

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

**CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT / CLASS 1 DESIGN
REVIEW CASE NO.: SPR-ADJ-DR20-30**

APPLICATION NO.: 20-107231-RP / 20-107232-ZO / 20-107235-DR

NOTICE OF DECISION DATE: July 30, 2020

SUMMARY: A proposal for a new 28-unit multi-family complex.

REQUEST: Class 3 Site Plan Review, a Class 2 Adjustment and Class 1 Design Review permit for a 28-unit multi-family development. The Adjustment requested is:

- To reduce the minimum setback abutting the north property line from five-feet to zero-feet.

For property approximately 1.11 acres in size, zoned RM-II (Multiple Family Residential II) and located at the 4000 Block Market Street NE (Marion County Assessor Map and Tax Lot 072W19BD03501).

APPLICANT: Brandie Dalton, Multi/Tech Engineering, on behalf of Commercial Street Resources

LOCATION: 4072 Market St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustments; 225.005(e)(1) – Class 1 Design Review

FINDINGS: The findings are in the attached Decision dated July 30, 2020.

DECISION: The **Planning Administrator APPROVED** Class 3 Site Plan Review, Class 2 Adjustment, and Class 1 Design Review SPR-ADJ-DR20-30 subject to the following conditions of approval:

- Condition 1:** Lighting Plan with lighting along all portions of sidewalks, at each building entrance and on sides of buildings facing open space.
- Condition 2:** The pedestrian path from Building 4 and open space shall be provided to Market Street without crossing behind parking spaces on the adjoining property.
- Condition 3:** All pedestrian paths and connections shall be a minimum of 5-feet in width, shall be visually differentiated from driveways, parking areas, parking lot drive aisles, and loading areas by elevation changes, physical separation, speed bumps, or a different paving material. Wheel stop or extended curbs shall be provided along pedestrian connections to prevent encroachment.

- Condition 4:** The enclosures shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, a fixed bumper rail to prevent damage from receptacle impacts or a minimum distance of two feet between enclosure structure and receptacles.
- Condition 5:** At time of building permit, Wheel Stops or bumper guards shall be provided for a parking spaces.
- Condition 6:** Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code (SRC) Chapter 71* and *Public Works Design Standards (PWDS)*.

The rights granted by the attached decision must be exercised, or an extension granted, by the dates below, or this approval shall be null and void.

Class 3 Site Plan Review	<u>August 15, 2024</u>
Class 2 Adjustment	<u>August 15, 2022</u>
Class 1 Design Review	<u>August 15, 2022</u>

Application Deemed Complete:	<u>July 13, 2020</u>
Notice of Decision Mailing Date:	<u>July 30, 2020</u>
Decision Effective Date:	<u>August 15, 2020</u>
State Mandate Date:	<u>November 10, 2020</u>

Case Manager: Olivia Dias, odias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Friday, August 14, 2020. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220, 250, and 225. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**SITE PLAN REVIEW / ADJUSTMENTS / DESIGN REVIEW PERMIT CASE NO.
SPR-ADJ-DR20-30
DECISION**

IN THE MATTER OF APPROVAL OF)	CLASS 3 SITE PLAN REVIEW
SITE PLAN REVIEW, ADJUSTMENTS,)	CLASS 2 ADJUSTMENT AND
AND DESIGN REVIEW)	CLASS 1 DESIGN REVIEW
CASE NO. 20-30)	
)	
4072 MARKET STREET NE)	JULY 30, 2020

In the matter of the application for a Class 3 Site Plan Review, Class 2 Adjustment, and Class 1 Design Review submitted by Multi-Tech Engineering on behalf of Commercial Street Resources, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A proposal for a new 28-unit multi-family complex.

Request: Class 3 Site Plan Review, a Class 2 Adjustment and Class 1 Design Review permit for a 28-unit multi-family development. The Adjustment requested is:

- To reduce the minimum setback abutting the north property line from five-feet to zero-feet.

For property approximately 1.11 acres in size, zoned RM-II (Multiple Family Residential II) and located at the 4000 Block Market Street NE (Marion County Assessor Map and Tax Lot 072W19BD03501).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this staff report (**Attachment A**).

DECISION

APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, conformance with the approved site plans, and the following conditions of approval:

Condition 1: Lighting Plan with lighting along all portions of sidewalks, at each building entrance and on sides of buildings facing open space.

Condition 2: The pedestrian path from Building 4 and open space shall be provided to Market Street without crossing behind parking spaces on the adjoining property.

- Condition 3:** All pedestrian paths and connections shall be a minimum of 5-feet in width, shall be visually differentiated from driveways, parking areas, parking lot drive aisles, and loading areas by elevation changes, physical separation, speed bumps, or a different paving material. Wheel stop or extended curbs shall be provided along pedestrian connections to prevent encroachment.
- Condition 4:** The enclosures shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, a fixed bumper rail to prevent damage from receptacle impacts or a minimum distance of two feet between enclosure structure and receptacles.
- Condition 5:** At time of building permit, Wheel Stops or bumper guards shall be provided for a parking spaces.
- Condition 6:** Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

FINDINGS

1. Class 3 Site Plan Review Applicability

Site plan review is intended to provide a unified, consistent, and efficient means to review proposed development that requires a building permit, other than single-family, duplex residential, and installation of signs, to ensure that such development meets all applicable requirements imposed by the Salem Revised Code (SRC). SRC 220.005(b)(3) requires Class 3 Site Plan Review for any development that requires a building permit, and that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

Class 3 Site Plan Review is required for this application pursuant to SRC 220.005(b)(3)(F) because a Class 2 Adjustment has been requested for the proposed development.

2. Background

On April 9, 2020, a Class 3 Site Plan Review, a Class 2 Adjustment, a Class 1 Design Review applications were filed for the proposed development. Additional information was requested from the applicant. After receiving additional information, the applications were deemed complete for processing on July 13, 2020. The 120-day State mandated deadline is November 10, 2020.

The subject property consists of a single, undeveloped rectangle shaped, 1.17-acre property although is a development site with the abutting property to the north. The total development site is approximately 2.33 acres in size south of Market Street NE and located approximately 500-feet east of the intersection of Market Street NE and Clay Street NE.

The applicant's proposed site plan is included as **Attachment B** and a written statement by the applicant addressing the approval criteria is included as **Attachment C**.

Neighborhood and Citizen Comments:

Notice of the application was sent to the East Lancaster Neighborhood Association (ELNA) and all property owners and tenants of record within 250 feet of the subject property. Four comments were received from surrounding property owners, with no objections during the public comment period. ELNA submitted comments in support of the application.

Public and Private Agency Comments:

The Public Works Department reviewed the proposal and provided a memo which is included as **Attachment D**.

The Building and Safety Division reviewed the proposal and indicated that there are no site issues.

The Fire Department reviewed the proposal and indicated that they will address fire department access and water supply at time of building permit plan review.

3. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) states: An application for Class 3 Site Plan Review shall be granted if:

Salem Revised Code (SRC) 225.005(e)(1) sets forth the criteria that must be met before approval can be granted to an application for Class 1 Design Review. Pursuant to SRC 225.005(e)(1) an application for a Class 1 Design Review shall be approved if all of the applicable design review standards are met. The design review standards are incorporated and analyzed within the Site Plan Review section below.

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The project includes a proposal to develop a 28-unit multi-family complex.

Development Standards – RM-II Zone:

SRC 514.005(a) - Uses:

Except as otherwise provided in Chapter 514, the permitted, special, conditional and prohibited uses in the RM-II zone are set forth in Table 514-1.

Finding: Multifamily uses are allowed as a permitted use in the RM-II zone per Table 514-1.

SRC 514.010(b) – Lot Standards:

Lots within the RM-II zone shall conform to the standards set forth in Table 514-2. The minimum lot area for a multi-family use in the RM-II zone is 4,000 square feet.

Finding: The RM-II portion of the subject property is approximately 1.17 acres in size, exceeding the minimum lot size requirement.

SRC 514.010(c) – Dwelling Unit Density:

Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3. Maximum dwelling unit density cannot be varied or adjusted.

Finding: The development site is 1.17 acres or 50,965 square feet in size requiring a minimum 15 units ($1.17 \times 12 = 14.04$) and a maximum of 33 units ($1.17 \times 28 = 32.76$). The proposal is for 28-unit complex which is in compliance with the density allowance in Table 514-3.

SRC 514.010(d) – Setbacks:

Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5.

South: Adjacent to the west is property zoned RM-II (Multi-Family Residential). Per Table 514-5, a minimum 10-foot building and vehicle use area is required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall fence or wall.

East: Adjacent to the west is property zoned RM-II (Multi-Family Residential). Per Table 514-5, a minimum 10-foot building and vehicle use area is required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall fence or wall.

West: Adjacent to the west is property zoned RM-II (Multi-Family Residential) and CR (Retail Commercial). Per Table 514-5, a minimum 10-foot building and vehicle use area is required adjacent to a residential and commercial zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall fence or wall.

North: Adjacent to the west is property zoned RM-II (Multi-Family Residential). Per Table 514-5, a minimum 10-foot building and vehicle use area is required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall fence or wall.

Finding: Proposed building and parking area is setback 10 feet or greater from the eastern and western property lines, meeting or exceeding the minimum setback requirement. The existing parking area abutting the north property line does not meet the 10-foot setback. The applicant has requested a Class 2 Adjustment below.

SRC 514.010(e) - Lot Coverage, Height:

The maximum lot coverage allowance for all uses in the RM-II zone is 50 percent. The maximum building height allowance for multi-family uses is 50 feet.

Finding: The site plan indicates that the proposed multi-family buildings have a footprint of approximately 10,524 square feet, for a lot coverage of approximately 21 percent ($10,524 / 50,965 = 20.6$) for the total site, less than the maximum lot coverage requirement of the RM-II zone. The maximum height for any of the buildings is 40 feet, less than the 50-foot maximum height allowance.

SRC 514.010(g) - Landscaping:

Landscaping within the RM-II zone shall be provided as set forth in this subsection.

- (1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapters 806 and 807 at the time of building permit application review.

SRC 514.010(h) – Outdoor Storage:

Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

Finding: Outdoor storage areas are not provided for the proposed use.

Development Standards – Multiple Family Design Review Standards SRC 702

SRC 702.020 - Design review standards for multiple family development with thirteen or more units.

(a) Open space standards.

- (1) To encourage the preservation of natural open space qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area as designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.
 - (A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 1,000 square feet in size, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units and has a minimum dimension of 25 feet for all sides.

Finding: The applicant's site plan indicates that 17,362 square feet of open space near the northern portion of the property. The applicant has provided 20-ft dimension on all sides of a 3,900 square foot area. The subject property is 1.17 acres or 50,965 square feet in size requiring 15,290 square feet or 30% of the

site to be designate as open space. The applicant is proposing a 28-unit complex requiring 1,250 square feet of common open space. The applicant's site plan indicates that 3,900 square feet of the site will be common open space with at least 25-feet on all sides.

- (B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Finding: The existing site plan indicates there are not slopes greater than 25 percent. Therefore, the applicant meets this requirement.

- (C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

Finding: The applicant has met the minimum open space requirement by providing common open space. Therefore, the applicant does not need to meet this requirement.

- (D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Finding: The applicant is providing private open space for each unit. Ground floor units will have patios at least 96 square feet in size, with no dimension less than six feet. The second and third story units will have a minimum 60 square feet in size. The private open space meets the size requirements in Table 702-4, as required by SRC 702.020 (a)(1)(C) above. According to the applicant's written statement, all private open space located contiguous to the dwelling unit will be screened with a five-foot site obscuring wood fence or landscaping.

- (E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.
- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
 - (ii) Include at least one of the following types of features:
 - a. Covered pavilion.
 - b. Ornamental or food garden.

- c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
- d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
- e. Swimming pool or wading pool.

Finding: The applicant has met the minimum open space requirement by providing common open space. Therefore, the applicant does not need to utilize this standard.

- (F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a publicly-owned urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Finding: The development site is not located within one-quarter mile of a public-owned park. The applicant's site plan indicates that 17,362 square feet of open space near the northern portion of the property, meeting the open space requirements as indicated above.

(b) Landscaping standards.

- (1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Finding: The subject property is 1.17 acres or 50,965 square requiring 25 trees on the subject property ($50,965 / 2,000 = 25.48$). The applicant is providing at least 46 trees on the subject property.

- (2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
- (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and
 - (B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain-link fencing with slats shall not be allowed to satisfy this standard.

Finding: The subject property does not abut RA or RS zoned property; therefore, this criterion is not applicable.

- (3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

Finding: The landscaping plan provided indicates at least two plant units at each shared entrance.

- (4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Finding: The landscaping plan provided indicates at least ten plant units of trees per 60 linear feet of exterior building wall are to be planted on each side of the new buildings.

- (5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Finding: The landscaping plan provided indicates at least fifteen plant units of shrubs are to be planted on each side of the new buildings, every 15 linear feet.

- (6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Finding: According to the applicant's written statement, all private open space located contiguous to the dwelling unit will be screened with a five-foot site obscuring wood fence or landscaping.

- (7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).
 - (A) A minimum of one canopy tree shall be planted within each planter bay.
 - (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

Finding: The parking area is approximately 250 linear feet, requiring five canopy trees. The landscaping plan indicates six canopy trees along the perimeter of the parking area. The parking area contains 40 parking spaces, requiring 3 planter bays at least nine feet in width. The landscaping plan indicates at least three planter bays, nine feet in width, each with a canopy tree.

- (8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.

Finding: The is more than thirteen units; therefore, exempt from SRC 806.

- (c) Site safety and security.

- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian

paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.
- (3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.
- (4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Finding: The floor plans provided indicate a window in each habitable room and on each wall overlooking common open space, parking areas and pedestrian paths. The applicant has not provided a lighting plan. The site plan indicates four pedestrian pedestal lights along the northern portion of the property, but do not extend south. The buildings each have exterior lights, but do not appear to have any at the entrances. The written statement indicates that exterior lighting will be provided on the buildings, at dwelling entrances and along pedestrian paths. To ensure the standard is met the following applies:

Condition 1: Lighting Plan with lighting along all portions of sidewalks, at each building entrance and on sides of buildings facing open space.

There site plan indicates fences along the exterior property lines, which are not sight-obscuring. These fences along the perimeter are required to be sight-obscured, as conditioned above.

According to the site plan and landscaping plan, there are no fences near the entryways or common open space.

(d) Parking and site design.

- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

Finding: The parking area is approximately 16,000 square feet in size, and each section of the parking area is divided by a nine-foot-wide planter. Each subsection of the parking area are no larger than 6.700 square feet in size.

- (2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Finding: The subject property does not abut a street; therefore, the standard is not applicable.

- (3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.

Finding: The subject property does not abut RA or RS zoned property; therefore, this criterion is not applicable.

- (4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.

Finding: The proposal does include parking, and the site plan shows sidewalks from the parking area to each building, between buildings, and connecting to the common open space and to Market Street through a neighboring property. The applicant's site plan and landscaping plan differ in pedestrian access to the northern property connecting to Market Street. The sidewalk provided along the northern property line, as conditioned, shall be provided and shall not cross the backside of any parking spaces. In addition, any location where the pedestrian connection crosses a driveway, the driveway shall be hatched and be protected by speed bumps on either side.

Condition 2: The pedestrian path from Building 4 and open space shall be provided to Market Street without crossing behind parking spaces on the adjoining property.

Condition 3: All pedestrian paths and connections shall be a minimum of 5-feet in width, shall be visually differentiated from driveways, parking areas, parking lot drive aisles, and loading areas by elevation changes, physical separation, speed bumps, or a different paving material. Wheel stop or extended curbs shall be provided along pedestrian connections to prevent encroachment.

(e) Façade and building design.

- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Finding: The longest dimension of any building on site is 100 feet, which meets the standard.

- (2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate

transitions between new buildings and structures on-site and existing buildings and structures on abutting sites.

- (A) A 5-foot reduction is permitted to each required setback in Table 702-2 provided that the height of the required fence in Sec. 702.015(b)(1)(B) is increased to eight feet tall.

Finding: The proposal does not abut Residential Agricultural (RA) or Single Family Residential (RS) zoned property.

- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Finding: The proposal does not abut Residential Agricultural (RA) or Single Family Residential (RS) zoned property.

- (4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Finding: The subject property does not have frontage on a street; therefore, the standard is not applicable.

- (5) To orient buildings to the street, any ground-level unit, cluster of units, or interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing the street, with direct pedestrian access to the adjacent sidewalk.

Finding: The subject property does not have frontage on a street; therefore, the standard is not applicable.

- (6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

Finding: The applicant has shared entry areas for not more than four units. Each entry is articulated 4-feet and defines the entry or has an architecturally defined entry, therefore meeting the standard.

- (7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment and shall be integrated with exterior building design.

Finding: The applicant has provided mechanical equipment on the ground level, which is proposed to be screened.

- (8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided.

Finding: The roof of one of the proposed buildings exceeds 100-feet in length, so an 18-ft dormer has been provided to meet the standard.

- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
- (A)Offsets (recesses and extensions).
 - (B)Covered deck.
 - (C)Covered balcony.
 - (D)Cantilevered balcony, provided at least half of its depth is recessed.
 - (E)Covered entrance.

Finding: According to the elevations and written statement, each unit on each floor will have a covered deck or balcony that meets this standard. Therefore, this standard has been met.

- (10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):
- (A)Change in materials.
 - (B)Change in color.
 - (C)Molding or other horizontally-distinguishing transition piece.

Finding: According to the elevation and written statement, the first floor will have a change in color from the upper floors.

General Development Standards SRC 800

SRC 800.050 – Fences

Fences and walls within non-residential zones shall not exceed a maximum height of 12 feet; provided, however fences and walls within a front, side, or rear yard abutting a street shall not exceed a maximum height of 8 feet when located within 10 feet of a property line abutting a street; provided, however, any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

Finding: The applicant is proposing a fence along all property lines but does not indicate that it will be sight obscuring. As conditioned above, the perimeter fences are to be sight obscuring.

SRC 800.055 - Solid Waste Service Areas

SRC 800.055(a) – Applicability

Solid waste service area design standards shall apply to:

- (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed; and
- (2) Any change to an existing solid waste service area for receptacles of 1 cubic yard or larger that requires a building permit.

Finding: The applicant is proposing a solid waste service area greater than one cubic yard; therefore, the standards are applicable.

SRC 800.055(b) - Solid waste receptacle placement standards.

All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of four inches thick, or on an asphalt pad that is a minimum of six inches thick. The pad shall have a slope of no more than a three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.

- (1) Pad area. In determining the total concrete pad area for any solid waste service area:
 - (A) The pad area shall extend a minimum of one foot beyond the sides and rear of the receptacle; and
 - (B) The pad area shall extend a minimum three feet beyond the front of the receptacle.
 - (C) In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles.
- (2) Minimum separation.
 - (A) A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
 - (B) A minimum separation of five feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.
- (3) Vertical clearance.
 - (A) Receptacles two cubic yards or less. Receptacles two cubic yards or less in size shall be provided with a minimum of eight feet of unobstructed overhead or vertical clearance for servicing.
 - (B) Receptacles greater than two cubic yards. Receptacles greater than two cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing; provided, however, overhead or vertical clearance may be reduced to eight feet:
 - (i) For enclosures covered by partial roofs, where the partial roof over the enclosure does not cover more than the rear eight feet of the enclosure, as measured from the inside of the rear wall of the enclosure (see Figure 800-6); or
 - (ii) Where a physical barrier is installed within, and a maximum of eight feet from the front opening of, the enclosure preventing the backward movement of the receptacle (see Figure 800-7).

Finding: The applicant has provided a detail indicating that a concrete pad will be provided for the receptacles, which will extend at least one foot beyond the sides of each receptacle. The concrete pad will extend at least three feet from the front of the area. Each receptacle is more than one and half feet from each other. The proposal includes a three yard receptacle, the plans indicate that the receptacle will not be covered.

SRC 800.055(d) - Solid waste service area screening standards.

- (1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum six-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property shall also include any residentially zoned property located across an alley from the property.
- (2) Existing screening at the property line shall satisfy screening requirements if it includes a six-foot-tall sight-obscuring fence or wall.

Finding: The proposal includes screening of all receptacles by a seven-foot-tall sight-obscuring block wall. The standard is met.

SRC 800.055(e) - Solid waste service area enclosure standards.

When enclosures are used for required screening or aesthetics, such enclosures shall conform to the standards set forth in this subsection. The overall dimensions of an enclosure are dependent upon the number and size of receptacles the enclosure is designed to accommodate.

- (1) Front opening of enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.
- (2) Measures to prevent damage to enclosure.
 - (A) Enclosures constructed of wood or chain-link fencing material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacle impacts.
 - (B) Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.
 - (C) The requirements under subsections (e)(2)(A) and (B) of this section shall not apply if the enclosure is designed to be separated:
 - (i) A minimum distance of two feet from the sides of the container or receptacles; and
 - (ii) A minimum of three feet from the rear of the container or receptacles.
- (3) Enclosure gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any enclosure opening with an unobstructed width of less than 15 feet, the gates shall open a minimum of 120 degrees. For any enclosure opening with an unobstructed width of 15 feet or greater, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.
- (4) Prohibited enclosures. Receptacles shall not be stored in buildings or entirely enclosed structures unless the receptacles are:

- (A) Stored in areas protected by an automatic sprinkler system approved by the City Fire Marshal; or
- (B) Stored in a building or structure of a fire resistive Type I or Type IIA construction that is located not less than ten feet from other buildings and used exclusively for solid waste receptacle storage.

Finding: The front opening of the enclosure is unobstructed and is 14 feet in width. The enclosure does not contain a bumper or curb nor is there a two-foot separation. As conditioned below, the enclosure will meet the standards.

Condition 4: The enclosures shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, a fixed bumper rail to prevent damage from receptacle impacts or a minimum distance of two feet between enclosure structure and receptacles.

SRC 800.055(f) - Solid waste service area vehicle access.

(1) Vehicle operation area.

- (A) A vehicle operation area shall be provided for solid waste collection service vehicles that is free of obstructions and no less than 45 feet in length and 15 feet in width; provided, however, where the front opening of an enclosure is wider than 15 feet, the width of the vehicle operation area shall be increased to equal the width of the front opening of the enclosure. Vehicle operation areas shall be made available perpendicular to the front of every receptacle, or, in the case of multiple receptacles within an enclosure, perpendicular to every enclosure opening.
- (B) For solid waste service areas having receptacles of two cubic yards or less, the vehicle operation area may be located:
 - (i) Perpendicular to the permanent location of the receptacle or the enclosure opening (see Figure 800-8);
 - (ii) Parallel to the permanent location of the receptacle or the enclosure opening (see Figure 800-9); or
 - (iii) In a location where the receptacle can be safely maneuvered manually not more than 45 feet into a position at one end of the vehicle operation area for receptacle servicing.
- (C) The vehicle operation area may be coincident with a parking lot drive aisle, driveway, or alley provided that such area is kept free of parked vehicles and other obstructions at all times except for the normal ingress and egress of vehicles.
- (D) Vertical clearance. Vehicle operation areas shall have a minimum vertical clearance of 14 feet.
- (E) In the event that access to the vehicle operation area is not a direct approach into position for operation of the service vehicle, a turnaround, in conformance with the minimum dimension and turning radius requirements shown in Figure 800-10, shall be required to allow safe and convenient access for collection service.

Finding: The area in front of the enclosure is a minimum of 45 feet in length and 15 feet in width. There is a minimum of 14-foot vertical clearance. The standard is met.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for any intensification, expansion, or enlargement of a use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Required off-street parking shall be located on the same development site as the use or activity it serves and within commercial, mixed-use, public, and industrial and employment zones, other than the CB, WSCB, and SWMU zones, required off-street parking may be located within 500 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* The minimum off-street parking requirement for uses in multi-family development is 1.5 space per unit for development consisting of Two-bedroom units, 13 dwelling units or more, unless within the CSDP area or one quarter-mile of the Core Network.
- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2 or if non minimum off-street parking is required amounts set forth in Table 806-2B.

Finding: The subject property is within one-quarter mile of the Core Network, therefore no parking is required. No carpool or vanpool parking is required. The proposed development contains 28, two-bedroom units. A maximum of 49 off-street parking spaces ($28 \times 1.75 = 49$) are allowed for the development.

The proposed site plan indicates no off-street standard parking spaces, which meets the minimum and maximum parking standards.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.
- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Finding: Perimeter setbacks for the off-street parking and vehicle use area are identified in the building and vehicle use area setback findings above. A comparison of the existing condition plan and proposed site plan indicates that

several existing parking spaces will be eliminated north of the relocated driveway and two will be changed to compact spaces south of the relocated driveway. The existing and proposed spaces in the affected area meet location requirements and perimeter setbacks and landscaping.

- d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas 5,000-50,000 square feet in size, a minimum of 5 percent of the interior parking area shall be landscaped. A minimum of one deciduous shade tree shall be planted for every 12 parking spaces. Landscape islands and planter bays shall have a minimum planting area of 25 square feet and minimum width of 5 feet.

Finding: The proposed site plan indicates that the off-street parking area is approximately 16,900 square feet and contains 48 parking spaces. A minimum of 845 square feet of interior landscaping and four shade trees are required. Approximately 950 square feet of interior landscaping and six shade trees are provided. The proposed parking area landscaping meets the standard.

- e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed parking spaces, driveway, and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

- f) *Additional Off-Street Parking Development Standards 806.035(f)-(m).*

Finding: The off-street parking area that is proposed is developed consistent with the additional development standards for grade, surfacing, and drainage. The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806, except that bumper guards or wheel barriers which are not shown on the site plan. To ensure cars to not project into required setbacks and pedestrian areas, the following condition applies:

Condition 5: At time of building permit, Wheel Stops or bumper guards shall be provided for a parking spaces.

SRC 806.040 - Driveway Development Standards.

- a) *Access.* Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available or a loop to the single point of access.
- b) *Location.* Driveways shall not be located within required setbacks.
- c) *Additional Development Standards 806.040(c)-(g).*

Finding: The proposed driveway conforms to the driveway location and development standards of SRC 806.040.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any intensification, expansion, or enlargement of a use or activity.

SRC 806.050 – Proximity of Bicycle Parking to Use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity is serves.

SRC 806.055 - Amount of Bicycle Parking.

Multiple Family development are required to provide a minimum of four bicycle spaces or 0.1 bicycle space per dwelling unit.

Finding: The proposed development contains 28 units, requiring a minimum of four bicycle spaces. The applicant's site plan indicates six bicycle parking spaces provided near the front entrance of the building.

SRC 806.060 - Bicycle Parking Development Standards.

Bicycle parking areas shall be developed and maintained as set forth in this section.

- a) Location. Bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.
- b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area
- c) Dimensions. Except as provided for bicycle lockers, bicycle parking spaces shall be a minimum of 6 feet in length and 2 feet in width, with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side. Bicycle parking spaces shall be served by a minimum 4-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.
- d) Surfacing. Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.
- e) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards:
 - (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and

- (4) Racks shall be securely anchored.
- (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Finding: The site plan indicates a bicycle rack with four spaces within 50 feet of a building entrance, has a four-foot access aisle and the rack appears to meet the current standards in Figure 806-10. The rack is near ramp preventing the need to lift the bike over a curb.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for intensification, expansion, or enlargement of a use or activity.

SRC 806.075 - Amount of Off-Street Loading.

Off-street loading spaces are not required for Multiple Family buildings between five-49 dwelling units.

Finding: The proposed building is for a 28-unit multi-family complex; therefore, no loading spaces are required and meets the minimum required standards.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: The applicant is providing approximately 37% of the site in landscaping and open space. A minimum of 1 plant unit is required per 20 square feet of landscape area. A minimum of 40 percent of the required plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the

removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

No protected trees have been identified on the site plan for removal.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no wetlands on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

SRC 810 - Landslide Hazards: The subject property does not contain mapped landslide hazards. The proposed development is assigned 3 activity points. A total of 3 points indicates a low landslide hazard risk.

Criterion 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.

Finding: The proposed development is landlocked and does not have frontage on any public streets. The development will access Market Street NE, a Minor Arterial, through an existing access easement and driveway approach. Market Street NE is fully developed and meets or exceeds the right-of-way width and pavement width standards for its classification of street pursuant to the Salem TSP. There are no negative impacts to the transportation system as a result of the proposed development. No street improvements are required as a condition of the proposed development.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The proposal does not include a driveway to the subject property, therefore this criterion is not applicable.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities

(sewer, water, and storm drainage) according to the Public Works Design Standards and to the satisfaction of the Public Works Director.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater Public Works Design Standards Appendix 004-E(4)(a)-or-(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Condition 6: Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

4. Analysis of Class 2 Adjustment Approval Criteria

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

Criterion 1:

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

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

Finding: The applicant is requesting a Class 2 Adjustments for the proposed development to reduce the minimum setback abutting the north property line from five-feet to zero-feet. The proposal is part of a development site with the property abutting the north property line. The existing vehicle use area does not have a setback to the property line. The parking spaces are continued over the property line allowing three additional parking spaces. Since, the property is part of a development site and the parking area meets all other development standards, the proposal equally or better meets the standard.

Criterion 2:

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

Finding: The subject property is not located within a residential zone.

Criterion 3:

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.

Finding: The proposal contains one adjustment; therefore, this criterion is not applicable.

ORDER

Final approval of Class 3 Site Plan Review, Class 2 Adjustment, and Class 1 Design Review Case No. 20-30 is hereby **APPROVED** subject to SRC Chapter 220, 225, and 250 the applicable standards of the Salem Revised Code, conformance with the approved site plan included as **Attachment B**, and the following conditions of approval:

- Condition 1:** Lighting Plan with lighting along all portions of sidewalks, at each building entrance and on sides of buildings facing open space.
- Condition 2:** The pedestrian path from Building 4 and open space shall be provided to Market Street without crossing behind parking spaces on the adjoining property.
- Condition 3:** All pedestrian paths and connections shall be a minimum of 5-feet in width, shall be visually differentiated from driveways, parking areas, parking lot drive aisles, and loading areas by elevation changes, physical separation, speed bumps, or a different paving material. Wheel stop or extended curbs shall be provided along pedestrian connections to prevent encroachment.
- Condition 4:** The enclosures shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, a fixed bumper rail to prevent damage from receptacle impacts or a minimum distance of two feet between enclosure structure and receptacles.
- Condition 5:** At time of building permit, Wheel Stops or bumper guards shall be provided for a parking spaces.
- Condition 6:** Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).



Olivia Dias, Planner III, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Prepared by Olivia Dias, Planner III

Attachments: A. Vicinity Map
 B. Site Plan
 C. Applicant's Statement
 D. Public Works Memo

<http://www.cityofsalem.net/planning>

Vicinity Map

4072 Market Street NE



Legend

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

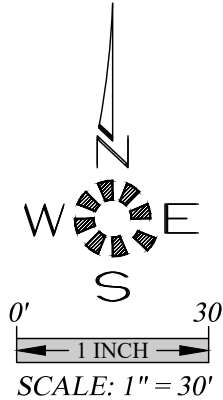
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





The image displays three architectural drawings of a trash and recycle enclosure:

- SIDE VIEW:** Shows a cross-section of the enclosure. It features a 6x10 BEAM at the top, supported by 2x6 ROOF FRAMING. The roof is covered with 7/16" L.P. WAFFER BOARD with 15# FELT and 235# COMP. ROOFING (3-TAB, CLASS B RATING MIN.). The walls are constructed from 8x8x16 CMU BLOCK TYP. The height is indicated as 7'.
- PLAN VIEW:** Shows the top-down layout of the enclosure. The overall dimensions are 16' wide by 12' deep. The layout includes:
 - Two RECYCLE CARTS (each 4' x 4').
 - One 3 YARD BOX (6'-8" x 4'-10").
 - Two 7'-4"x7' DOORs.
 - CONC. SLAB (concrete slab) and EDGE OF CONCRETE SLAB.
 - Dimensions for the roof and walls are also shown.
- FRONT VIEW:** Shows the front elevation of the enclosure. It features a 2x6 ROOF FRAMING at the top. The walls are constructed from 8x8x16 CMU BLOCK TYP. The height is indicated as 7'.



The drawings are labeled with dimensions and materials, and include a note: "LOCATION OF DOOR VARIES BASED ON SITE ORIENTATION."

The diagram illustrates a typical bicycle rack with the following specifications:

- Overall Length:** 15'
- Overall Width:** 9"
- Stall Spacing:** 5' between the centers of adjacent stalls.
- Stall Width:** 2.5' for each individual stall.
- Components:** The rack consists of three "INVERTED U" RACK sections and six "6 STALLS" (indicated by arrows pointing to the individual stall units).

TYPICAL BICYCLE RACKS
NTS

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RAMP SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND OHS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE A1, 2 AND 3 BEDROOM UNITS AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

- - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- Ⓟ - POLE LIGHT MAXIMUM 14' TALL
- Ⓢ - POST LIGHT MAXIMUM 5' TALL
-  - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMP
-  - 6 BICYCLE SPACES PER RACK

48 TOTAL PARKING STALLS
24 STANDARD STALLS
21 COMPACT STALLS
2 HANDICAP STALLS
1 LOADING ZONE
6 TOTAL BICYCLE SPACES (4 REQUIRED)
(1) BIKE RACK

1 TRASH / RECYCLE
2 PLAY /RECREATION AREAS
1 U.S. MAIL BOX AREA

**** THE INDICATED LOWER FLOOR UNIT IN BUILDING 4 IS TO BE TYPE A UNIT IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2**

PRELIMINARY SITE PLAN

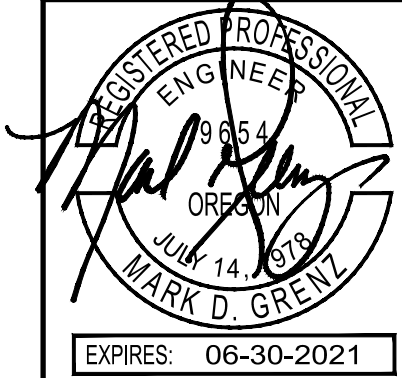
MARKET STREET APARTMENTS

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

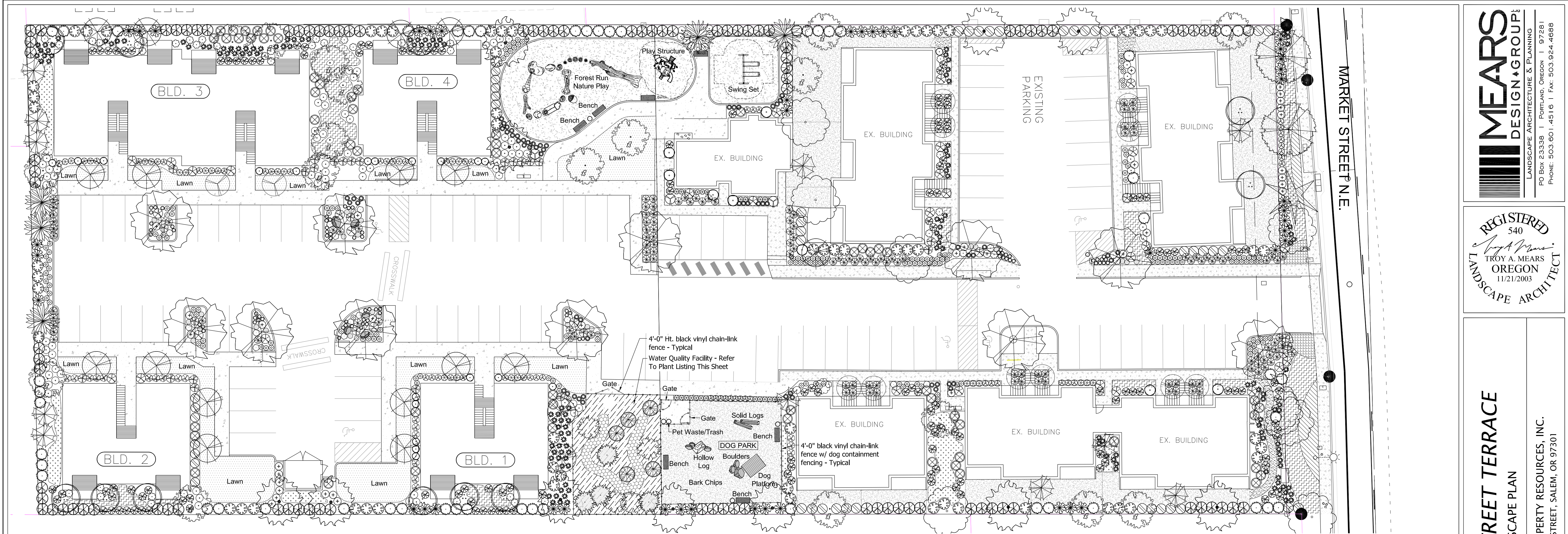
6847p SD03-SITE

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: APRIL 2019
Scale: AS SHOWN



JOB # 6847

SDR3



PLANTING KEY

RAIN GARDEN

PLANTING RATES

PLANT TYPE	PLANTING AREA (SQ FT)	PLANTING DENSITY (PER SQ FT)	NUMBER OF PLANTS	NUMBER OF SPECIES
HERB PLANTS	310	X 1.78 (9" o/c)	= 552	4

ZONE 1	WET: STANDING OR FLOWING WATER/NEARLY CONSTANT SATURATION; ANAEROBIC SOILS 310 SQ FT
--------	---

ZONE A	SEASONAL SATURATED / TEMPORARY INUNDATED ZONE 1,386 SQ FT
--------	--

TREES	1,386	/	100	X	=	14	3	
LG. SHRUB / SM. TREE	1,386	/	100	X	4	=	56	3
SHRUBS	1,386	/	100	X	3	=	42	3
GROUND COVER	1,386	x	.75	X	=	1,040	4	

Landscape Type (C): Min. 1 PU per 20 sf of landscape area.

Site private landscape area: 29,467 SF

Minimum PU's required for site landscaping: 1,473 PU's

Proposed Landscape to meet City of Salem Standard

PLANT MATERIAL	Quantity per Sheet L101	Plant Unit (PU) Value	Total PU per plan
----------------	-------------------------	-----------------------	-------------------

Mature Tree	5	x	15	75
Shade Tree	71	x	10	710
Evergreen/Conifer Tree	16	x	5	80
Ornamental Tree	11	x	5	55
Large deciduous or evergreen shrub	578	x	2	1,156
Small deciduous or evergreen shrub	968	x	1	968
Lawn or other groundcover	1,767	/	50	35
TOTALS:	3,416			3,079

RAIN GARDEN FACILITY

(REFER TO PLANTING DETAILS SHEET L1.2)

ZONE 1	SEASONAL SATURATED / TEMPORARY INUNDATED ZONE - TREATMENT AREA 310 SQ FT
--------	---

Plant Communities

Slough Sedge (Carex obnupta)	138	Plug	6"	9" o/c.
Creeping Spike Rush (Eleocharis palustris)	138	Plug	6"	9" o/c.
Spreading Rush (Juncus patens)	138	Plug	6"	9" o/c.
Small Fruited Bulrush (Scirpus microcarpus)	138	Plug	6"	9" o/c.
Total Herbaceous Plants	552			

ZONE 2/3	SEASONAL SATURATED / TEMPORARY INUNDATED ZONE 1,386 SQ FT
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Plant Communities

W. Saskatoon Serviceberry (Amelanchier alnifolia)	5	1.5" Cal.		
Incense Cedar (Calocedrus decurrens)	5	6' Ht.		
Western Red Cedar (Thuja plicata)	4	6' Ht.		
Total Tree	14			

Western Beaked Hazelnut (Corylus cornuta)	6	3 Gal.		
Oceanspray (Holodiscus discolor)	25	3 Gal.		
Indian Plum (Omleria cerasiformis)	25	3 Gal.		
Total Large Shrubs / Small Tree	56			

Red-flowering Currant (Ribes sanguineum)	14	1 gal.		
Snowberry (Smphoricarpus alba)	14	1 gal.		
Kelsey Dogwood (Cornus sericea 'Kelsey')	14	1 gal.		
Total Small Shrubs	42			

Oregon Iris (Iris tenax)	260	1 gal.		
Western Fescue Grass (Festuca occidentalis)	260	1 gal.		
California Brome Grass (Bromus carinatus)	260	1 gal.		
Sword Fern (Polystichum munitum)	260	1 gal.		
Total Groundcover	1,040			

PLANT MATERIALS LISTING:

Botanical name	Common Name
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SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
⊙	Acer palamatum 'Sango Kaku' Coral Bark Maple	11	6-7"	B&B	Multi-stem Collected
⊙	Acer rubrum 'Armstrong' Armstrong Columnar Maple	19	1.5" Cal.	B&B	
⊙	Cercidiphyllum japonicum Katsura	11	1.5" Cal.	B&B	
⊙	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	11	6-7"	B&B	
⊙	x Cupressocyparis leylandii 'Naylor's Blue' Naylor's Blue Cypress	5	6-7"	B&B	
⊙	Magnolia grandiflora 'TMGH' Alta Magnolia	12	1.5" Cal.	B&B	
⊙	Styrax japonica Japanese Snowbell	18	1.5" Cal.	B&B	
⊙	Tilia cordata 'Greenspire' Greenspire Linden	2	2" Cal.	B&B	Street Tree
⊙	Zelkova serrata 'Village Green' Village Green Zelkova	11	2" Cal.	B&B	Parking Lot
	Total Trees	100			

APPROXIMATE LANDSCAPE AREA

LAWN AREA:	3,885 SF
PRIVATE PLANTING AREA:	23,886 SF
R-O-W PLANTING AREA:	1,868 SF
RAIN GARDEN FACILITY:	1,696 SF
TOTAL LANDSCAPE AREA:	31,335 SF

PLANT MATERIALS LISTING:

Botanical name	Common Name
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SYM	SHRUBS/GRASSES	QTY.	SIZE	CONDITION	REMARKS
⊕	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	33	1 Gal	Can	
⊕	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	55	1 Gal	Can	
⊕	Calamagrostis x acutiflora 'Karl Foerster' Foerster's Feather Reed Grass	46	1 Gal	Can	
⊕	Choisya ternata 'Sundance' Sundance Mexican Orange	42	5 Gal	Can	
⊕	Cornus 'Elegantissima' Variegated Redtwig Dogwood	55	5 Gal	Can	
⊕	Cornus sericea 'Kelsey' Kelsey Dwarf Redtwig Dogwood	88	1 Gal	Can	
⊕	Euonymus fortunei 'Gold Splash' Gold Splash Euonymus	167	1 Gal	Can	
⊕	Euonymus japonicus 'Silver King' Silver King Euonymus	46	5 Gal	Can	
⊕	Hydrangea 'Cityline' Dwarf Hydrangea	44	2 Gal	Can	
⊕	Hydrangea paniculata 'Littlelime' Littlelime Hydrangea	29	2 Gal	Can	
⊕	Imperata cylindrica 'Rubra' Japanese Blood Grass	27	1 Gal	Can	
⊕	Juniperus chinensis 'Spartan' Spartan Juniper	3	3-4"	B&B	
⊕	Pennisetum alopecuroides 'Hamel' Dwarf Fountain Grass	16	1 Gal	Can	
⊕	Pieris japonica 'FIRE N ICE' FIRE N ICE Lily of the Valley	28	5 Gal	Can	
⊕	Polystichum munitum Sword Fern	148	1 Gal	Can	

PLANT MATERIALS LISTING:

Botanical name	Common Name
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SYM	SHRUBS/GRASSES	QTY.	SIZE	CONDITION	REMARKS
⊕	Ribes sanguineum 'King Edward VII' King Edward Flowering Currant	51	5 Gal	Can	
⊕	Rhododendron 'PJM Elite' PJM Elite Rhododendron	37	18-24"	Can	
⊕	Rosa 'Double Red Knockout' Double Red Knockout Rose	19	2 Gal	Can	
⊕	Rosa 'Pink Supreme Carpet' Pink Supreme Carpet Rose	130	1 Gal	Can	
⊕	Sarcococca confusa Fragrant Box	132	2 Gal	Can	
⊕	Thuja plicata 'Smaragd' Emerald Green Arborvitae	93	5-6"	B&B	
⊕	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	62	5 Gal	Can	
	Total Shrubs	1,351			

SYM	GROUNDCOVER/PERENNIALS	QTY.	SIZE	CONDITION	SPACING
⊕	Rubus calycinioides 'Emerald Carpet' Creeping Raspberry	190	4"	Pots	24" O.C.
⊕	Vinca minor 'Bowles' Bowles Common Periwinkle	470	4"	Pots	24" O.C.
⊕	Hakonechloa macra 'All Gold' All Gold Japanese Fountain Grass	155	1 Gal.	Can	18" O.C.
⊕	Hemerocallis 'Stella d'oro' Stella d'oro Daylily	71	1 gal	Can	24" O.C.
⊕	Rudbeckia fulgida 'Goldsturm' Black Eye Susan	62	1 Gal	Can	
⊕	Seasonal Color (annual plantings) (3) rotations of plants per year	160 SF			
⊕	Lawn (hydoseed or sod)	3,885 SF			
⊕	1/4" minus crushed rock pathway (3" depth minimum)	260 SF			
⊕	Wood chips - (4" depth minimum)	6,220 SF			
⊕	Wood chips (Playground area) - (12" depth minimum)	3,150 SF			

REVISIONS		
REV.	DATE	DESCRIPTION
5/27/2020	City Comments	

SHEET NAME:
PLANTING PLAN

DRAWN BY:	CL
CHECKED BY:	TM
ISSUE DATE:	1/21/2020
JOB NO.:	1925

SHEET:
L1.1
OF 2

Market Street Apartments

Class 3-Site Plan Review

May 29, 2020

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The subject property is 1.17 acres in size, zoned RM2, and located at 4072 Market Street (072W19BD/Tax Lots 3501).

The applicant is proposing a development consisting of 28-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review Standards as outlined within the findings and on the site plans.

All applicable standards and guidelines have been outlined below and on the attached site plans.

Chapter 514 (RM2)

Density: The site being developed is 1.17 acres in size. Development in an RM2 zone shall meet a minimum of 12 dwelling units and shall not exceed 28 dwelling units. Therefore, the site shall be developed with a minimum of 14 and allowed to have a maximum of 33 units. As shown on the site plan, there are 28 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements. See attached site plan.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan, except for the parking setback along the north property line. Therefore, the applicant has requested an adjustment to this setback requirement. Setbacks are shown on the tentative plan.

North: Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments)
 Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments)
 Parking: 0-foot setback (an adjustment has been requested)

East: Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses)
 Parking: 20-foot setback

South: Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses)
 Parking: 10-foot setback

West: Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

Maximum Height: Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 40 feet in height (measured to the highest point).

*Building 2 is 29.11 feet in height (measured to the highest point)

*Building 3 is 40 feet in height (measured to the highest point)

*Building 4 is 40 feet in height (measured to the highest point)

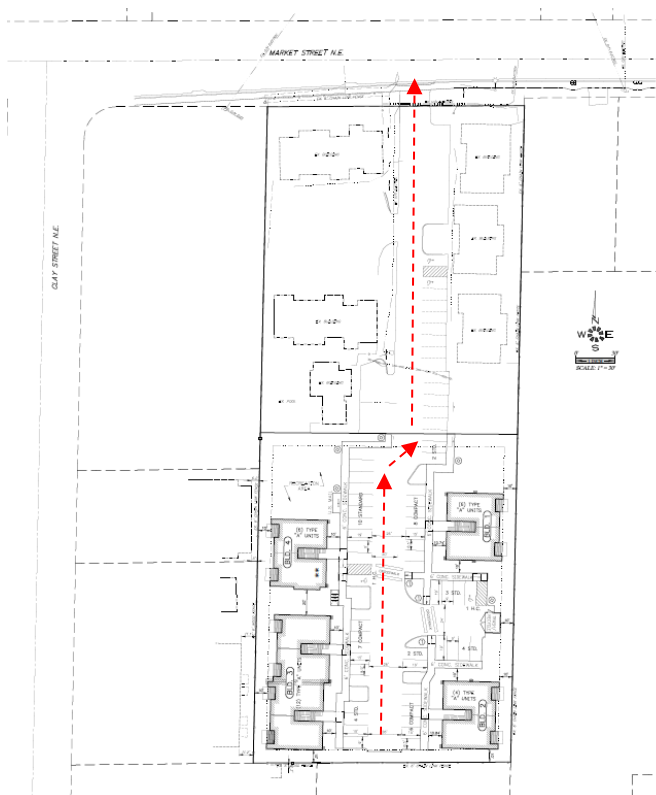
Therefore, the buildings are in compliance with the building height requirement.

Lot Coverage: The buildings on the site cover 21% (10,524sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

(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;*

Applicant Findings: A TGE form has been submitted as part of this packet to determine if a TIA is needed. The subject property does not have street frontage and will have access onto Market Street (north) through the multi-family development to the north. A pedestrian connection to the property the north has been provided.



As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development 26-foot wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

Therefore, this criterion has been met, along with criteria under SRC 803.030 and SRC 803.035.

(C) *Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and*

Applicant Findings: Parking: The development is for a 28-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 42 on-site vehicle parking spaces and is allowed a maximum of 70 on-site vehicle parking spaces. As shown on the site plan, 48 on-site parking spaces are being provided.

25	Standard Parking Stalls
21	Compact Parking Stalls
2	Handicap Parking Stalls
48	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.71 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. The development will provide 6 bicycle space on site. As shown on the site plan, a bike rack between Buildings 3 and 4 will be provided on the site and located in a convenient location for the residents.

Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

(D) *The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.*

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

Market Street Apartments

Design Review

June 1, 2020

The following statement addresses the applicable Design Review **Standards** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Standards) and the requirements under the RM2 Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On July 10, 2017, a Design Review Pre-Application Conference (PRE-AP-17-58) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 1.17 acres in size, zoned RM2, and located at 4072 Market Street (072W19BD/Tax Lots 3501).

The applicant is proposing a development consisting of 28-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review **Standards** as addressed below.

Multi-Family Residential (RM2) Chapter 514

Density (Sheet SDR3): The site being developed is 1.17 acres in size. Development in an RM2 zone shall meet a minimum of 12 dwelling units and shall not exceed 28 dwelling units. Therefore, the site shall be developed with a minimum of 14 and allowed to have a maximum of 33 units. As shown on the site plan, there are 28 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements. See attached site plan.

Setbacks (Sheet SDR3): All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan, except for the parking setback along the north property line. Therefore, the applicant has requested an adjustment to this setback requirement. Setbacks are shown on the tentative plan.

North:	Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments)
	Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments)
	Parking: 0-foot setback (an adjustment has been requested)

East: Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses)
Parking: 20-foot setback

South: Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses)
Parking: 10-foot setback

West: Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

There will be a 6-foot high sight obscuring fence along the south, east, and west property lines. The fence will meet the requirements of the code pertaining to sight obscuring fences.

Maximum Height (See Building and Floor Plans): Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 40 feet in height (measured to the highest point).

*Building 2 is 29.11 feet in height (measured to the highest point)

*Building 3 is 40 feet in height (measured to the highest point)

*Building 4 is 40 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Lot Coverage (Sheets SDR3 and SDR4): The buildings on the site cover 21% (10,524sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Parking: The development is for a 28-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 42 on-site vehicle parking spaces and is allowed a maximum of 70 on-site vehicle parking spaces. As shown on the site plan, 48 on-site parking spaces are being provided.

25	Standard Parking Stalls
21	Compact Parking Stalls
2	Handicap Parking Stalls
48	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.71 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through

the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. The development will provide 6 bicycle space on site. As shown on the site plan, a bike rack between Buildings 3 and 4 will be provided on the site and located in a convenient location for the residents.

Therefore, this standard has been met.

Recycling (Sheet SDR3): There is one (1) trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

Stormwater (Sheet SDR5): As stated on the Grading and Drainage Plan, the entire parking lot will be pervious concrete meeting the 10% GSI requirement.

Multiple Family Design Review Standards- Chapter 702.020

702.020(a)(1):

Table 702-3 Common Open Space Standards (Sheets SDR4, L1.1, L1.2): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The subject property is 50,976 (1.17 acres) square feet in size with 17,362 square feet of landscaped open space. Therefore, totaling 34% open space. See the open space plan provided:

Landscaped Open Space-17,362s.f. (34%)

Landscape w/in Perimeter Setbacks-8,172s.f. (47% of total open space area)

Landscape w/in Parking-1,627s.f. (10%) of parking area

The proposed development provides; two large recreation/play areas located along the north property line and landscaped open space areas throughout the site. The recreation areas are available to all 28 dwelling units and accessible via the proposed pedestrian pathways (6-foot wide paved sidewalks). The play areas and open space areas are located in convenient and safe areas for the residents. The proposed development provides approximately 17,362s.f.

square feet of total common open space throughout the site. Therefore, this standard has been met. See attached site plans and open space plan.

Table 702-4 Private Open Space Standards (Sheets L1.1, L1.2, Building Elevations and Floor Plans): Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020 (b)(1-8) Landscaping Standards (Sheets SDR4, L1.1, L1.2): The subject property does not abut RS zoned properties. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 17,362 square feet of landscaped area throughout the site. Therefore, 34% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are no trees located on the subject property. However, new trees will be provided through the site as shown on the landscape plans.

702.020 (c)(1-4) Site Safety and Security Standards: Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

702.020(d)(1-4) Parking and Site Design Standards: In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

The subject property does not have street frontage. However, the property to the north is developed with existing multi-family units. The proposed development will have direct access onto Market Street (north) through the property to the north.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development.

As shown on the site plan, all buildings are separated from all pathways by a minimum 10-foot setback.

The parking area along right-of-way is setback a minimum of 20 feet as required by code.

Therefore, this standard has been met.

Parking: The development is for a 28-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 42 on-site vehicle parking spaces and is allowed a maximum of 70 on-site vehicle parking spaces. As shown on the site plan, 48 on-site parking spaces are being provided.

25	Standard Parking Stalls
21	Compact Parking Stalls
2	Handicap Parking Stalls
48	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.71 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. The development will provide 6 bicycle space on site. As shown on the site plan, a bike rack between Buildings 3 and 4 will be provided on the site and located in a convenient location for the residents.

Therefore, this standard has been met.

702.020(e)(1-9) Façade and Building Design: These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries, and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. All buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of the buildings will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the rear of the building.

All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan, except for the parking setback along the north property line. Therefore, the applicant has requested an adjustment to this setback requirement. Setbacks are shown on the tentative plan.

North:	Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments) Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments) Parking: 0-foot setback (an adjustment has been requested)
East:	Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses) Parking: 20-foot setback
South:	Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses) Parking: 10-foot setback
West:	Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits. Therefore, this guideline has been met.

All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eaves, and windows incorporated into the design of each of the buildings.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars.

The buildings will have offsets, covered decks, covered balconies, and covered entry ways. The building will also have a change in materials and textures to break up building mass. The first level of the building will be a different color than the upper floors, this will help break up the building mass as well. See attached building elevations. Therefore, this standard has been met.

Therefore, this standard has been met.

Pedestrian Circulation: The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, and adjacent properties as required.

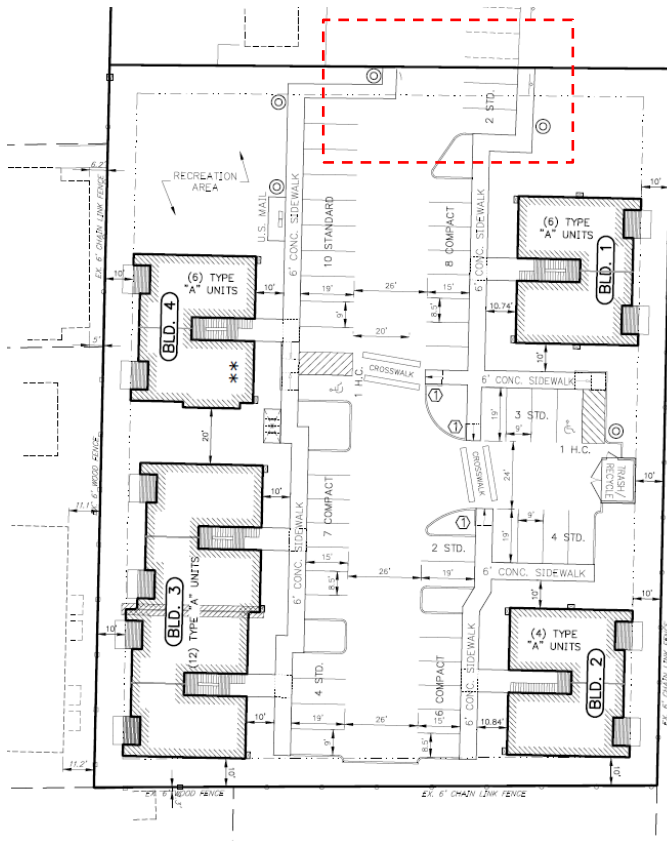
The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

A pedestrian path from the proposed development to the existing development to the north has been provided. This will provide safe and efficient circulation for residents through the development and onto the existing sidewalk system within Market Street to the north.

Therefore, this standard has been met.

Conclusion: The applicant satisfies all the design review standards for the multi-family dwelling project proposed.



Adjustment Criteria-SRC 250.005(d)(2) Criteria

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

- (i) Clearly inapplicable to the proposed development; or***
- (ii) Equally or better met by the proposed development.***

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

(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)** Table 514-5 requires buildings and vehicle use areas to be setback a minimum of 10 feet from adjacent residential zone and landscaped.

The purpose of this requirement is to provide a visible and separated landscaped setback adjacent to parking.

The applicant is proposing the development of a 28-unit apartment complex. This parking is existing but is included on the subject property. The subject development and the existing development to the north will share parking and accessways. Both developments will share the parking spaces and have access throughout the parking lot. The north property line required to provide a 10-foot landscaped bufferyard is located within the parking area and access areas of the northern apartment development as shown on the site plan. Providing a landscaped bufferyard adjacent to this property line is not feasible, because it would require the elimination of parking spaces for the existing development to the north. A landscaped bufferyard would be in the middle of the driveway, parking area, and maneuvering area; therefore, making parking and maneuvering difficult to use.

The layout of the site, the shared parking, along with the location of the property lines within the parking area creates a practical difficulty in the feasibility of the placement of landscape bufferyard with in this area. Eliminating this requirement and providing additional landscaping (open space) elsewhere on the site, is better for the development.


The applicant's proposal also includes additional landscaped within the existing development to the north. See attached landscape plans.

(C) There is only one adjustment being requested for this proposal.



MEMO

TO: Olivia Dias, Planner III
Community Development Department

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

DATE: July 29, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ-DR20-30 (20-107231-RP)
4072 MARKET STREET NE
28-UNIT MULTI-FAMILY DEVELOPMENT**

PROPOSAL

A Class 3 Site Plan Review, a Class 2 Adjustment, and Class 1 Design Review permit for a 28-unit multi-family development for property approximately 1.11 acres in size, zoned RM-II (Multiple Family Residential II), and located at the 4000 Block Market Street NE (Marion County Assessor Map and Tax Lot 072W19BD03501).

RECOMMENDED CONDITIONS OF APPROVAL

1. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Market Street NE
 - a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
 - b. Existing Conditions—This street meets or exceeds the right-of-way and improvement width standards for the classification of street along the frontage of the development site.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in Market Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 10-inch water main is located in Market Street NE. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Market Street NE.

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: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 - Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

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 proposed development is landlocked and does not have frontage on any public streets. The development will access Market Street NE, a Minor Arterial, through an existing access easement and driveway approach. Market Street NE is fully developed and meets or exceeds the right-of-way width and pavement width standards for its classification of street pursuant to the Salem TSP. There are no negative impacts to the transportation system as a result of the proposed development. No street improvements are required as a condition of the proposed development.

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 driveway access onto Market Street NE 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 water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant is proposing new water and sewer services within an existing utility easement on the adjacent property to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. At the time of development, the applicant shall design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS.

Prepared by Jennifer Scott, Program Manager
cc: File