


**TO:** Olivia Dias, Planner III  
Community Development Department

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

**DATE:** September 1, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
CPC-NPC-ZC20-03 (20-108811-ZO)  
905-925 COTTAGE STREET NE  
CHANGE OF USE AND PARKING LOT IMPROVEMENTS**

## **PROPOSAL**

A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change, and Zone change of an approximately 0.30-acre land area from Single Family Residential with RS (Single Family Residential) zoning to Multiple Family with RH (Residential High-Rise) zoning. The application includes a Class 3 Site Plan Review and Class 1 Design Review to develop a 19-unit multi-family complex and five Class 2 Adjustments. The subject site is an approximately 0.30 acres in size, zoned RS (Single Family Residential), and located at 905 and 925 Cottage Street NE (Marion County Assessor map and tax lot number: 073W23CB / 14301 and 073W23CB/ 14300).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. The existing driveway approaches along D Street NE shall be closed and the curb, landscape strip, and sidewalk replaced in accordance with PWDS.
2. Provide street trees to the maximum extent feasible along the frontage of D Street NE.

## **FACTS**

Public Infrastructure Plan—The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Transportation Planning Rule—The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060).

The TPR analysis is required to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060.

## Streets

### 1. Cottage Street NE

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 66-foot-wide right-of-way abutting the subject property.

### 2. D Street NE

- a. Standard—This street is designated as a Collector street in the Salem TSP. This street is authorized as an alternative street standard pursuant to SRC 803.065(a)(2) because it was developed to standards in place at the time of original construction.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 56.5-foot-wide right-of-way abutting the subject property.

### 3. Alley

- a. Standard— The standard for an Alley classification is right-of-way measuring 10 to 20 feet, with improvements detailed in PWDS Nos. 304 and 305.
- b. Existing Conditions—The Alley abutting the subject property is paved and has a right-of-way measuring approximately 16 feet.

## Storm Drainage

### 1. Existing Conditions

- a. A 10-inch storm main is located in in the alley abutting the subject property.

## 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 Cottage Street NE.

## **Sanitary Sewer**

1. Existing Conditions

- a. An 8-inch sewer main is located in the alley abutting the subject property.

## **CRITERIA AND FINDINGS**

### **SITE PLAN REVIEW**

**Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)**

**Finding:** The proposed development 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.

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:** Cottage Street NE meets or exceeds the right-of-way width and pavement width standards per the Salem TSP; therefore, no additional street improvements are required along this frontage as a condition of the proposed development.

D Street NE is authorized as an alternative street standard pursuant to SRC 803.065(a)(2) because it was developed to standards in place at the time of original construction. No additional right-of-way or street improvements are required.

However, the street is lacking adequate street trees along the frontage of the development. Pursuant to SRC 86.015(e), street trees shall be provided to the maximum extent feasible along the D Street NE frontage.

**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:** There are two existing driveway approaches along the frontage of D Street NE abutting the subject property. Pursuant to SRC 804.060(a)(5), the driveway approaches shall be closed. The curb, landscape strip, and sidewalk shall be reconstructed in accordance with PWDS. Access to the development shall come from the alley abutting the subject property. The access to the alley 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 utility 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 shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

## **ZONE CHANGE**

**Criteria: SRC 265.005(e)(1)(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.**

**Finding:** The applicant has submitted a TPR analysis that is required to address the Transportation Planning Rule (OAR 660-012-0060). The Assistant City Traffic Engineer has reviewed the TPR analysis and finds the applicant's Traffic Engineer has adequately demonstrated the proposed CPC/ZC will not have a significant effect on the transportation system and is consistent with the Transportation Planning Rule.

There are two existing driveway approaches along the frontage of D Street NE abutting the subject property. Pursuant to SRC 804.060(a)(5), the driveway approaches shall be closed. The curb, landscape strip, and sidewalk shall be reconstructed in accordance with PWDS.

**Criteria: SRC 265.005(e)(1)(G) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.**

**Finding:** The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the existing and proposed development. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

Prepared by: Jennifer Scott, Program Manager  
cc: File