

Hawks Ridge Apartments-Phase 3

Conditional Use

Applicant:

KCH Enterprises, LLC
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Salem, Oregon 97306

Representative:

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SITE HISTORY:

The site is located at the NW corner of the intersection of Highway 22 and Cordon Road SE (082W05/200, 300, 400, 401, and 500). The subject property is zoned IC (Industrial Commercial). The subject property is designated as "Industrial Commercial" on the Salem Area Comprehensive Plan (SACP) Map.

In 2012, an Urban Growth Area Permit (UGA12-01), was issued to determine the public facilities required to develop an apartment complex and industrial and commercial development on property approximately 45.67 acres in size located at the northwest corner of the intersection of Cordon Road SE and Highway 22. The subject property was part of this UGA permit.

On January 10, 2013, CPC-ZC-PAR12-08 was approved. The CPC-ZC-PAR12-08 approval was a consolidated application to change the comprehensive plan designation from Industrial to Industrial Commercial and Multi-Family Residential and change the zone district from IBC (Industrial Business Campus) and IP (Industrial Park) to IC (Industrial Commercial) and RM-II Multiple Family Residential) and a 3-parcel partition on property approximately 45.42 acres in size and located at the northwest corner of the intersection of Highway 22 and Cordon Road SE. The subject property was part of the CPC-ZC-PAR12-08 approval.

The City held a pre-application conference with the applicant on August 30, 2021, for the purpose of discussing redevelopment of the subject property (PRE-AP21-92).

A Design Review Pre-App was held on January 20, 2021 (PRE-AP22-03), to discuss the development of the subject property as apartments.

PROPOSAL:

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

The subject property is 23.3 acres in size and zoned IC (Commercial Retail). The applicant is applying for a Conditional Use for the construction of a 396-unit apartment complex.

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:

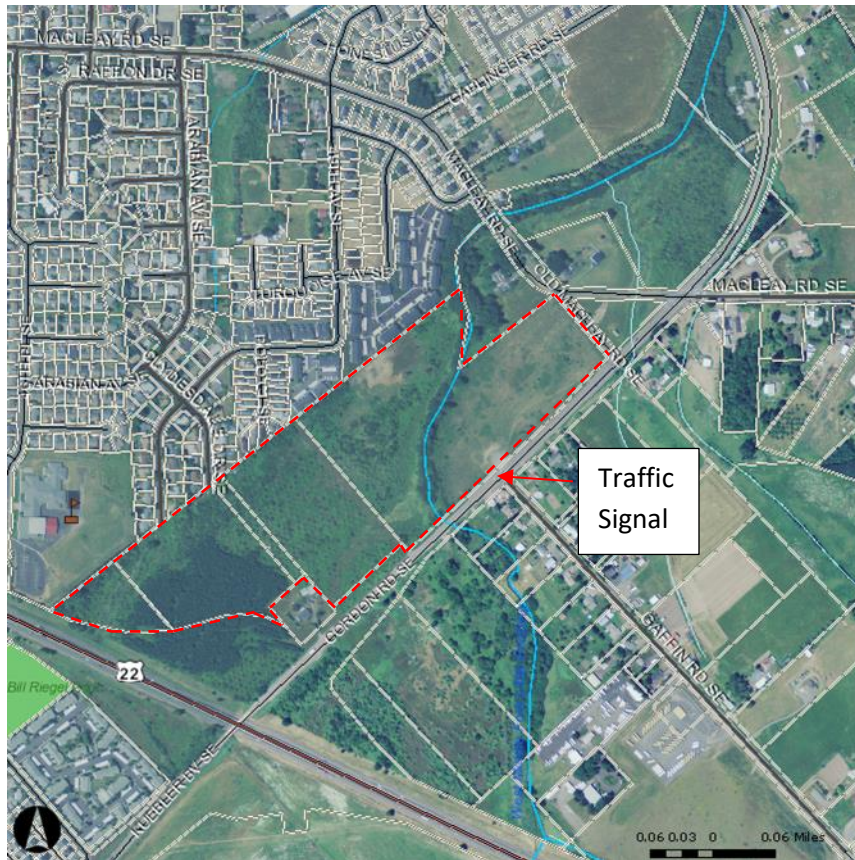
- (1) The proposed use is allowed as a conditional use in the zone;*
- (2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and*
- (3) The proposed use will be reasonably compatible with and have minimal impact on the 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 will have little to no impact on the neighborhood. The property to the north is zoned RS and has existing single-family dwellings, the property to the east is zoned IC and developed with multi-family dwellings, storage facilities, and a gas station. The proposal for multi-family dwellings on the site will be consistent with the surrounding area.

The proposed apartments will have less an impact on the area then an industrial use that is allowed within the IC zone. The applicant's Traffic Engineer is working on providing an analysis of the site. A Traffic Study is currently being worked on and will be submitted to the City when complete.

The original TIA was done as part of CPC-ZC-PAR12-08 for the subject property and the properties to the east.



In order to mitigate any impacts, the developers were required to put in a signal at Gaffin Road. Furthermore, the intent of the applicant is to mitigate impacts by providing adequate circulation for vehicle, multi-modal / pedestrian impacts to the transportation system.

(3) The subject property is surrounded by the following uses:

North:	RS zoned property; existing single-family dwelling
East:	Across IC zoned property; existing multi-family dwellings, storage units, gas station
South:	Across Cordon Road-Marion County Industrial zone; vacant land
West:	Across Hwy 22-RMII (Multi-Family Residential) and RA (Residential Agriculture) zone; existing apartments and Bill Riegall Park

The apartments 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 will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibility with adjacent uses.

The proposed apartment development will provide pedestrian paths throughout the site and to Clydesdale Road (north), Whitaker Road (east), and Cordon Road (south). The pedestrian paths will provide access and circulation to the surrounding neighborhoods. Therefore, increasing their livability as well as providing needed housing.

There for this condition will be complied with through the Site Plan/Design Review process.