

# **MWSH BOONE ROAD PROPERTY LLC**

## **Salem, Oregon**

A Land Use Application for:

### **Type III Process**

CONDITIONAL USE PERMIT: SRC 240.005(d)

Applicant:

**MWSH Boone Road Property LLC**

Project:

McKenzie Heights II Apartments / Town Homes

Submitted:

**November 19, 2021**

Prepared by:

**MWSH Boone Road Property LLC**

McKenzie Heights II Apartments / Town Homes – CUP  
Exhibit 54 - Narrative

**Applicant & Property Owner**

**MWSH Boone Road Property LLC**

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**Tax Lot Information:**

Tax Map: 083W13A0-00300 02300

**Lot Area:**

41.62 acres

**Current Zoning District:**

IC (Industrial Commercial)

**Current Comprehensive Plan  
Designation**

IC (Industrial Commercial)

**Attachements :**

**(50) Land Use Application – Type III / Conditional Use Permit : SRC 240.005(d)**

**(54) Application Narrative**

**(60) Site Plan**

**(61) Existing Conditions Plan**

SITE HISTORY:

The subject property is the second development phase of a parcel 32.42 acres in size, zoned IC, and located on Boone Road (083W13A/Tax Lot 300). The applicant is developing this portion of Tax Lot 300 being the Southwest corner of the site that is 19.05 acres in size.

On November 30, 2020, a Design Review Pre-App (Pre-App AP20-104) was held to discuss the development of the subject property as apartments and Townhomes.

PROPOSAL:

Under SRC 551.005(a)-Table 551-1, multiple family dwellings are allowed within the IC zone with a Conditional Use permit.

The applicant is proposing a development consisting of 210-apartment units and 62 townhome units as shown on the site plans. The applicant is applying for a Conditional Use for the construction of an apartment / townhome complex.

East Side:

150-apartment units / 8 buildings

West Side:

60-apartment units / 4 buildings

62- town home units / 12 buildings

CONDITIONAL USE CRITERIA:

**SRC 240.005(d) - An application for a Conditional Use permit shall be granted if all of the following criteria are met:**

- (1) The proposed use is allowed as a conditional use in the zone.**
- (2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and**
- (3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.**

APPLICANT’S REASONS ADDRESSING CHAPTER 240.005(d):

(1) Under SRC 551.005(a)-Table 551-1, multiple family dwellings are allowed within the IC zone with a Conditional Use permit.

(2) The proposed apartments and town homes will have little to no impact on the neighborhood. The property is bordered on the west side by I-5 which provides a buffer and a setback of at least 100 feet from any development to the west. The property to the north is zoned IC and is phase I of this multi-family development with 210 apartment units. The property to the east is zoned IC and is currently vacant. The proposed apartments and town homes are setback at least 20 feet from any property line. The large setbacks and adjacent zoning help eliminate any impacts on the surrounding neighborhood.

The proposed apartments and town homes will have less an impact on the area then an industrial use that is allowed within the IC zone.

A Traffic Impact Analysis (TIA) dated November 18, 2021, has been provided as part of this submitted.

(3) The site is bisected by “A” Drive, with town home and apartment units on the west side and apartment units on the east side. 32nd Avenue will connect to “A” Avenue connecting to Boone Road to the north and 36<sup>th</sup> Avenue to the east.

The surrounding land uses within the vicinity are zoned and used as follows and as shown.

North: IC (Industrial Commercial); Multi-family / apartments

East: IC (Industrial Commercial); Undeveloped

South: RA (Residential Agriculture); vacant land

West: I-5

The apartments and town homes will be required to go through Site Plan/Design Review, which requires open space and landscaping at a higher percent than what a commercial use would be required to provide. Amenities like landscaped open space and play area will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibly with adjacent uses.

The proposed apartment / townhome development will provide pedestrian paths and sidewalks throughout the site connecting to “A” Drive, and 32nd Avenue. These pedestrian paths will provide access and circulation to the surrounding neighborhoods, increasing their livability as well.

Therefore, this criteria will be complied with through the Site Plan/Design Review process.

## **Residential Development**

### **Establishing Residential Uses.**

The location and density of residential uses shall be determined after considering the proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.

### **Multi-Family Housing.**

Multiple family developments should be located in areas that provide walking, auto or transit connections to:

- 1) Employment Centers
- 2) Shopping Areas
- 3) Transit Service
- 4) Parks
- 5) Public Buildings

Findings: The subject property is located along Boone Road which is located southwest of Kuebler Boulevard and west of Commercial Street. Both areas will provide services to this development with existing and future uses.

The proposed development will have access to services to the east and northeast along Turner Road, to the west along Boone Road and along Commercial Street. There is a park area located off Landon Street to the southwest of the site. Along these areas are existing offices, shopping, Transit, and parks. All services that will be available to the future residents of this development.

This area of Salem is growing and changing. There are several commercial projects proposed along Kuebler Boulevard and along Boone Road existing and currently being proposed.

Transit Service is available to the west of the site along Battlecreek Road, Route 6 (12th/Battlecreek).

### **Conclusion:**

The applicant requests approval of a Conditional Use Permit: SRC 240.005(d), Type III Review. Providing justification in the form of plans, detailed reports, supporting documents and findings in support of the proposed application. As addressed in this narrative and the supporting plans and documents, this proposal does meet all applicable code provisions. As such, the applicant respectfully requests that the Type III review for the Conditional Use Permit approved as submitted.