


TO: Brandon Pike, Planner I
Community Development Department

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

DATE: December 30, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ21-33 (21-112200)
4507 LIBERTY ROAD S
NEW RETAIL BUILDING**

PROPOSAL

A consolidated Class 3 Site Plan Review for a new 3,400-square-foot building and associated site improvements with a Class 2 Adjustment to pedestrian access standards. The subject property is approximately 8.18 acres in size, zoned CR (Retail Commercial), and located at 4507 Liberty Road S (Marion County Assessor map and tax lot numbers: 083W09AC / 3800, 3900, 4000, 4100, 4200, 4300, and 4400).

RECOMMENDED CONDITIONS OF APPROVAL

1. Replace the sidewalk along the westernmost driveway approach along Cunningham Lane S pursuant to SRC 78.180(a).

FACTS

Streets

1. Liberty Road S
 - a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 68-foot improvement within a varied 86-to-98-foot-wide right-of-way abutting the subject property.
 - c. The property is subject to a special setback equal to 48 feet measured from the centerline on the development side of Liberty Road S.

2. Cunningham Lane S

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 40-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. 12-inch and 18-inch storm mains are located in Liberty Road S.
- b. A 10-inch storm main is located in Cunningham Lane S.

Water

1. Existing Conditions

- a. The subject property is located in the S-2 water service level.
- b. A 12-inch water main is located in Liberty Road S and Cunningham Lane S.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Liberty Road S and Cunningham Lane S.

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 existing street system is adequate to serve the proposed development and the development generates less than 20 new average daily vehicle trips; therefore, no right-of-way dedication or street improvements are required (SRC 803.040(d)).

The proposed development is subject to a special setback equal to 48 feet from centerline on the development side of Liberty Road S.

Pursuant to SRC 78.180(a), the applicant has proposed to replace the sidewalk along the westernmost driveway approach along Cunningham Lane S. All other sidewalks along the property frontage are existing and provide for safe pedestrian access. The sidewalk may remain located along the curb line pursuant to SRC 803.035(l)(2)(B).

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 approaches onto Liberty Road S and Cunningham Lane S provide 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 connections to existing public water and sewer infrastructure in Liberty Road S.

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.

Prepared by: Matt Olney, Program Manager
cc: File