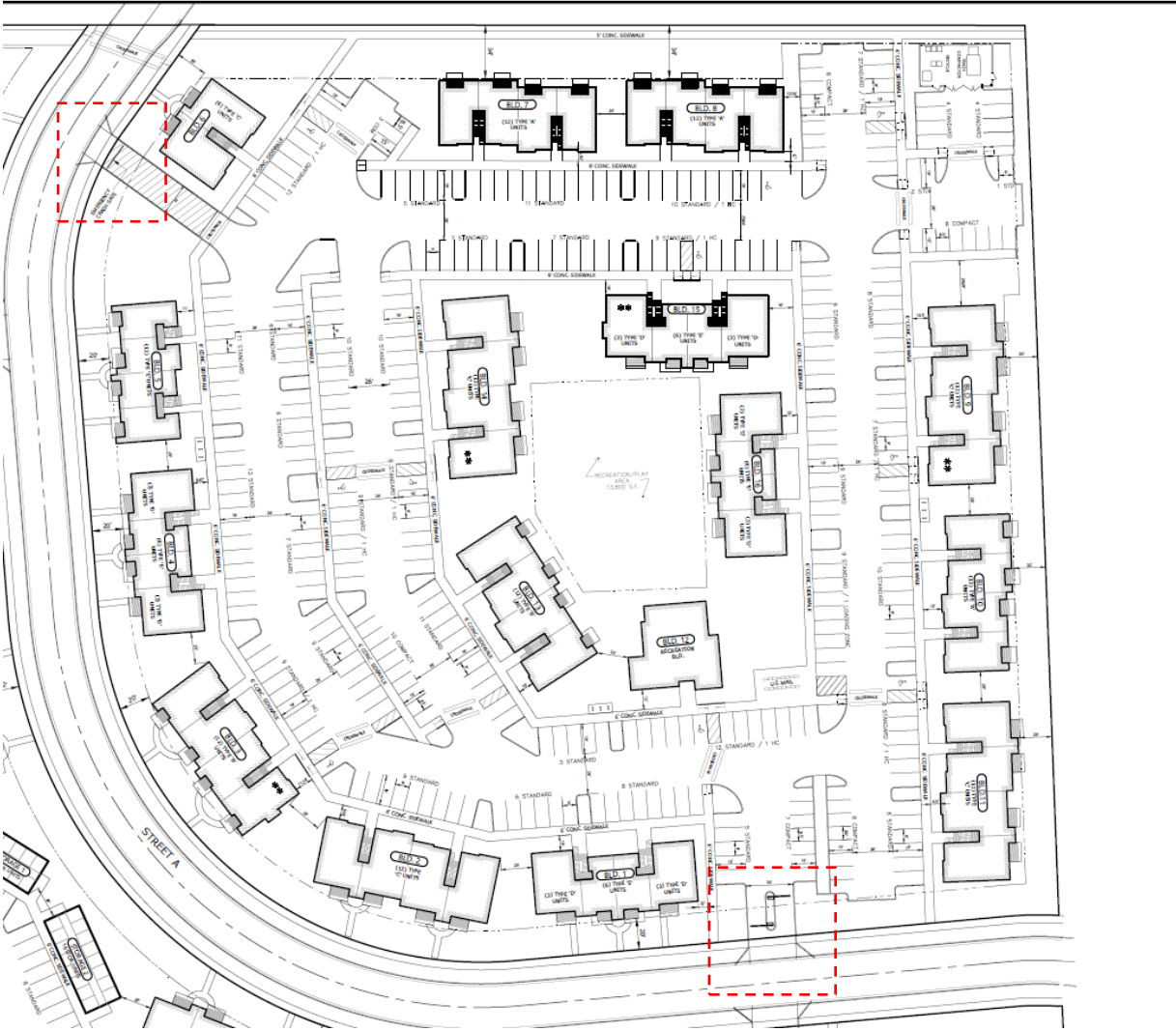
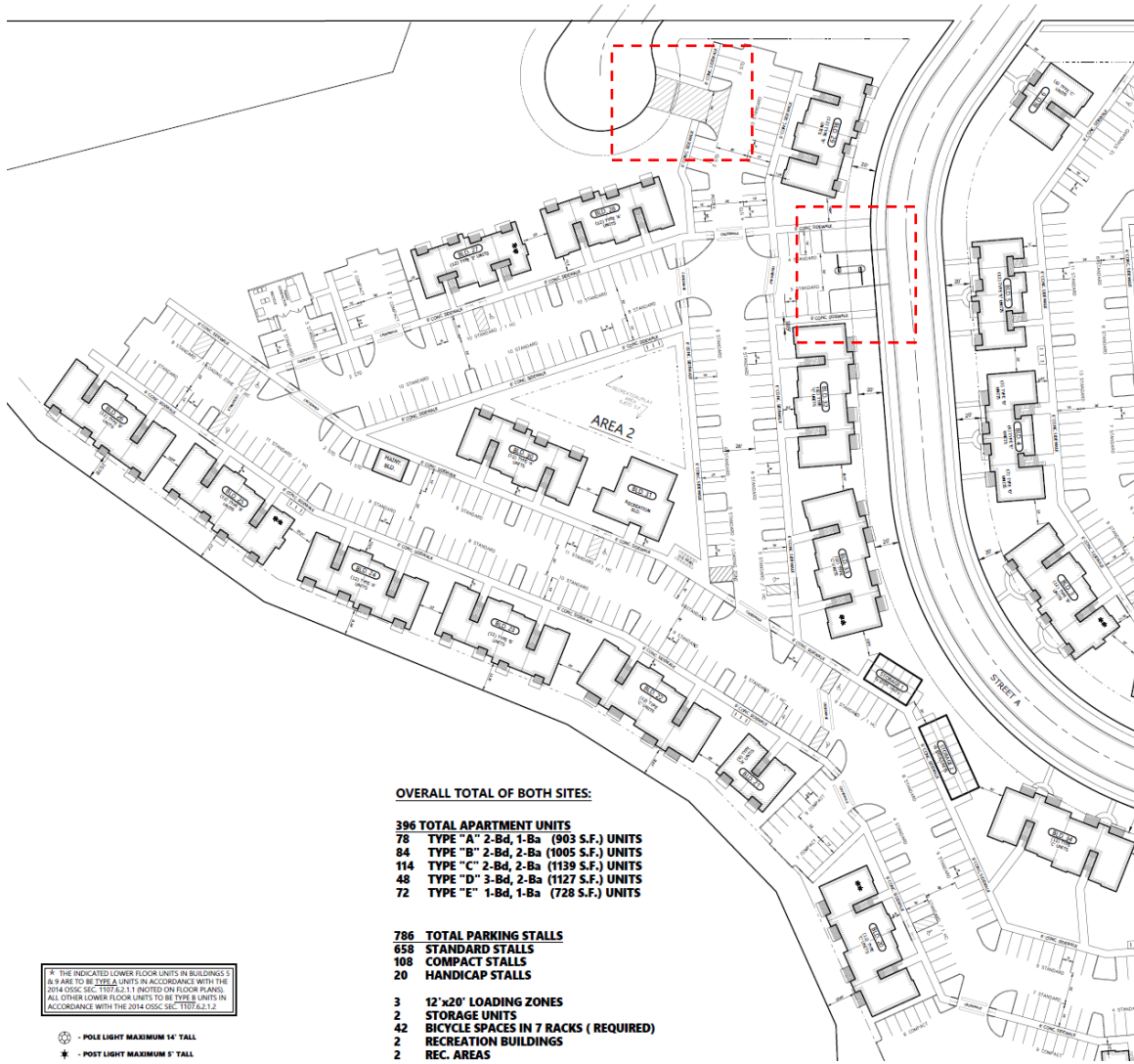


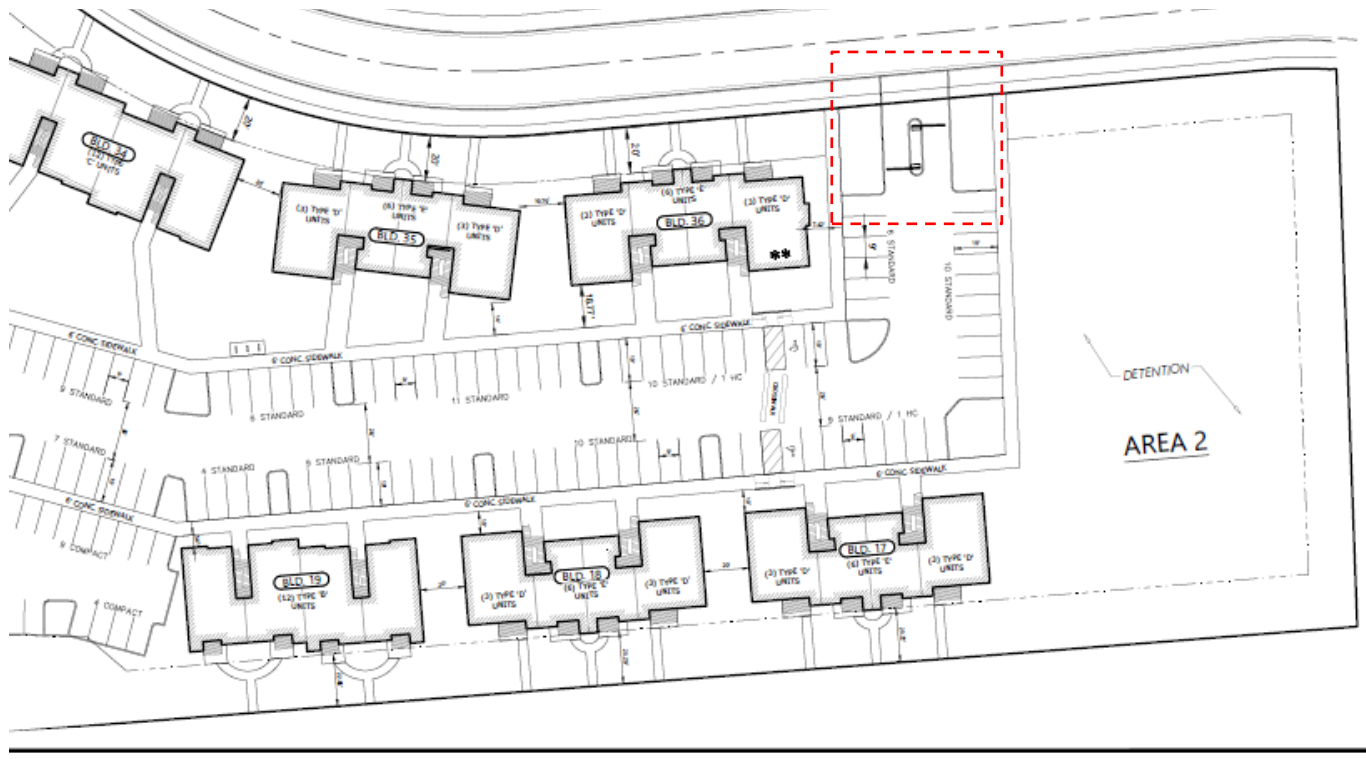
**Class 2-Driveway Approach Permit**  
**January 24, 2022**

**Area 1**



## Area 2





***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 23.3 acres in size and zoned IC. 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). 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 applying for a Conditional Use, Design Review, and Site Plan Review for the construction of a 396-unit apartment complex.

The required street extension/connection divides the property into Area 1 and Area 2. However, the complex will be developed as one with shared amenities for all 396-units.

Area 1: 174 Apartment Units  
Area 2: 222 Apartment Units

The proposed development will have access onto A Street that runs through the property and connects to Whitaker Drive to the east. The development will also have access to the proposed cul-de-sac to the north. A Street and the cul-de-sac are designated as a 'local' streets on the

Salem Transportation System Plan. There are five (5) driveways. One of the driveways located in Area 1 is for emergency access only. All five (5) 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: The location of the driveways were taken into consideration prior to laying the site out. Access onto Cordon Road to the south is not allowed, so all access for the development will be taken from A Street and the cul-de-sac. 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): A Street is proposed to run through the development to Whitaker Drive to the east. All access will be onto A Street and the cul-de-sac, both of which are classified as local streets. There are four (4) driveways proposed onto A Street and one (1) driveway proposed onto the cul-de-sac. One of the driveways onto A Street is for emergency access only. There are no adjacent driveways to share access with the development. 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. As shown on the site plan, this criterion has been met.

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