



# Design Review– Site Plan Review – Driveway Approach Permit 19-12

## 4485 Kale Street NE

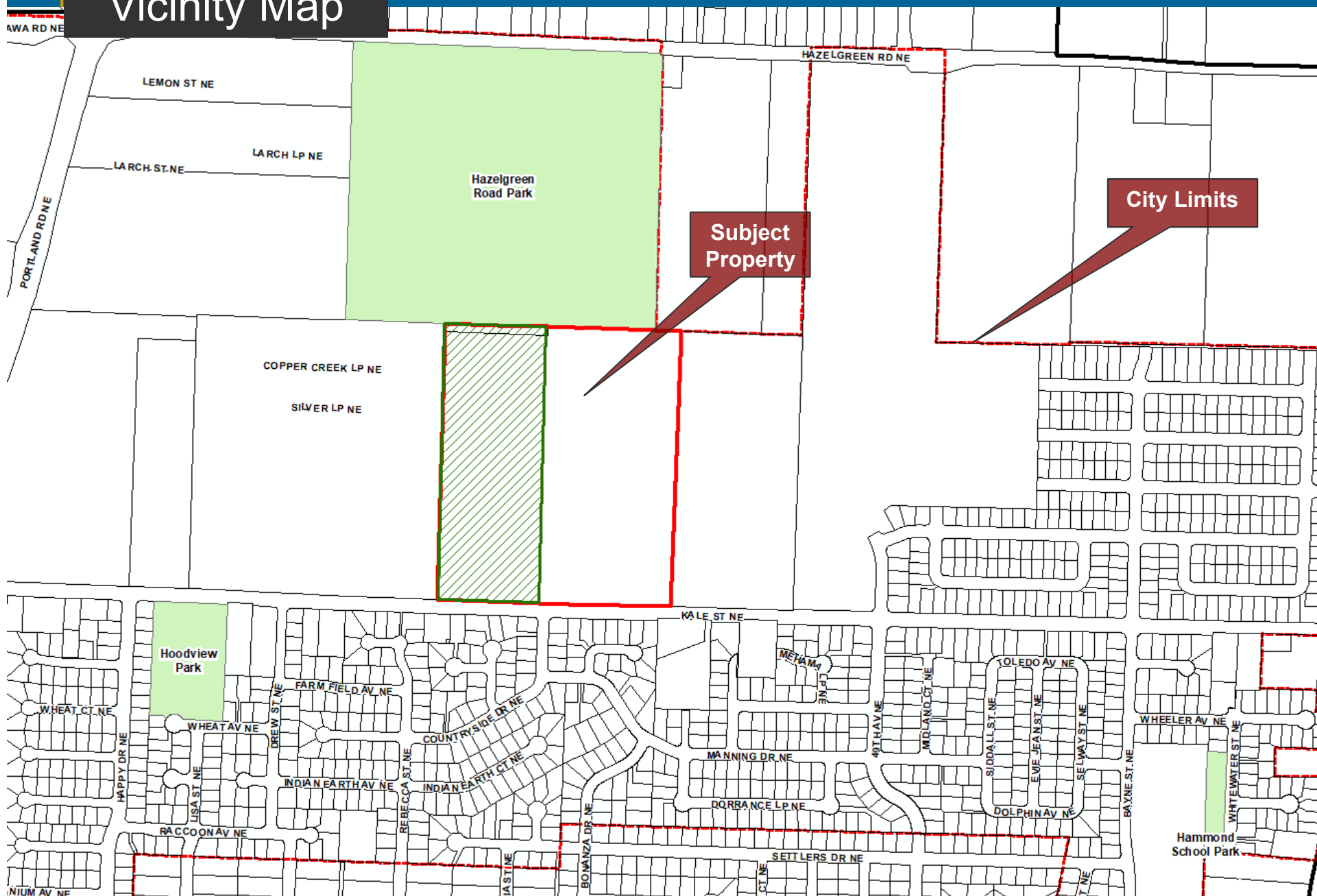
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Before the Planning Commission  
Olivia Glantz, Planner III  
January 28, 2020

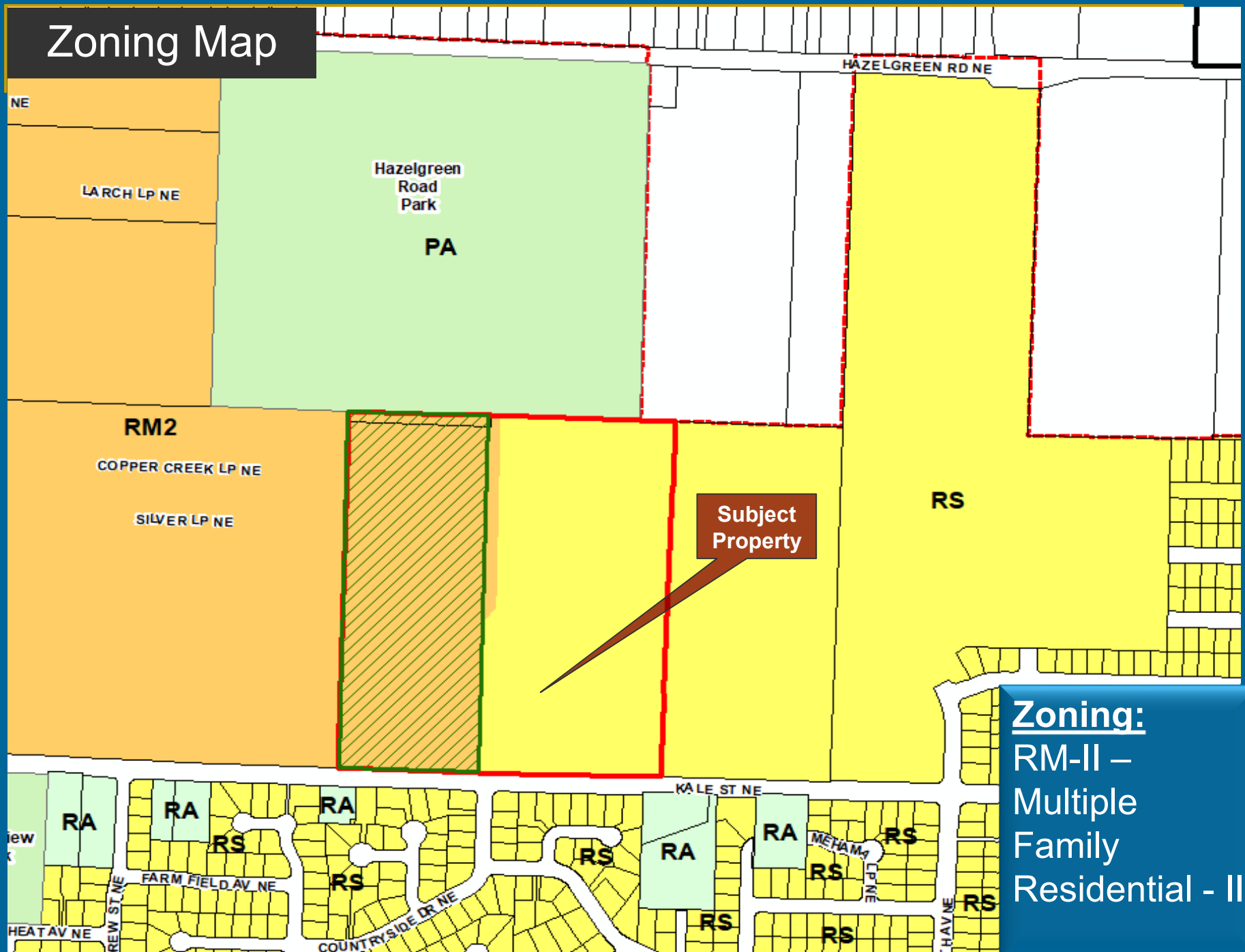
# Applicant's Proposal

- Consolidated for a 324 unit multi-family development:
  - Design Review
    - Multi-Family Design
  - Site Plan Review
  - Class 2 Driveway Approach Permits
    - Two different driveways on Countryside Street.

# Vicinity Map



# Zoning Map



**Zoning:**  
RM-II –  
Multiple  
Family  
Residential - II

# 2018 Aerial Photo

**Proposed  
Development**





# Looking Northwest



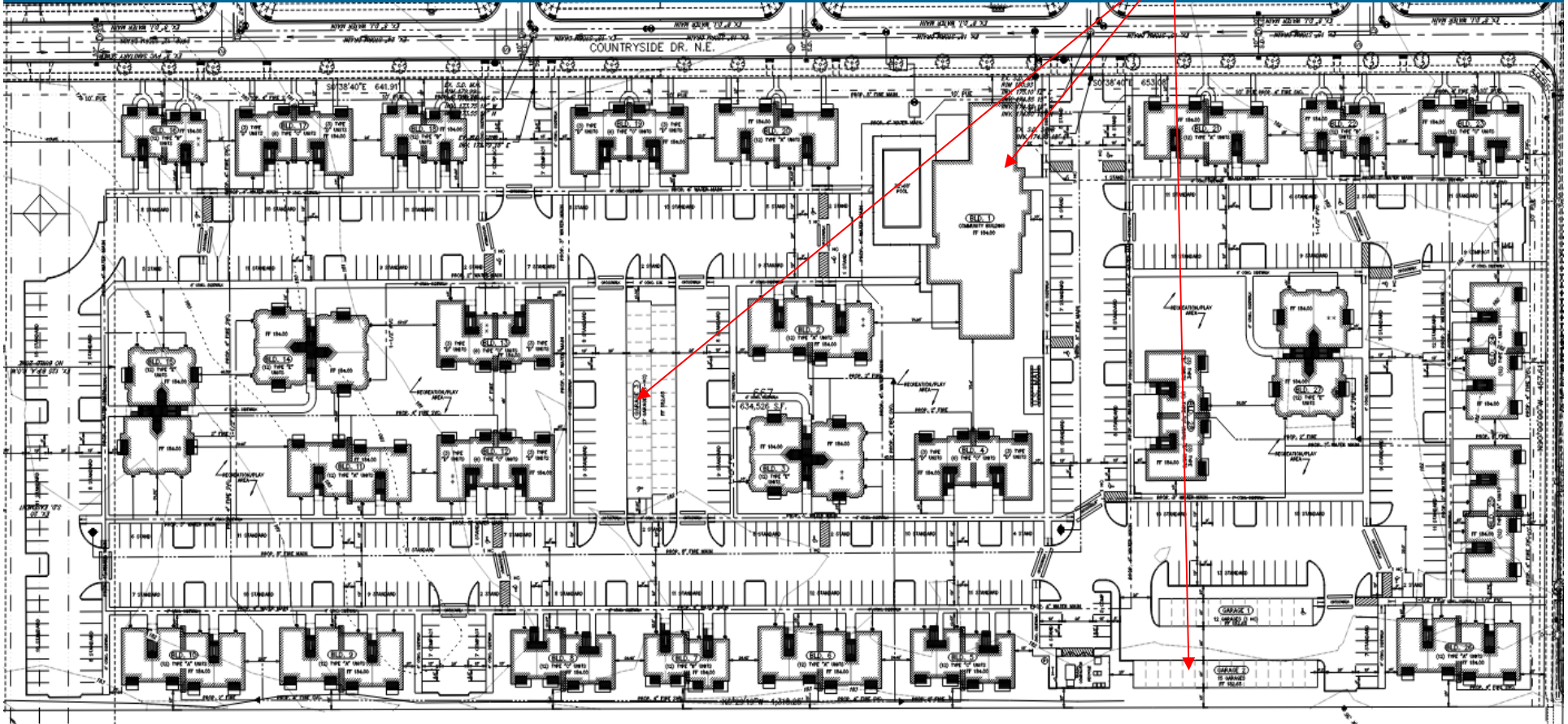


## Looking Northeast



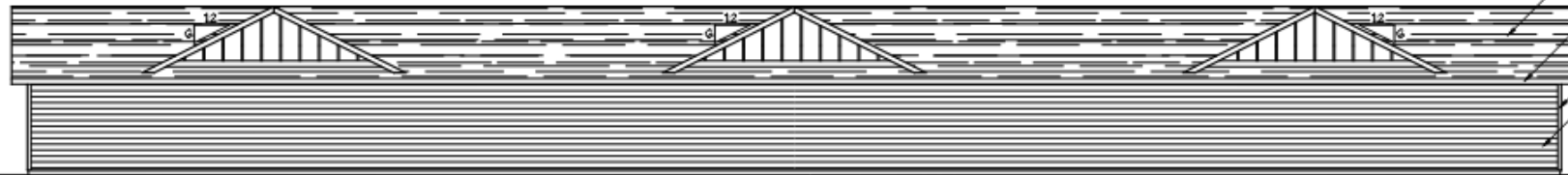
# Proposed Site Plan

Building  
Greater than  
150-feet





# Garages



EAST ELEVATION

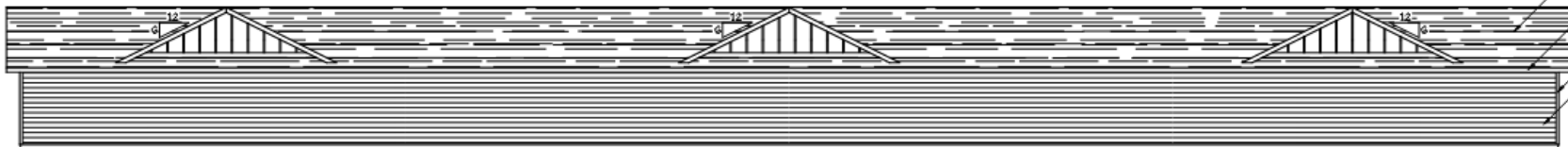
GARAGE 1 (12 GARAGES)

SCALE: 1/8" = 1'-0"



WEST ELEVATION

GARAGE 1 (12 GARAGES)



WEST ELEVATION

GARAGE 2 (15 GARAGES)

SCALE: 1/8" = 1'-0"

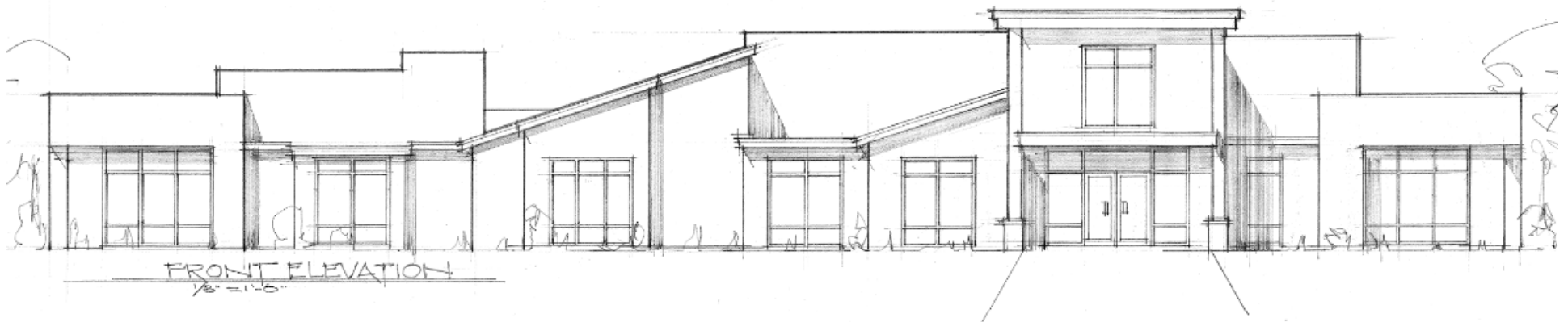
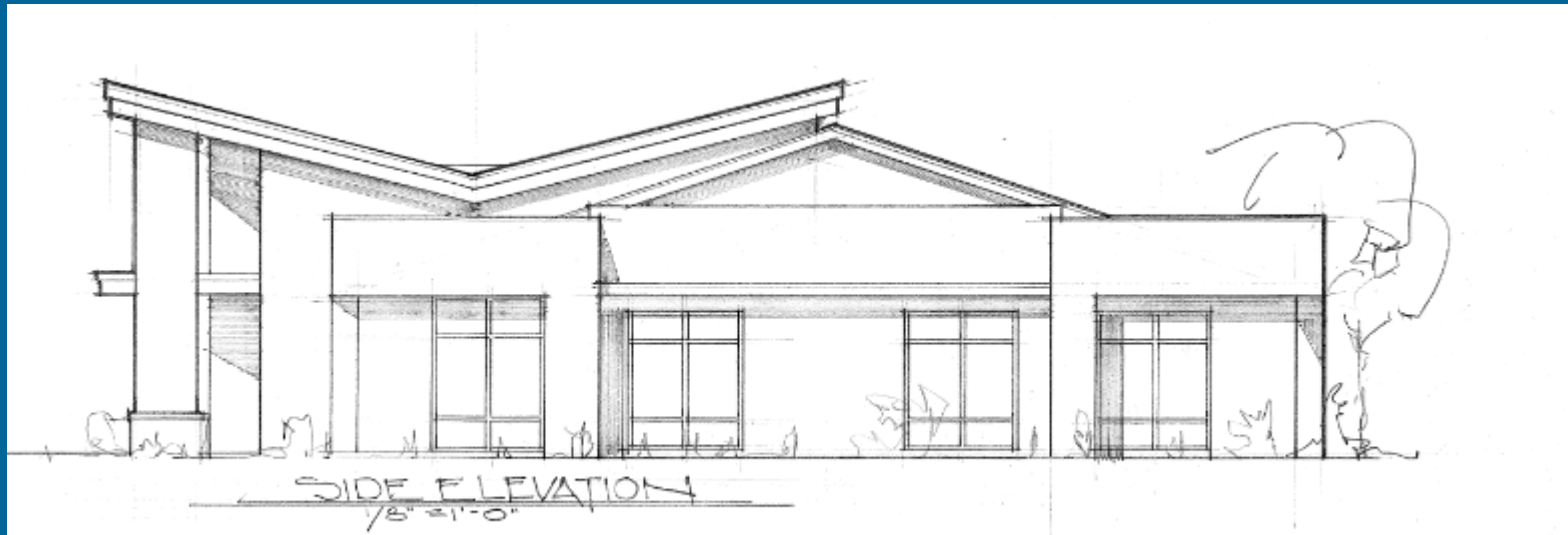


EAST ELEVATION

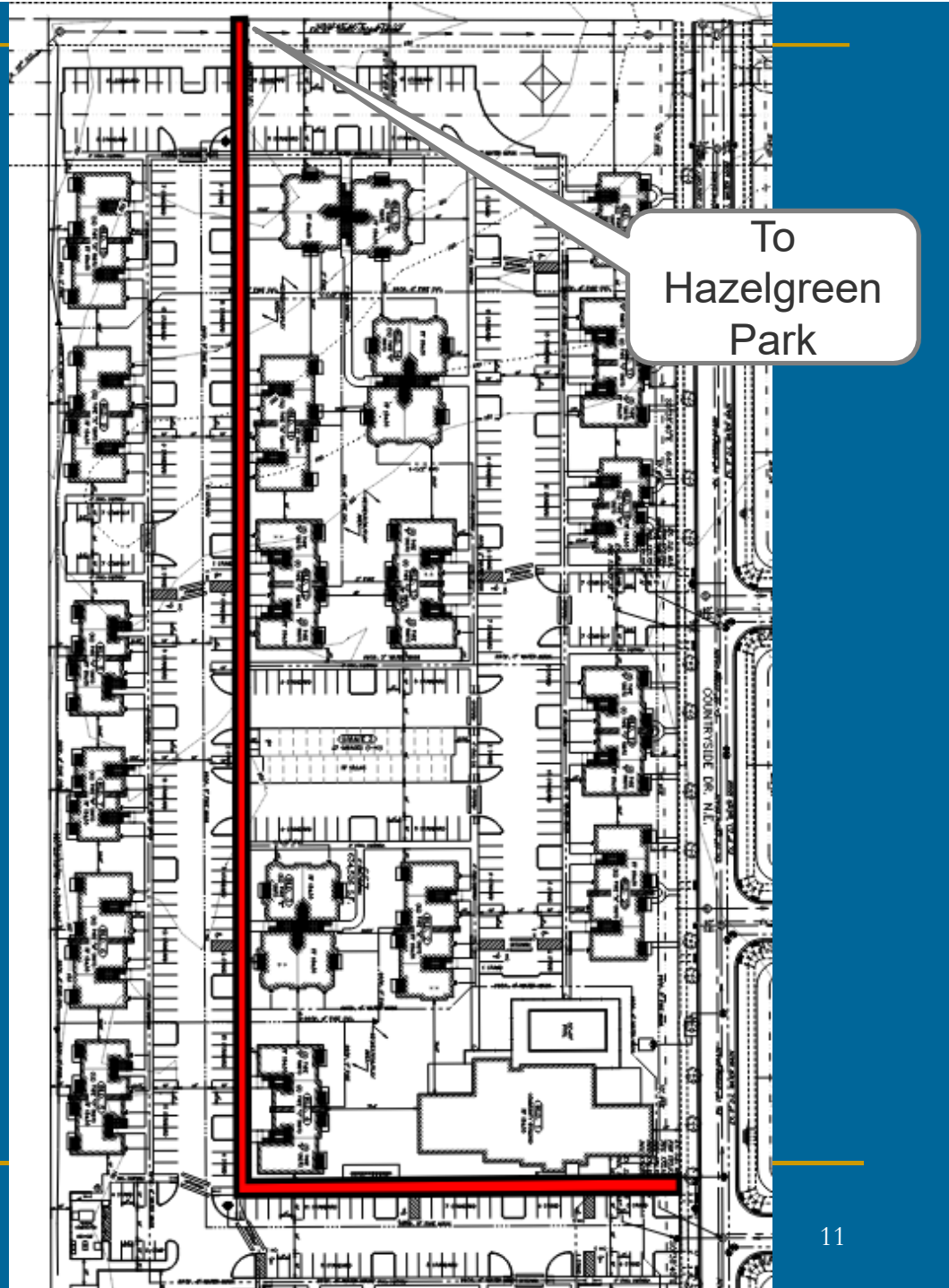
GARAGE 1 (12 GARAGES)

SCALE: 1/8" = 1'-0"

# Community Center



# Pedestrian pathways





# Comments Received

## ■ Public Agencies

- Salem-Keizer Public Schools
- Cherriots

## ■ Citizens & Neighborhood Association

### □ Nortgate Neighborhood Association

- No Comment

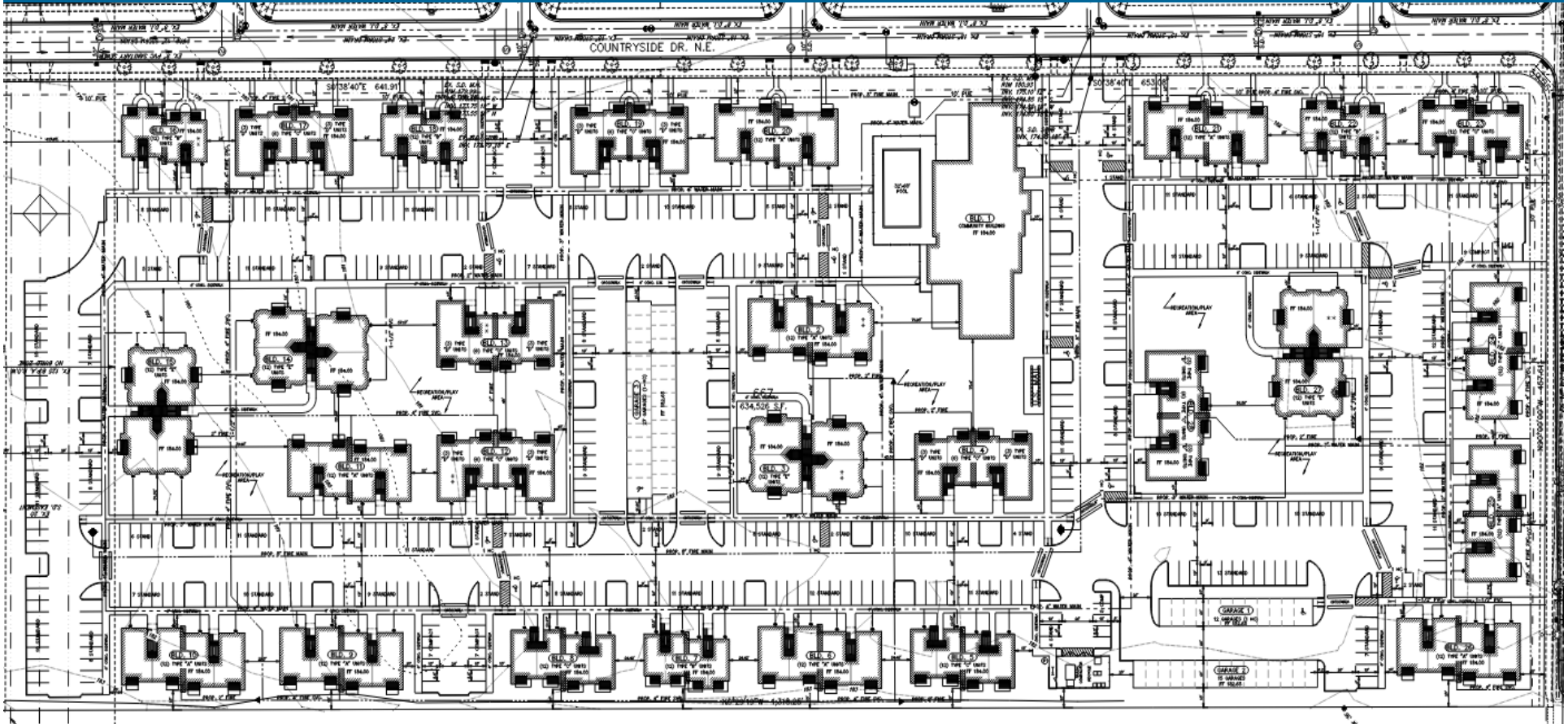
### □ One Citizen commented in opposition

- Concerns with Traffic
- Concerns with Apartments

# Staff Recommendation

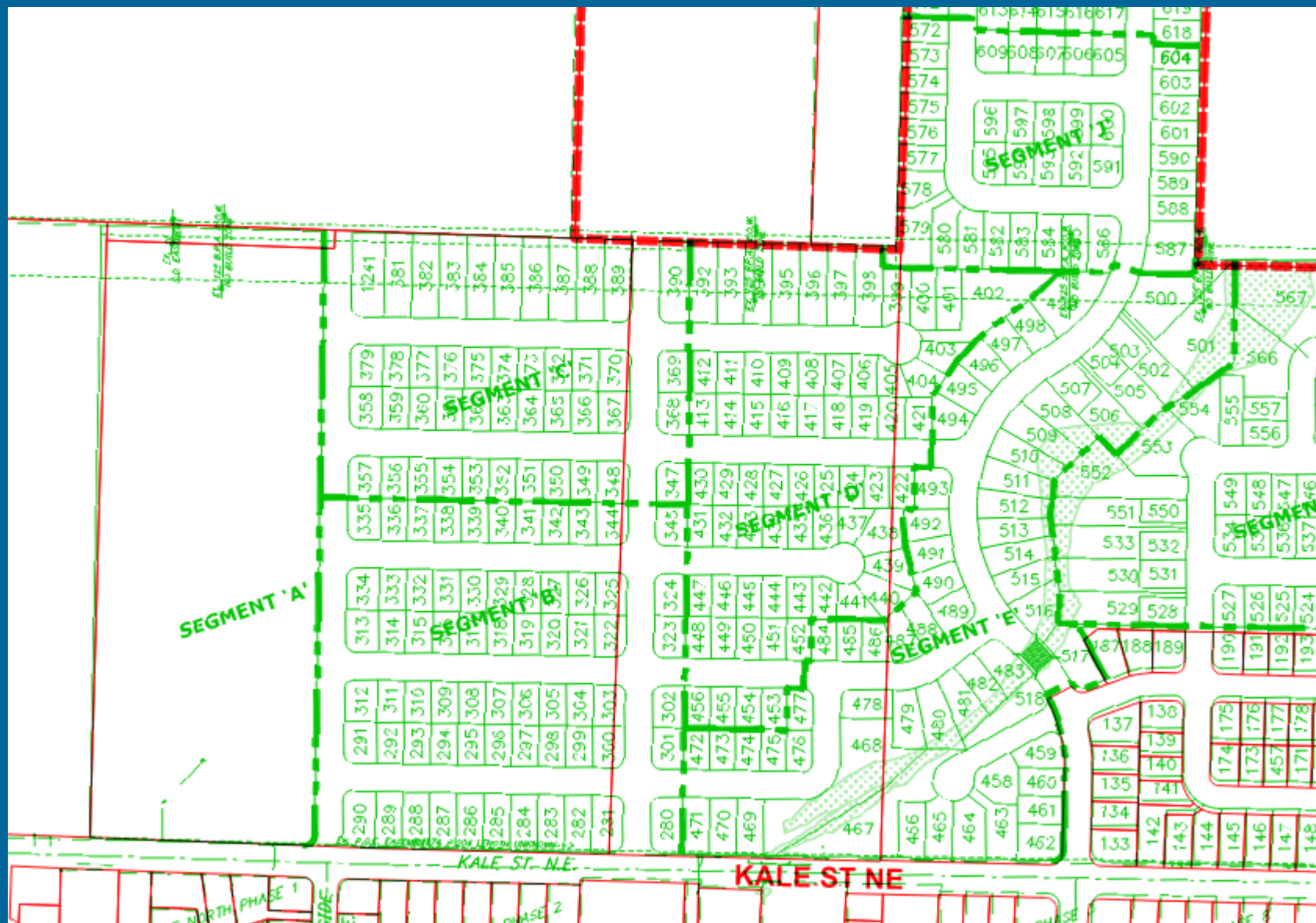
- APPROVE the Design Review, Site Plan Review, and Driveway Approach Permits, subject to the recommended conditions of approval.

# Proposed Site Plan





# Northstar Subdivision Layout



# Type A Units



# Type B Units

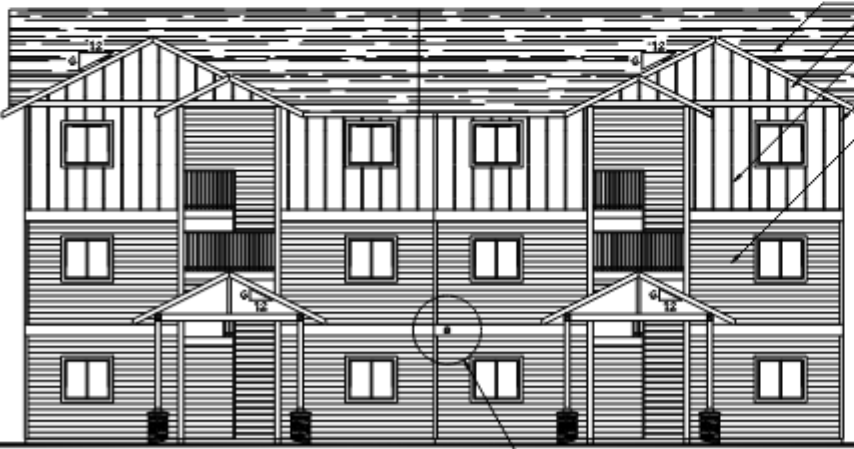


**SOUTH ELEVATION** TYPE B UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 7.16.18+22

COMP. ROOFING  
2 X 6 FASCIA  
HARDEPANEL SIDING  
1" X 4" T&B  
HARDEPLANK LAP SIDING  
ceiling line  
4'-0"  
Upper fin. floor  
ceiling line  
4'-0"  
Main fin. floor  
ceiling line  
4'-0"  
Lower fin. floor  
ground



**EAST ELEVATION** TYPE B UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 7.16.18+22



**NORTH ELEVATION** TYPE B UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 7.16.18+22

EXHAUST VENT 3'-0"  
CLEAR OF OPERABLE  
WINDOW AREA TYP.

COMP. ROOFING  
2 X 6 FASCIA  
HARDEPANEL SIDING  
1" X 4" T&B  
HARDEPLANK LAP SIDING  
ceiling line  
4'-0"  
Upper fin. floor  
ceiling line  
4'-0"  
Main fin. floor  
ceiling line  
4'-0"  
Lower fin. floor  
ground



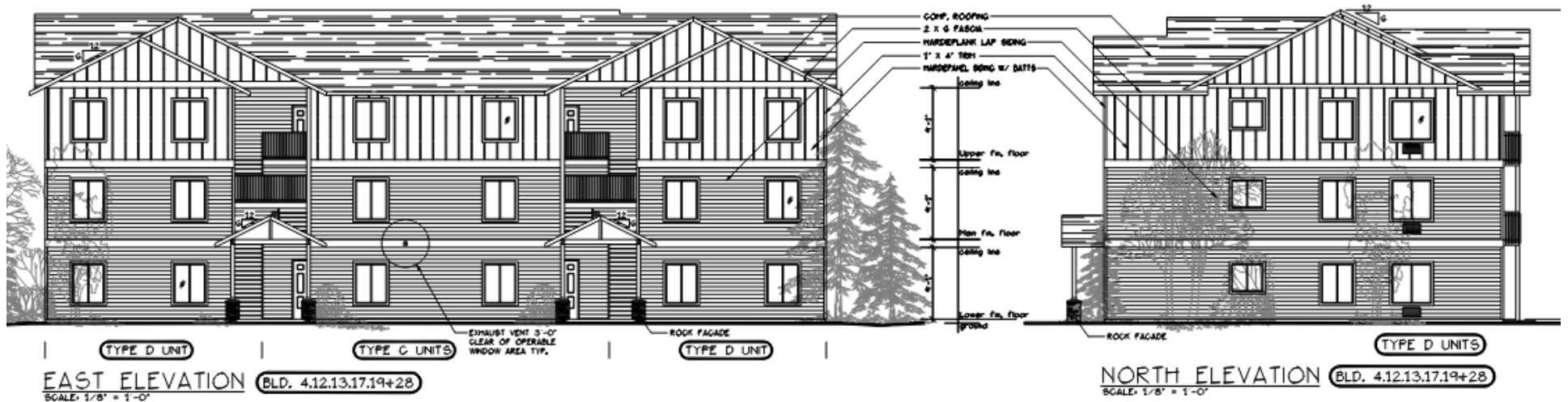
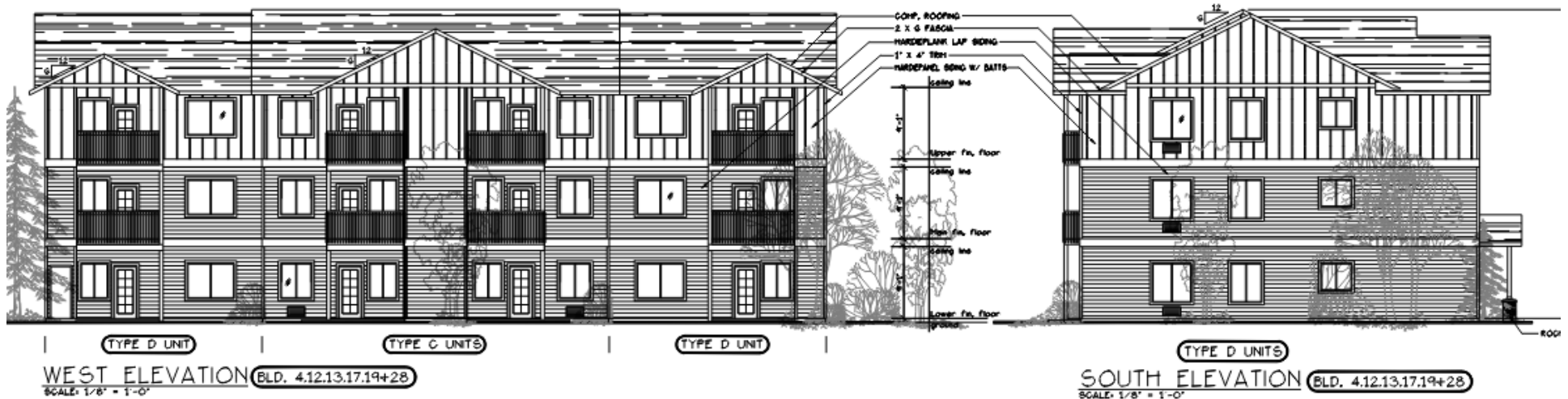
**WEST ELEVATION** TYPE B UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 7.16.18+22



# Type C Units



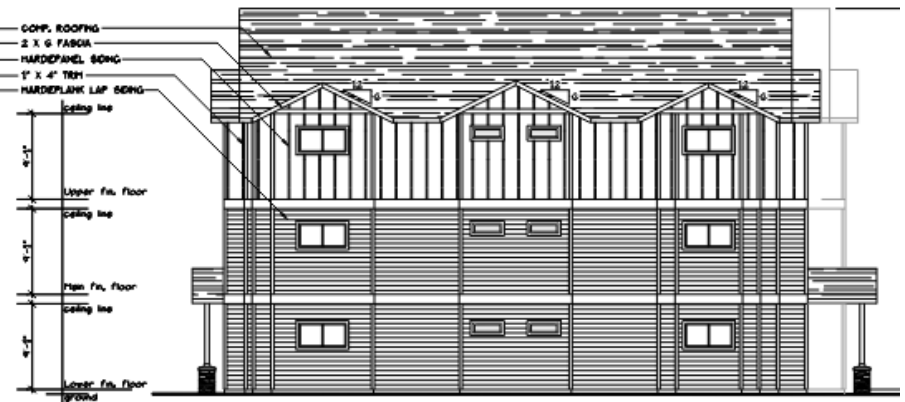
# Type D Units



# Type E Units



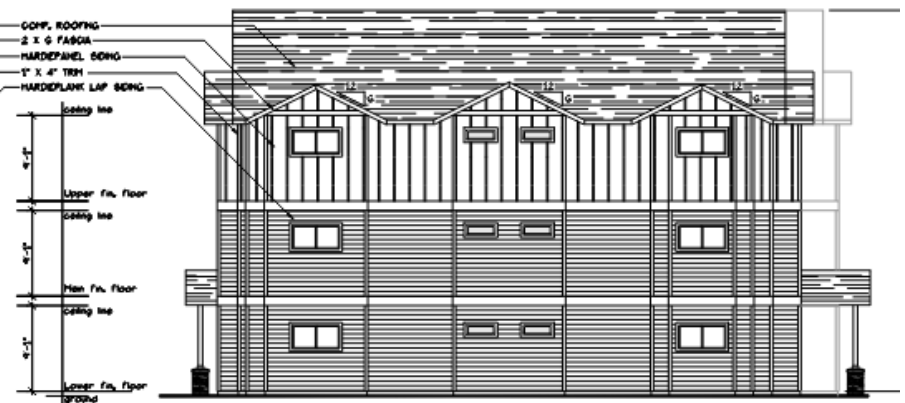
WEST ELEVATION TYPE E UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 3,14,15+27



SOUTH ELEVATION TYPE E UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 3,14,15+27



EAST ELEVATION TYPE E UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 3,14,15+27



NORTH ELEVATION TYPE E UNITS  
SCALE: 1/8" = 1'-0"  
BLD. 3,14,15+27