

ZONING ANALYSIS

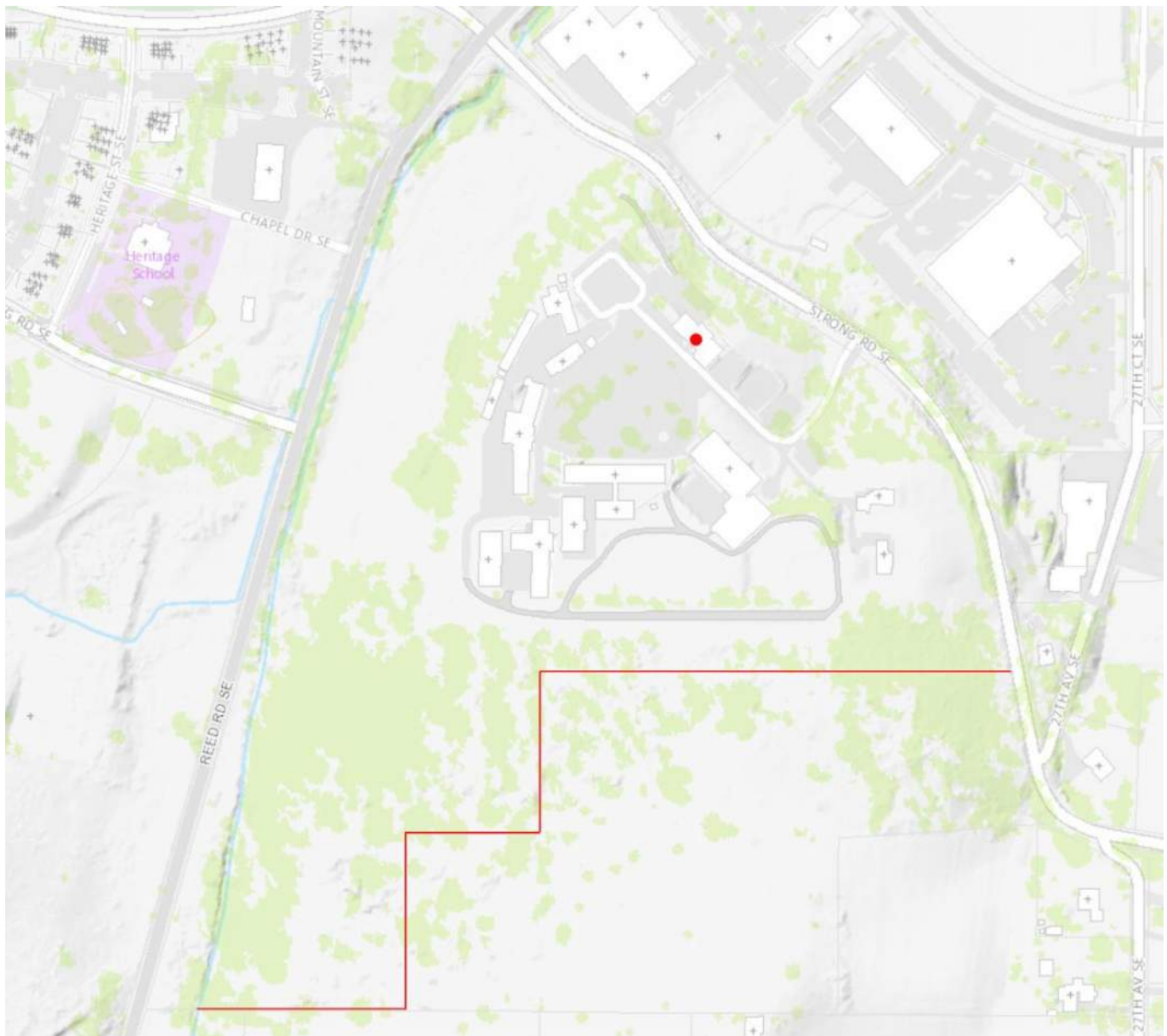
Date: March 1, 2022

AM Project Number: 212020

Project Name: Hillcrest Behavioral Health

Prepared for: City of Salem

Project Address: 2450 Strong RD SE
Salem, OR 97302



This study looks at the existing zoning regulations for a site in Salem, OR at 2450 Strong Road SE.

Site Information:

- 1. Map Tax Lot: 083W12B001499
- 2. 1,942,776 SF (44.6 acres)

South of Salem Airport (within Airport Overlay) and within the Urban Growth Boundary

Zoning:

Airport Overlay Zone

PH –Public Health

RA – Residential Agriculture

- Abutting RA (Residential Agriculture) and RM2 (Multiple Family Residential 2) to South, FMU (Fairview Mixed Use) to the West, IC (Industrial Commercial) and IBC (Industrial Business Campus) to the Northeast.

Site Features:

- Existing uses – Public Health
- Utilities – electrical is intact. Water is currently being assessed.
- Adjacent parcels
 - a. Rural agriculture to the west and south with small business park to the north and northeast. Large commercial tire shop to the east.

Parcel Information:

Site	Address	Property ID	Existing Use	Site Area
1.	2450 Strong Road SE	R32243	Public Health	44.6 acres (1,942,776 SF)

Zoning Information:

<p>SITE ZONING</p> <p>(Code Section – Chapter 543 PH – Public and Private Health Services)</p>	<p>PH</p> <ul style="list-style-type: none">▪ Implement the community service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. PH zone generally allows a variety of public and private health service uses, together with a limited variety of other compatible uses.
<p>OVERLAY</p>	<p>Airport Overlay Zone Chapter 602</p> <ul style="list-style-type: none">• Within Horizontal Surface per Figure 602-1• In the horizontal area, no building, structure, object, or vegetative growth shall have a height greater than that established by a horizontal plane 150 feet above the airport elevation

USES (Code Section – Chapter 543 Table 543-1 Uses)	<p>The uses included in this section are meant to cover the variety of uses that might be helpful for this specific potential project. It is not comprehensive to the entire code section.</p> <p>Permitted Outright: Group Living (Residential Care & Nursing Care); Health Services (Medical Centers/ Hospitals & Outpatient medical services and laboratories); Education (Day Care); Civic Services (Social services); Office (Home health care services).</p> <p>Conditional Use: Education (Basic Education).</p>
DESIGN REVIEW (Code Section – Chapter 543.015)	<p>Required for development of residential care with five or more self-contained dwelling units shall be subject to design review according to the multiple family design review standards set forth in SRC CH. 702.</p> <p>Per 702.005(b)(B)(xi) Multiple family design review is not required.</p>
FAR – LOT COVERAGE (Code Section –Chapter 543.010)	<p>Table 543-5 Lot Coverage</p> <ul style="list-style-type: none"> Max – 60%
DENSITY (Code Section – Chapter 543.010)	N/A
HEIGHT (Code Section – Chapter 543.010)	<p>Table 543-5 Height</p> <ul style="list-style-type: none"> Max – 70 ft
BONUS OPTIONS (Code Section – Chapter 543.010)	N/A
SETBACKS (Code Section – Chapter 543.010)	<p>Table 543-3 Setbacks</p> <p>Abutting Street:</p> <ul style="list-style-type: none"> North/West - 20 feet + 1 foot for each foot over 35 foot building height, not to exceed 50 feet in depth <p>Interior Side/Rear (Table 543-4 Zone to zone Setbacks):</p> <ul style="list-style-type: none"> Adjacent to Residential zone (RA-Residential Agriculture/RM2-) Min 20 feet with Type A screening if 35' or less in height/ Min 30 feet with Type A screening if over 35' in height
TREES ON CITY OWNED PROPERTY (Code Section – Chapter 86)	Any trees on city owned property will require additional information if alterations are required.
TREES (Code Section – Chapter 808)	Removal or alteration of substantial existing trees might trigger additional requirements for preservation, etc.
SCREENING (Code Section – Chapter 807)	<p>Type A screening along adjacent Residential zones</p> <p>Table 807-1 - Min. 1 PU (Planting Unit) per 20 SF of landscaped area/ No required screening</p> <p>Table 808-2 – Plant Materials and Minimum Plant Unit Values enclosed for reference</p>
PEDESTRIAN STANDARDS (Code Section – Chapter 800.065)	Yes – ensure accessibility, circulation, and safety in compliance with section

PARKING (Code Section – Chapter 806)	<ul style="list-style-type: none"> ▪ Parking calculated as a Medical Center Campus at 1.5 stalls per bed. ▪ 124 beds x 1.5 = 186 stalls required – 198 provided
BIKE PARKING (Code Section – Chapter 806.055)	<ul style="list-style-type: none"> ▪ Bicycle Parking calculated as a Medical Center Campus at 1.0 stall per 30 beds. ▪ 124 beds/ 30 = 4 stalls required – 6 provided
LOADING (Code Section – Chapter 806.065)	Table 806-9 Min Off-Street Loading; Dimensions Outpatient medical services/Social Services - 1 5,000 SF to 60,000 SF 12x19x12 - 2 60,001 SF to 250,000 SF 12x19x12 - Additional spaces required if greater than 250,000 SF (1 per 100,000 SF over 250,000 SF)

Information based upon City of Salem zoning applicable at time study prepared. Information provided within this Study generated from Salem, Oregon Code of Ordinances and Marion County Tax Maps applicable at time study. It is recommended that a Pre-App conference be scheduled with the City to confirm zoning information described.