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McKenzie Heights II – Narrative Adjustment for Reduced Setbacks– Exhibit 75REV01

McKenzie Heights 2

South Boundary

Adjustment for Reduced Setbacks

SRC 702.020(e)(2) provides that where a development site abuts property zoned RA, building shall be set back for the abutting RA zoned property as set forth in Table 702.5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites. Buildings two or more stories in height require a minimum 1-foot setback for each 1 foot of building height, but in no case less than 20 feet.

Along the south boundary the project has some townhouse units proposed that are presently proposed to be 20 feet from the south boundary.

The proposed townhomes are by building code defined as two story with a basement building.

The projected height of the proposed buildings in relation to the rear (south) property line is less than 20 feet.

The property to the south slopes up away from the project site. Rising in elevation above the proposed finish floor of the townhomes 6 and 10 feet. (A section drawing is attached to illustrate this information).

The goal of the setbacks set out in Table 702.5 are as stated to provide an appropriate transition between new buildings and structures on site and existing buildings and structures on abutting sites. At present, the property to the south of the project site is vacant in this area, not structures or residences exist on the “abutting sites”.

Given the lack of structures on the abutting property and the rising gradient to the south, the transition will be achieved by natural features. The proposed townhomes are in a practical since very much like conventual structures, not the same as stacked apartment buildings. The main living area of the until is on the lower floor and the upper floor is the bedroom/sleeping area of the structure. This fact also supports the justification for the reduced setbacks.

The use of the larger setbacks creates issues with the proposed layout that would force the reduction in the open space on the site and possible impact the open atmosphere that is trying to be achieved in offering an alternative housing style for the project site.

Based on the above we believe that an adjustment to the minimum set back from those set out in Table 702.5 for the few townhouse units along the south boundary is justified.