

The Grove Phase 2

Class 3-Site Plan Review

January 18, 2021

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

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

Applicant Findings: The applicant has addressed all applicable standards and guidelines per the UDC as shown on the site plan. The applicant is proposing the development of 10.11 acres of Fairview Mixed-Use (FMU) zoned property within the Fairview Refinement Plan II. The subject properties are within the AU (Adaptive Use), MI (Mixed-Intensity), and the VC (Village Center) overlay areas within the FMU zone. The applicant is proposing to develop the site with 183 apartment units as shown on the site plans.

The applicant is meeting the standards and guidelines of the Multi-Family Design Handbook (SRC Chapter 702) and the Fairview Refinement Plan II. All standards and guidelines have been addressed and met as outlined within the narrative and on the site plans.

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

Fairview Mixed-Use/Adaptive Use Area Chapter 530

Adaptive Use (AU): The adaptive use area is intended to comprise the highest concentration of existing buildings and historic development patterns. Residential and nonresidential development within this area may occur within existing structures that have been rehabilitated or within new structures.

Density: The site being developed is 3.28 acres in size. Development in an AU zone shall meet a minimum of 6 dwelling units and shall not exceed 30 dwelling units. Therefore, the site shall be developed with a minimum of 18 and allowed to have a maximum of 106 units. As shown on the site plan, there are 51 units proposed within the AU zone.

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. Setbacks are shown on the tentative plan.

North:	Adjacent Strong Road:
	Building 20: 20' setback
Northwest:	Building 21: 10' setback
East:	Building 21: 60' setback
	Building 22: 80' setback
	Parking: 10' setback
West:	Adjacent Reed Road:
	Building 20: 100' setback
	Building 23: 35' setback

South: Adjacent Chapel Drive:
Building 22: 20' setback
Building 23: 20' setback

Maximum Height: Maximum building height allowed in the AU area is 45'. All proposed buildings are in compliance with the requirements of the Code.

*Building 20 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 21 is 40.1 feet in height (measured to the highest) and 34.6 feet in height (measured to the middle of the gable).

*Building 22 is 39.7 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 23 is 40.3 feet in height (measured to the highest) and 34.8 feet in height (measured to the middle of the gable).

Parking: There are 78 units being developed within the AU and MI site. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 178 on-site vehicle parking spaces. As shown on the site plan, 149 on-site parking spaces are being provided. Carports are also being proposed on the site, as shown on the site plan.

48	Standard Parking Stalls
97	Compact Parking Stalls
4	Handicap Parking Stalls
149	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.91 parking spaces per dwelling unit. One loading space has been provided as well.

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

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 78 bicycle parking spaces have been provided on-site via bike racks throughout the site.

Recycling: There are two trash/recycle area provided within the development. One is located on the north and one is located on the south side of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: The Fairview Refinement Plan calls for the stormwater to be infiltrated onsite for storms up through the 20-year storm event. This requirement was based on the assumption that the soil had

an infiltration rate 3.1 inches per hour. The onsite soil for both Grove 2 sites have an infiltration rate of 0.7 inches per hour, considerably less than stipulated in the Fairview Refinement plan. Both sites also have considerable topography constraints, with portions of the sites having slopes of 6-10%. The Fairview Refinement Plan Section 23A states "Private on-site detention requirements will satisfy City of Salem standards only if infiltration of the 20-year storm cannot be achieved". Based on the measured infiltration rates of the sites and the topography, infiltration of the 20-year storm cannot be achieved and this section of the Fairview Refinement Plan would apply. The stormwater design for The Grove 2 will meet the current City of Salem Design Standards of treating the new hard surface and providing detention for ½ the 2, the 10, the 25, and the 100 year storm events to the predeveloped rates.

Lot Coverage: Lot Coverage: The buildings (27,149sq.ft.) on the site (AU and VC zoned areas) cover 11% (253,519sq.ft.) of the lot. Therefore, lot coverage is under the 55% maximum allowed and in compliance with code.

AU Zone:
Area Size-142,876 square feet
Buildings-17,910 square feet
Total Lot Coverage-13%

MI Zone:
Area Size-110,471 square feet
Buildings-9,239 square feet
Total Lot Coverage-8%

Landscaping: There is a total of 148,604 square feet of landscaped area throughout the development. The net developable area is 253,519 square feet in size. Therefore, the development provides 59% landscaping throughout the site.

Traffic: An updated Traffic Impact Analysis (TIA) dated January 12, 2021, has been provided to staff.

Geo: A Geotechnical Report dated November 19, 2020, has been provide as part of this application.

Trees: There are 72 trees located within the AU, MI, and VC zoned portion of the development. Thirty-one (31) trees are designated for removal. There are eighteen (18) significant Oregon White Oaks on the site. Three (3) of the Oregon White Oaks are designated to be removed. Three (3) of the Oregon White Oaks proposed to be removed within the AU and MI zones are located within the right-of-way.

Fairview Mixed-Use/Mixed-Intensity Chapter 530

Mixed-Intensity (MI): The Mixed Intensity area is described as comprising, "...primarily residential uses, along with a mix of small-scale neighborhood commercial, employment, and public services uses. Buildings will be a mix of one-story to three-story detached, attached, or stacked housing types sited on smaller individually owned lots with private yards and street and/or alley access, or larger lots under multiple or separate ownership with shared street and/or alley access. Townhouse development is appropriate at the higher density range."

Density: The site being developed is 2.54 acres in size. Development in an MI zone shall meet a minimum of 7 dwelling units and shall not exceed 30 dwelling units. Therefore, the site shall be

developed with a minimum of 17 and allowed to have a maximum of 72 units. As shown on the site plan, there are 27 units proposed within the MI zone.

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. Setbacks are shown on the tentative plan.

North:	Adjacent Chapel Drive:
	Building 24: 20' setback
	Building 25: 65' setback
	Parking: 30' setback
East:	Adjacent Reed Road
	Building 24: 35' setback
	Building 26: 40' setback
	Parking: 35' setback
West:	Building 25: 35' setback
South:	Adjacent Lindburg Road:
	Building 26: 20' setback

Maximum Height: Maximum building height allowed in the MI area is 45'. All proposed buildings are in compliance with the requirements of the Code.

*Building 24 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 25 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 26 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

Parking: There are 78 units being developed within the AU and MI site. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 78 on-site vehicle parking spaces. As shown on the site plan, 149 on-site parking spaces are being provided. Carports are also being proposed on the site, as shown on the site plan.

48	Standard Parking Stalls
97	Compact Parking Stalls
4	Handicap Parking Stalls
149	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.91 parking spaces per dwelling unit. One loading space has been provided as well.

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

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 78 bicycle parking spaces have been provided on-site via bike racks throughout the site.

Recycling: There are two trash/recycle area provided within the development. One is located on the north and one is located on the south side of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: The Fairview Refinement Plan calls for the stormwater to be infiltrated onsite for storms up through the 20-year storm event. This requirement was based on the assumption that the soil had an infiltration rate 3.1 inches per hour. The onsite soil for both Grove 2 sites have an infiltration rate of 0.7 inches per hour, considerably less than stipulated in the Fairview Refinement plan. Both sites also have considerable topography constraints, with portions of the sites having slopes of 6-10%. The Fairview Refinement Plan Section 23A states "Private on-site detention requirements will satisfy City of Salem standards only if infiltration of the 20-year storm cannot be achieved". Based on the measured infiltration rates of the sites and the topography, infiltration of the 20-year storm cannot be achieved and this section of the Fairview Refinement Plan would apply. The stormwater design for The Grove 2 will meet the current City of Salem Design Standards of treating the new hard surface and providing detention for ½ the 2, the 10, the 25, and the 100 year storm events to the predeveloped rates.

Lot Coverage: Lot Coverage: The buildings (27,149sq.ft.) on the site (AU and VC zoned areas) cover 11% (253,519sq.ft.) of the lot. Therefore, lot coverage is under the 55% maximum allowed and in compliance with code.

AU Zone:

Area Size-142,876 square feet

Buildings-17,910 square feet

Total Lot Coverage-13%

MI Zone:

Area Size-110,471 square feet

Buildings-9,239 square feet

Total Lot Coverage-8%

Landscaping: There is a total of 148,604 square feet of landscaped area throughout the development. The net developable area is 253,519 square feet in size. Therefore, the development provides 59% landscaping throughout the site.

Traffic: An updated Traffic Impact Analysis (TIA) dated January 12, 2021, has been submitted to staff for review and approval.

Geo: A Geotechnical Report dated November 19, 2020, has been provide as part of this application.

Trees: There are 72 trees located within the AU, MI, and VC zoned portion of the development. Thirty-one (31) trees are designated for removal. There are eighteen (18) significant Oregon White Oaks on

the site. Three (3) of the Oregon White Oaks are designated to be removed. Three (3) of the Oregon White Oaks proposed to be removed within the AU and MI zones are located within the right-of-way.

Fairview Mixed-Use/Village Center Chapter 530

Village Center (VC): The village center area comprises the most intense and pedestrian-oriented residential, commercial, employment, and public services uses. Residential uses will have densities of no less than 16 dwelling units per net acre. Nonresidential uses include a mix of large and small scale commercial establishments, which cumulatively will be limited to not more than approximately 80,000 square feet of pedestrian-oriented retail. Office uses are encouraged.

Density: The site being developed is 4.29 acres in size. Development in an VC zone shall meet a minimum of 13 dwelling units and shall not exceed 35 dwelling units. Therefore, the site shall be developed with a minimum of 55 and allowed to have a maximum of 150 units. As shown on the site plan, there are 105 units proposed within the VC zone.

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. Setbacks are shown on the tentative plan.

Northwest:	Adjacent Strong Road
	Building 34: 10' setback
	Building 35: 10' setback
	Parking: 20' setback
Northeast:	Adjacent right-of-way
	Building 27: 100' setback
	Building 29: 26' setback
	Building 30: 26' setback
	Parking: 45' setback
East:	Adjacent Lindburg Road
	Building 27: 20' setback
	Building 28: 10' setback
	Building 35: 20' setback
South:	Building 32: 10' setback
	Parking: 10' setback
West:	Building 32: 20' setback
	Building 33: 12' setback
	Building 34: 12' setback

Maximum Height: Maximum building height allowed in the VC area is 45'. All proposed buildings are in compliance with the requirements of the Code.

*Building 27 is 40.5 feet in height (measured to the highest point) and 34.3 feet in height (measured to the middle of the gable).

*Building 28 is 40 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 29 is 40.1 feet in height (measured to the highest point) and 34.6 feet in height (measured to the middle of the gable).

*Building 30 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 31 is 40.5 feet in height (measured to the highest point) and 34.3 feet in height (measured to the middle of the gable).

*Building 32 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 33 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 34 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 35 is 40.3 feet in height (measured to the highest point) and 34.8 feet in height (measured to the middle of the gable).

Parking: The development within the VC zone is for a 105-unit apartment complex. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 105 on-site vehicle parking spaces. As shown on the site plan, 179 on-site parking spaces are being provided. The maximum parking spaces allowed is 183. The applicant is asking to amend this standard.

179 parking spaces provided:

94 Standard Parking Stalls

79 Compact

6 Handicap Parking Stalls

Adequate parking has been provided throughout this portion of the development with 1.81 parking spaces per dwelling unit. Loading spaces have been provided as well.

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

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 105 bicycle parking spaces have been provided on-site.

Recycling: There are two trash/recycle area provided within the development. One is located on the east and one is located on the west side of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be

screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: The Fairview Refinement Plan calls for the stormwater to be infiltrated onsite for storms up through the 20-year storm event. This requirement was based on the assumption that the soil had an infiltration rate 3.1 inches per hour. The onsite soil for both Grove 2 sites have an infiltration rate of 0.7 inches per hour, considerably less than stipulated in the Fairview Refinement plan. Both sites also have considerable topography constraints, with portions of the sites having slopes of 6-10%. The Fairview Refinement Plan Section 23A states "Private on-site detention requirements will satisfy City of Salem standards only if infiltration of the 20-year storm cannot be achieved". Based on the measured infiltration rates of the sites and the topography, infiltration of the 20-year storm cannot be achieved and this section of the Fairview Refinement Plan would apply. The stormwater design for The Grove 2 will meet the current City of Salem Design Standards of treating the new hard surface and providing detention for ½ the 2, the 10, the 25, and the 100 year storm events to the predeveloped rates.

Lot Coverage: Lot Coverage: The buildings on the site cover 20% (36,767sq.ft.) of the lot. Therefore, lot coverage is under the 55% maximum allowed and in compliance with code.

Landscaping: The net developable area is 187,066 (4.29 acres) square feet in size with 66,549 square feet of landscaping throughout. Therefore, the development provides 36% landscaping throughout the site.

Traffic: An updated Traffic Impact Analysis (TIA) dated January 12, 2021 has been provided to staff.

Geo: A Geotechnical Report dated November 19, 2020, has been provide as part of this application.

Trees: There are 72 trees located within the AU, MI, and VC zoned portion of the development. Thirty-one (31) trees are designated for removal. There are eighteen (18) significant Oregon White Oaks on the site. There are no Oregon White Oaks proposed for removal within the VC zone.

(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: An updated Traffic Analysis dated January 12, 2021, has been provided to staff.

The subject property has street frontage on Strong Road, Reed Road, Chapel Drive, Lindburg Road, and VC Loop (a private street).

Strong Road is designated as a 'collector' street within the City of Salem Transportation Plan. A Driveway Approach Permit has been provided as well.

Reed Road is designated as a 'minor arterial' within the City of Salem Transportation Plan. No access to Reed Road will be taken from the development.

Chapel Drive is designated as a 'local' street within the City of Salem Transportation Plan. A Driveway Approach Permit has been provided as well.

Lindburg Road is designated as a 'local' within the City of Salem Transportation Plan. No access to Reed Road will be taken from the development.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development.

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

Applicant Findings:

Parking: There are 78 units being developed within the AU and MI site. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 78 on-site vehicle parking spaces. As shown on the site plan, 149 on-site parking spaces are being provided. Carports are also being proposed on the site, as shown on the site plan.

48 Standard Parking Stalls
97 Compact Parking Stalls
4 Handicap Parking Stalls
149 Total Parking Stalls

Adequate parking has been provided throughout the development with 1.91 parking spaces per dwelling unit. One loading space has been provided as well.

Parking: The development within the VC zone is for a 105-unit apartment complex. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 105 on-site vehicle parking spaces. As shown on the site plan, 179 on-site parking spaces are being provided. The maximum parking spaces allowed is 183. The applicant is asking to amend this standard.

179 parking spaces provided:

94 Standard Parking Stalls
79 Compact
6 Handicap Parking Stalls

Adequate parking has been provided throughout this portion of the development with 1.70 parking spaces per dwelling unit. Loading spaces have been provided as well.

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

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 78 bicycle parking spaces have been provided on-site via bike racks throughout the site.

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

Bicycle parking is also required on site. The Code requires 1 bicycle parking space per dwelling unit. One hundred-eighty (180) bicycle parking spaces are required for this development. Bike racks have been provided on the site and located in a convenient location for the residents.

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.