture, Inc
275 Court Street NE
Salem, Oregon 97301
gene@studio3architecture.com
503-390-6500