

Class 2-Driveway Approach Permit
November 19, 2021



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

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

Applicant Response: The subject property is 32.42 acres in size, zoned IC, and located on Boone Road (083W13A/Tax Lot 300). The applicant is only developing the southwest corner of the site that is 18.08 (19.06 including right of way) acres.

SITE AREAS

BOUNDARY	_____	1,412,323 S.F.
TOTAL SITE	_____	830,133 S.F.
R.O.W. DEDICATION	_____	42,469 S.F.
NET DEVELOPABLE	_____	787,664 S.F.

East Side:

409,572 square feet (9.40 acres)

150-units proposed

West Side:

378,092 square feet (8.68 acres)

60-units and 62 townhomes proposed

The applicant is proposing a development consisting of 210-apartment units and 62 townhouse units as shown on the site plans.

This is Phase 2 of the McKenzie Heights Apartments; Phase 1 is located to the north. The proposed Phase 2 development will have access onto A Drive that runs north/south through the property. A Drive is designated as a 'local' street on the Salem Transportation System Plan. All seven (7) driveways will meet Public Works design standards. As shown on the site plan the driveways are required for access to the site and are in compliance with design standards.

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

Applicant Response: Phase 2 will have access through Phase 1 to the north. The location of the driveways was taken into consideration prior to laying the site out. Access onto Boone Road to the north is not allowed, so all access for Phase 1 and 2 will be taken to and from 32nd Avenue and "A" Drive. The location of the proposed driveways take into consideration the location of internal streets adjacent to the site and access onto the local streets. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

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

Applicant Response: There are no driveways proposed onto an arterial. Therefore, this criterion is not applicable.

(4) The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

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

Applicant Response to (4)(B): The subject property is located on Boone Road to the north. A Drive is proposed to run through the development. Phase 2 will have access through Phase 1. Access to Boone Road is not allowed for this development. All access will be onto 32nd Avenue and "A" Drive. There are seven driveways proposed onto A Drive. There are no adjacent driveways to share access with and A Drive is a 'local' street. Therefore, there is no lower classified streets abutting the property. Therefore, this criterion has been met.

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

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

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

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

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

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

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

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

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

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto 32nd Avenue and “A” Drive. As shown on the site plan, this criterion has been met.
