

JOHNSON FAMILY ORTHODONTICS – 5669 COMMERCIAL ST SE

SITE PLAN – CLASS 3 & DRIVEWAY APPROACH PERMIT

WRITTEN STATEMENT

June 8, 2020

Project Description:

Lenity Architecture, Inc. is assisting Dr. Cole Johnson with land use planning and architectural services, including demolition of several existing structures, a new office/orthodontics clinic building, and a new off-street parking area with pedestrian connections. The subject property consists of approximately 3 acres and is within the Commercial General zone (CG) and South Gateway Overlay Zone.

The proposed structure will consist of a new 2-story building. The first floor will accommodate a future office tenant. The 2nd floor will accommodate the orthodontics clinic.

The subject property is currently under the ownership of Dragonfist LLC. Dr. Cole Johnson is the sole member of Dragonfist LLC. A copy of the Articles of Organization have been included for Dragonfist LLC showing Dr. Cole Johnson as the sole owner.

About Johnson Family Orthodontics:

Johnson Family Orthodontics has an existing clinic at 2755 Commercial St SE, Suite 200 but is looking to move the practice to the proposed location to better serve their patients.

Below are responses to the applicable review and decision criteria.

Site Plan - Class 3 Criteria:

- 1) The application meets all applicable standards of the UDC;

Applicant Response: This proposal meets all applicable standards of the UDC.

- 2) 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;
- 3) Parking areas, and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians, and;

Applicant Response: A single driveway would provide ingress and egress to the site. The parking areas, internal driveways, and pedestrian connections have been designed to provide safe, orderly, and efficient

circulation of vehicles, bicycles, and pedestrians into and out of the proposed development. Negative impacts to the transportation system are mitigated to the extent possible.

- 4) The proposed development will be adequately served with City water, sewer, and storm drainage, and other utilities appropriate to the nature of the development.

Applicant Response: The proposed development is currently, and will continue to be, adequately served with City Water, sewer, and storm drainage, and other utilities appropriate to the nature of the development. A preliminary grading and drainage plans have been provided in Sheet C.20. A preliminary utility plan provides additional details, see Sheet C3.0.A.

Adjustment – Class 2:

SRC 250.005(d)(2):

The purpose underlying the specific development standard proposed for adjustment is:

Clearly inapplicable to the proposed development; or

Clearly satisfied by the proposed development.

Applicant Response: SRC 804.035(d) specifies that driveways onto minor or major must be spaced no less than 370 feet, measured center-line to center line. The proposed development would utilize an existing driveway to access Commercial St SE and provide access to the site. The proposed development only has approximately 8 feet of frontage to access Commercial St. An access easement will be sought to construct a widened 30-foot driveway as shown on the Site Plan, A1.1. Driveway improvements would be constructed to provide access that meets City of Salem design standards.

The driveway is located approximately 150 feet from the nearest neighboring driveway to the south. The driveway is also located about 240 feet from the Fabry Rd/Commercial St SE intersection. The proposed driveway location is the only portion of the property that provides access to the development.

If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response: The proposed development is zoned Commercial General (CO) and is within the South Gateway Overlay Zone. The proposed development is not located within a residential zone.

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 Response: The proposed adjustment for the driveway spacing reduction is the only adjustment being sought by this application.

If you have any questions or need any additional information, please contact me at (503) 399-1090 or by e-mail at samt@lenityarchitecture.com. Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel A. Thomas". The signature is fluid and cursive, with the first name "Samuel" being more prominent.

Samuel A. Thomas

Senior Land Use Specialist