

**TO:** Brandon Pike, Planner I  
Community Development Department

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

**DATE:** April 20, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
SPR-ADJ-DR22-15 (22-102748)  
701 LOCKWOOD LANE S  
8-UNIT MULTI-FAMILY BUILDING**



## **PROPOSAL**

A Class 3 Site Plan Review for the development of a new eight-unit apartment building at an existing apartment development, with associated site improvements. The subject development site is approximately 0.7 acres in size, zoned RM-II (Multiple Family Residential), and located at 701 Lockwood Lane S (Marion County Assessor map and tax lot numbers: 083W09AB / 900 and 3300).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Replace the sidewalk along the driveway approach on Lockwood Lane S.
2. Install street trees to the maximum extent feasible along the Lockwood Lane S frontage.

## **FACTS**

### **Streets**

1. Lockwood Lane S
  - a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
  - b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

## **Storm Drainage**

### **1. Existing Conditions**

- a. A 12-inch storm main is located in Lockwood Lane S.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located in the S-2 water service level.
- b. An 8-inch water main is located in Lockwood Lane S.

## **Sanitary Sewer**

### **1. Existing Conditions**

- a. An 8-inch sewer main is located in Lockwood 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—**Lockwood Lane S is fully developed and meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

Pursuant to SRC 78.180(a), the applicant shall replace the sidewalk across the existing driveway approach on Lockwood 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).

The existing hedges along the Lockwood Lane S frontage are required to be removed as a condition of development. As a result, the applicant shall provide street trees to the maximum extent feasible along the Lockwood Lane S frontage pursuant to SRC 86.015(e).

**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 access onto Lockwood Lane S provides 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, sewer, and stormwater infrastructure in Lockwood Lane S.

The applicant shall be required to design and construct a storm drainage system at the time of development. 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