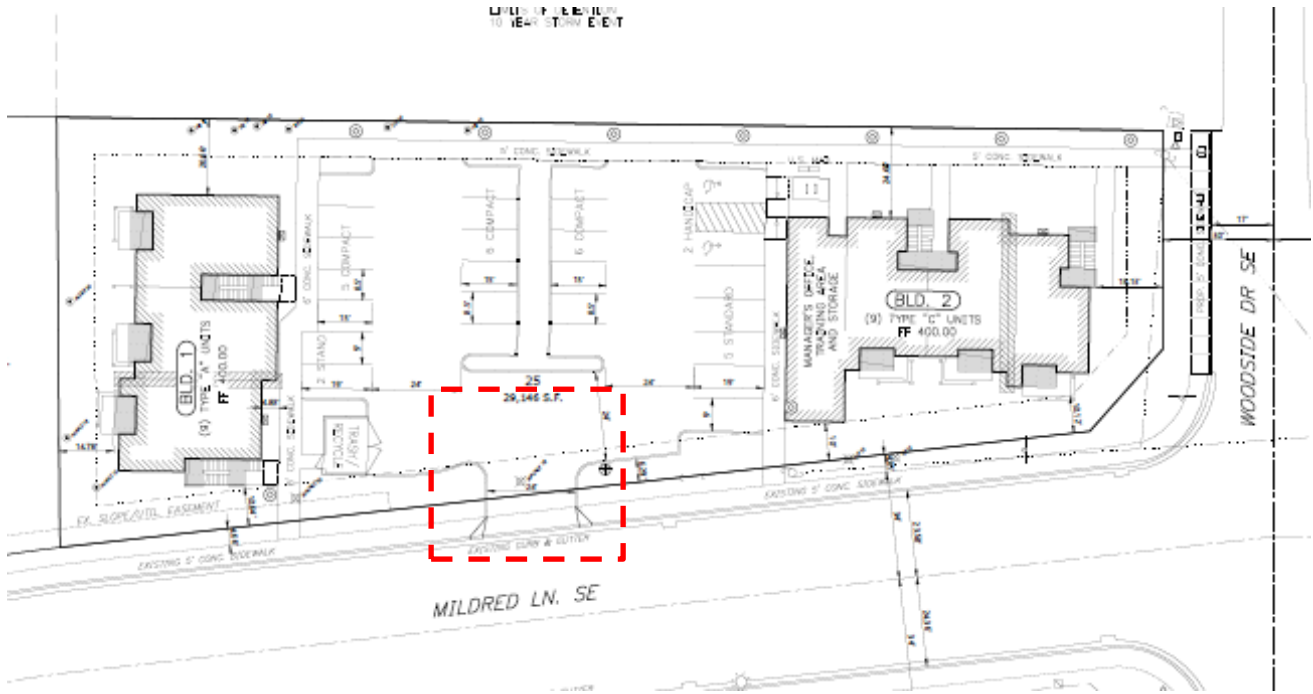


Class 2-Driveway Approach Permit



SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Applicant Response: The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The proposed development will have access onto Mildred Lane to the south of the property. Mildred Lane is designated as a 'minor arterial' street on the Salem Transportation System Plan. The development will not have access onto Woodside Drive abutting the east property line of the site. As shown on the site plan the driveway is required for access to the site and is in compliance with design standards.

(2) No site conditions prevent placing the driveway approach in the required location;

Applicant Response: The location of the driveway was taken into consideration prior to laying the site out. Access onto Woodside Drive to the east is not allowed, so all access for the development is taken to and from Mildred Lane. The location of the proposed driveway takes into consideration the layout of the site. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

(3) The number of driveway approaches onto an arterial are minimized;

Applicant Response: The driveway approach is onto Mildred Lane, which is an arterial street. Access onto Woodside Drive is not permitted, therefore, the driveway approach is onto Mildred Lane.

(4) The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

(B) Takes access from the lowest classification of street abutting the property;

Applicant Response to (4)(B): The subject property is located on Mildred Lane to the south and Woodside Drive to the east. Woodside Drive is designated as a 'local' street, however, access onto Woodside Drive is not permitted due to safety issues. A driveway approach onto Woodside Drive would not meet separation standards with the intersection. Therefore, access onto the local street would not be safe or feasible.

There are no adjacent driveways to share access with. Therefore, there is no lower classified streets abutting the property that can provide safe and efficient access.

Therefore, this criterion has been met.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveway approach does not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveway will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveway takes into consideration the location of the streets adjacent to the site and access onto Mildred Lane. As shown on the site plan, this criterion has been met.
