



Planning Division • 503-588-6173
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

June 24, 2022

PLANNING REVIEW CHECKLIST

Second Review Comments

Subject Property: 5730 Lone Oak Road SE

Reference Nos.: 21-122528-LD (UGA Preliminary Declaration)
21-122530-LD (Subdivision)
21-122532-ZO (Class 2 Zoning Adjustment)
21-122538 (Tree Conservation Plan)

Applicant: Raghunandan & Sangeeta Kamineni
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Salem, OR 97302

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E-Mail: BDalton@mtengineering.net

The Planning Division has conducted its review of the revised application materials submitted for the proposed Urban Growth Preliminary Declaration, Subdivision, Class 2 Adjustment, and Tree Conservation Plan for property located at 5730 Lone Oak Road SE. Modifications and/or additional information is needed to address the following item(s) for the application to meet the applicable standards of the Salem Revised Code:

Item:	Description:
Application Signature of Abutting Property Owner to the South	Because the proposed subdivision requires a portion of Sarah Renee Avenue to be constructed over the abutting property to the south, the owner of the property to the south will need to sign the application form to authorize the proposed street over a portion of their property. <u>Please Note:</u> In order to ensure there will be no Survey Department issues with the dedication of right-of-way and the construction of this portion of Sara Renee Avenue on the abutting property to the south, staff will need to include a condition of approval on tentative plan requiring that a property line adjustment between the subject property and the abutting property to the south be approved so that the portion of the property to the south needed for Sara Renee Avenue is incorporated into the subdivision property and included within the boundary of the subdivision plat. The property line adjustment would need to be

Item:	Description:
	approved and recorded prior to final plat approval of the subdivision. As an alternative, the property line adjustment could be processed now and consolidated with the subdivision review.
Tree Conservation Plan	The tree conservation plan needs to be revised to address the following: ▪ <u>Required Setbacks on Plan:</u> SRC 808.035(c)(1)(I) requires the required setbacks for each lot to be shown on the tree conservation plan. Required setbacks have been shown for the proposed lots on the overall tree plan drawing but these setbacks also need to be shown on the enlarged tree plan quadrant drawings where the size and species of trees are identified in order to allow staff to review the plan for conformance with code requirements. ▪ <u>Additional Comments on Tree Conservation Plan.</u> Please see staff's additional comments included on the tree conservation plan.
Adjustments	The application materials currently provided request Class 2 Adjustments to the following standards: 1) Block length; and 2) Maximum lot depth Based on review of the revised plans, the following revisions are needed to the adjustments requested for the development: 1) <u>Double Frontage Lot Depth.</u> Based on the revised configuration of White Oak Street, a Class 1 Adjustment will be needed for Lot 17 because it does not meet the minimum 120-foot minimum required double frontage lot depth. 2) <u>Maximum Lot Depth.</u> Based on the revised configuration of the lots within the subdivision, adjustments are needed to maximum allowed lot depth for additional lots. Maximum lot depth adjustments are needed for the following lots: ❖ Class 1 Adjustment: A Class 1 Adjustment is needed to the maximum lot depth for Lots 9, 10, 13, & 14. ❖ Class 2 Adjustment: A Class 2 Adjustment is needed to the maximum lot depth for Lot 8. 3) <u>Block Length.</u> A Class 2 Adjustment to block length is not needed because SRC 803.030(b) allows street spacing/block length to be increased where physical conditions, existing development, or the existing street network in the surrounding area necessitate increased block lengths. An adjustment to this standard is therefore not needed.
Additional Alternative Street Standard Request Needed	The application materials currently provided request alternative street standards for the following: 1) Allow short section of Koda Street to exceed maximum 12

Item:	Description:
	percent street grade for local street. 2) Allow short section of Sarah Renee Street to exceed maximum 12 percent street grade for local street. 3) Allow Lone Oak Road to exceed maximum 8 percent street grade for collector street. 4) Allow street radius on Koda Street to exceed code requirements. 5) Allow La Cresta Drive to be constructed with a 51-foot-wide right-of-way with curb line sidewalks. Based on review of the revised plans, the following revisions to the alternative street standards requested for the development are needed: 1) <u>Sarah Renee Street Grade.</u> Based on the revised street profile provided for Sara Renee Street, it doesn't appear that an alternative street standard is needed for this street because it doesn't appear that any section of the revised street profile for Sara Renee Street exceeds 12 percent grade. Confirmation is needed that staff's read of the profile for this street is correct and an alternative street standard is not needed. 2) <u>Red Oak Avenue.</u> Based on the revised configuration of Red Oak Avenue, an additional alternative street standard request is needed for this street in order to allow it to have a reduced right-of-way width of 52 feet, a reduced landscape strip width, and curb line sidewalks on the north side of the street.
Future Street Connection of Sara Renee Avenue to Lone Oak Road	In order to meet east-west street connectivity requirements for Sara Renee Avenue SE, the revised tentative subdivision plan and associated street profile drawings propose that Sara Renee connect to Lone Oak Road through an extension of Sara Renee Avenue through the abutting property to the south. As identified in staff's original completeness review comments, the zoning of the abutting property to the south is proposed to be changed to MU-II (Mixed-Use) as part of the Our Salem project. Because of the property's proposed MU-II zoning, the future street connection currently being shown as extending north-south through the property with an eventual connection to Lone Oak Road at the its intersection with Summit View Avenue doesn't appear to be feasible since the proposed street extension through the property appears to be more suitable for a future subdivision of individual residential lots rather than development with a mix of residential and non-residential uses allowed under the MU-II zone. In order to demonstrate that required east-west street connectivity can be provided for Sara Renee Avenue to Lone Oak Road while at the same time ensuring that the street connection doesn't bisect the proposed MU-II zoned property to the south in a manner that would make it infeasible

Item:	Description:
	for development with the uses envisioned under its proposed MU-II zoning, the future street connection plan for Sara Renee Avenue to Lone Oak Road SE needs to be revised to show a connection to Lone Oak Road that meets Public Works street design standards while not fully bisecting the property. <u>Please Note:</u> Staff is available for further conversation and/or meetings to discuss how this future connection could be achieved.
Public Works Comments	The Public Works Department reviewed the proposal and identified the following issues that still need to be addressed: ▪ <u>Transportation Impact Analysis.</u> The traffic impact analysis is still required pursuant to SRC 803.015(b)(1). ▪ <u>Engineering Issues.</u> Comments from Public Works indicate that several comments provided on the plans for the subdivision have not yet been addressed. Public Works requests that the comments provided be addressed with revised plans and responses. The Public Works detailed plan review comments in question can be downloaded at the below link: https://cityofsalem.sharefile.com/d-s140d81f411254c0da5fbdad3f2bd70bc
Additional Comments on Plans	Please see the additional comments included on the attached plans.

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Min. 120-foot double frontage lot depth not meet. **Class 1 Adjustment** required to minimum double frontage lot depth.

Exceeds max. lot depth.
Class 1 Adjustment needed to maximum lot depth.

Exceeds max. lot depth.
Class 2 Adjustment needed to maximum lot depth.

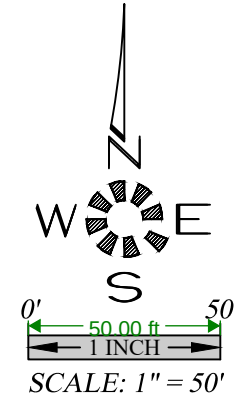
Alternative Street Standard required for Red Oak Avenue

Alternative sidewalk location approval required per SRC 803.035(1)(2)(B) to allow sidewalk abutting curb.

The proposed street layout requires right-of-way to be obtained from the abutting property owner to the south for the construction of Sarah Renee Avenue. Property owner to the south is required to sign the application form since a portion of the subdivision will be their property. A property line adjustment will also be required prior to final plat approval to incorporate this portion of the property into the subdivision.

Property proposed to be rezoned to MU-II (Mixed-Use) under the Our Salem project. A future street connection bisecting the majority of the property would not be feasible for development of the mix of uses envisioned under the proposed MU-II zoning.

A future street connection to Lone Oak Road appears to be possible that doesn't split the entire property. Staff is available for further conversation and/or meetings to discuss potential feasible alternatives.

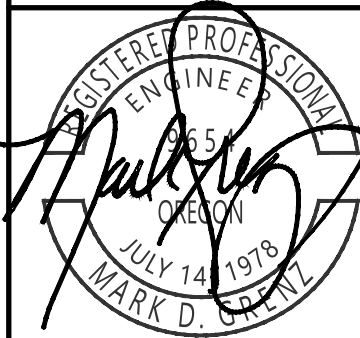


LOT LAYOUT PLAN

OAK GROVE

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

71546 7115W
Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2021

JOB # 7154

P11

Total Tree Summary (Overall):
Non-significant trees preserved: 107
Non-significant trees removed: 315
Significant trees preserved: 25
Significant trees removed: 3

Total trees: 450
Total trees preserved: 132 (29.3%)
Total trees removed: 318 (70.7%)

Tree Summary (This Area):
Non-significant trees preserved: 49
Non-significant trees removed: 107
Significant trees preserved: 14
Significant trees removed: 1

SRC 808.035 (under the old SRC 808 standards prior to the 2021 UDC update) requires a minimum of 70 percent of the critical root zone of significant trees to be protected by an above ground silt fence.

Based on the amount of grading that will be required in the critical root zone of this tree it appears that it will exceed the max. allowed 30 percent and this tree will not be able to be designated for preservation.

EXISTING TREES WITHIN BOUNDARY
● = EXISTING TREE TO REMAIN
✕ = EXISTING TREE TO BE REMOVED
⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)
|
DRIP LINE (FEET)
TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"+	25	3	28
OTHER TREES	110	315	425
TOTAL TREES			453

My count shows 107 non-significant trees for preservation. Three tree difference.

My count shows 450 total trees on site. Three tree difference.

This significant tree will be in the middle of the building envelope of the lot and is likely not feasible to be preserved based on this proposed lot configuration.

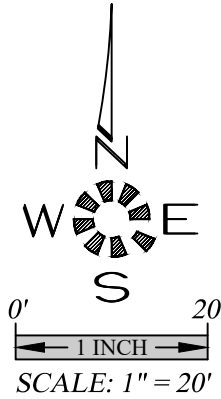
This significant tree is likely not feasible to be preserved based on this proposed lot configuration.

All of these trees are in the middle of the building envelopes of these lots and don't appear to be able to be preserved based on this proposed lot configuration.

This grouping of trees will need to be preserved. Is it possible to reconfigure the lots in this area so that future building envelopes will be outside of the critical root zones of the significant oaks?

The lots are deep. Is it planned that homes would be constructed in the rear portions of the lots outside of the critical root zones? Are all of these trees sound and healthy or are some unhealthy and compromised by the ice storm?

An explanation is needed demonstrating how these trees that are designated for preservation will be able to be preserved with the development of the lots or a reconfiguration of the lots will be needed.



TREE CONSERVATION
N.W. QUADRANT

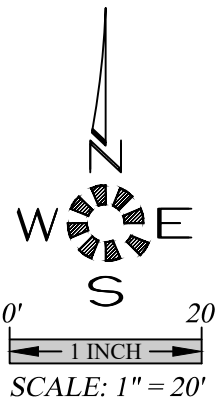
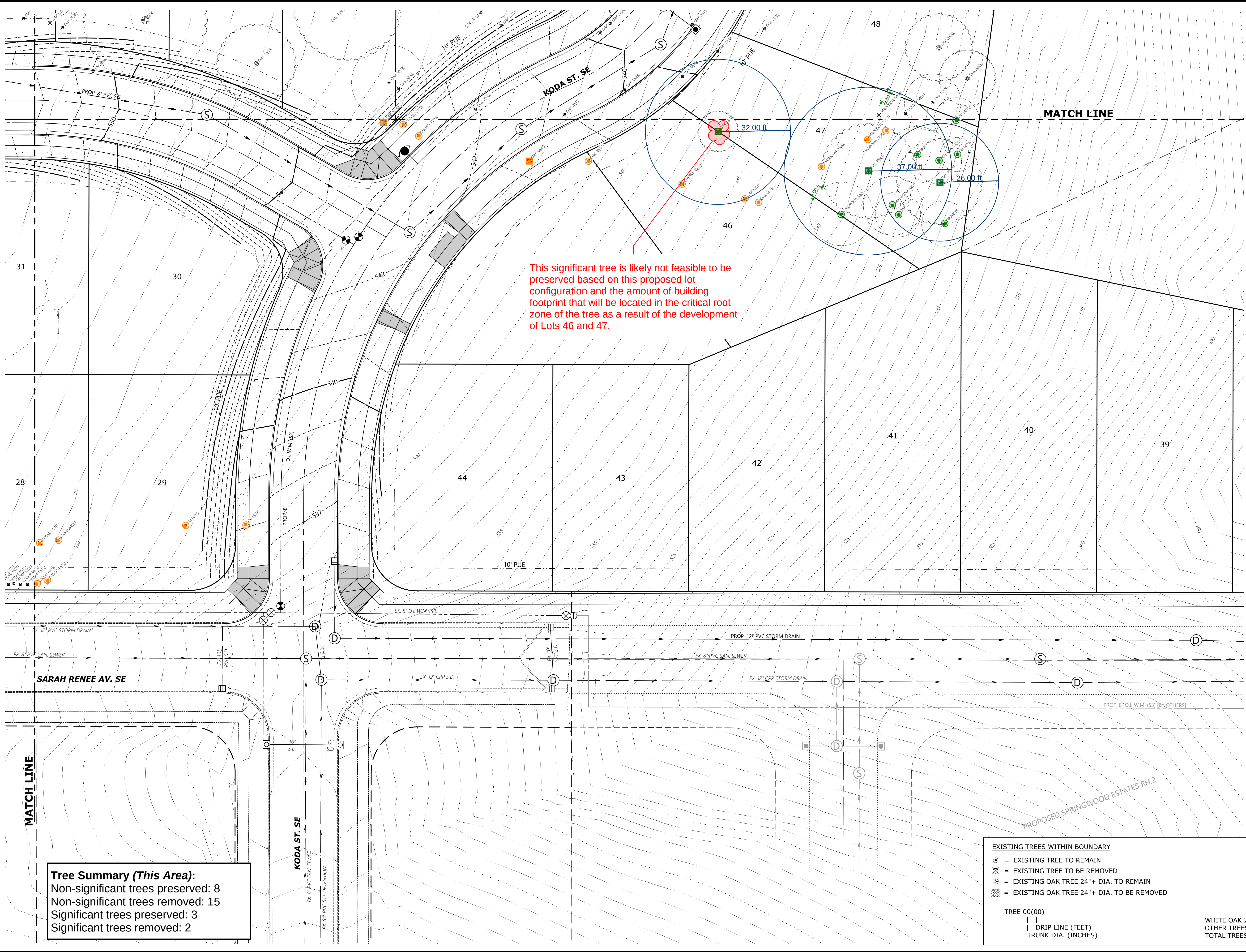
OAK GROVE

NO CHANGES, MODIFICATIONS
OR REVISIONS TO BE
MADE WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

71546 P13-TREE
Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: _____

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1978
MARK D. GILMAN
EXPIRES: 06-30-2021
JOB # 7154

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**TREE CONSERVATION
S.E. QUADRANT**

OAK GROVE

NO CHANGES, MODIFICATIONS
OR REPROCESSED DRAWINGS
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AUTHORIZATION FROM THE
DESIGN ENGINEER.
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GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: ----



JOB # 7154

P16

EXISTING TREES WITHIN BOUNDARY

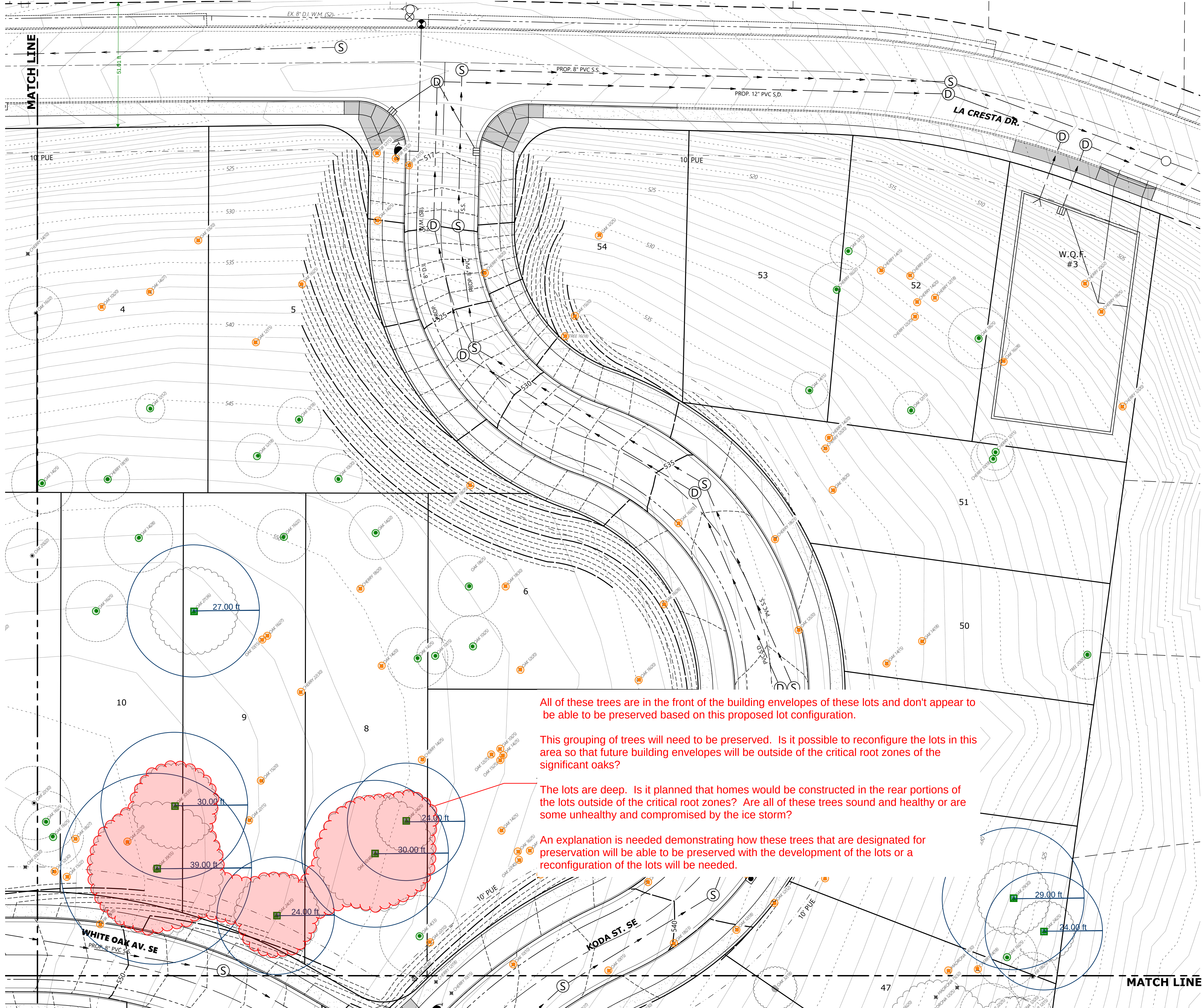
- = EXISTING TREE TO REMAIN
- ⊗ = EXISTING TREE TO BE REMOVED
- ⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)

DRIP LINE (FEET)
TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	25	3	28
OTHER TREES	110	315	425
TOTAL TREES			453

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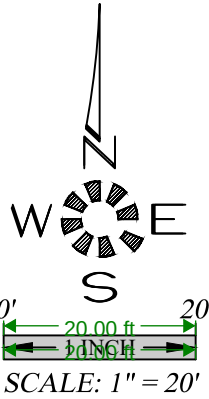


All of these trees are in the front of the building envelopes of these lots and don't appear to be able to be preserved based on this proposed lot configuration.

This grouping of trees will need to be preserved. Is it possible to reconfigure the lots in this area so that future building envelopes will be outside of the critical root zones of the significant oaks?

The lots are deep. Is it planned that homes would be constructed in the rear portions of the lots outside of the critical root zones? Are all of these trees sound and healthy or are some unhealthy and compromised by the ice storm?

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TREE CONSERVATION N.E. QUADRANT

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Tree Summary (This Area):

Non-significant trees preserved: 26
Non-significant trees removed: 70
Significant trees preserved: 8
Significant trees removed: 0

EXISTING TREES WITHIN BOUNDARY

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- ⊗ = EXISTING TREE TO BE REMOVED
- ⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)

DRIP LINE (FEET)
TRUNK DIA. (INCHES)

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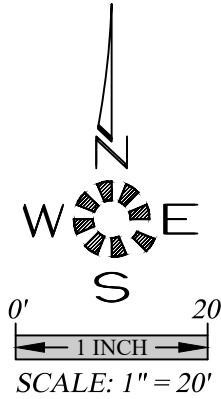
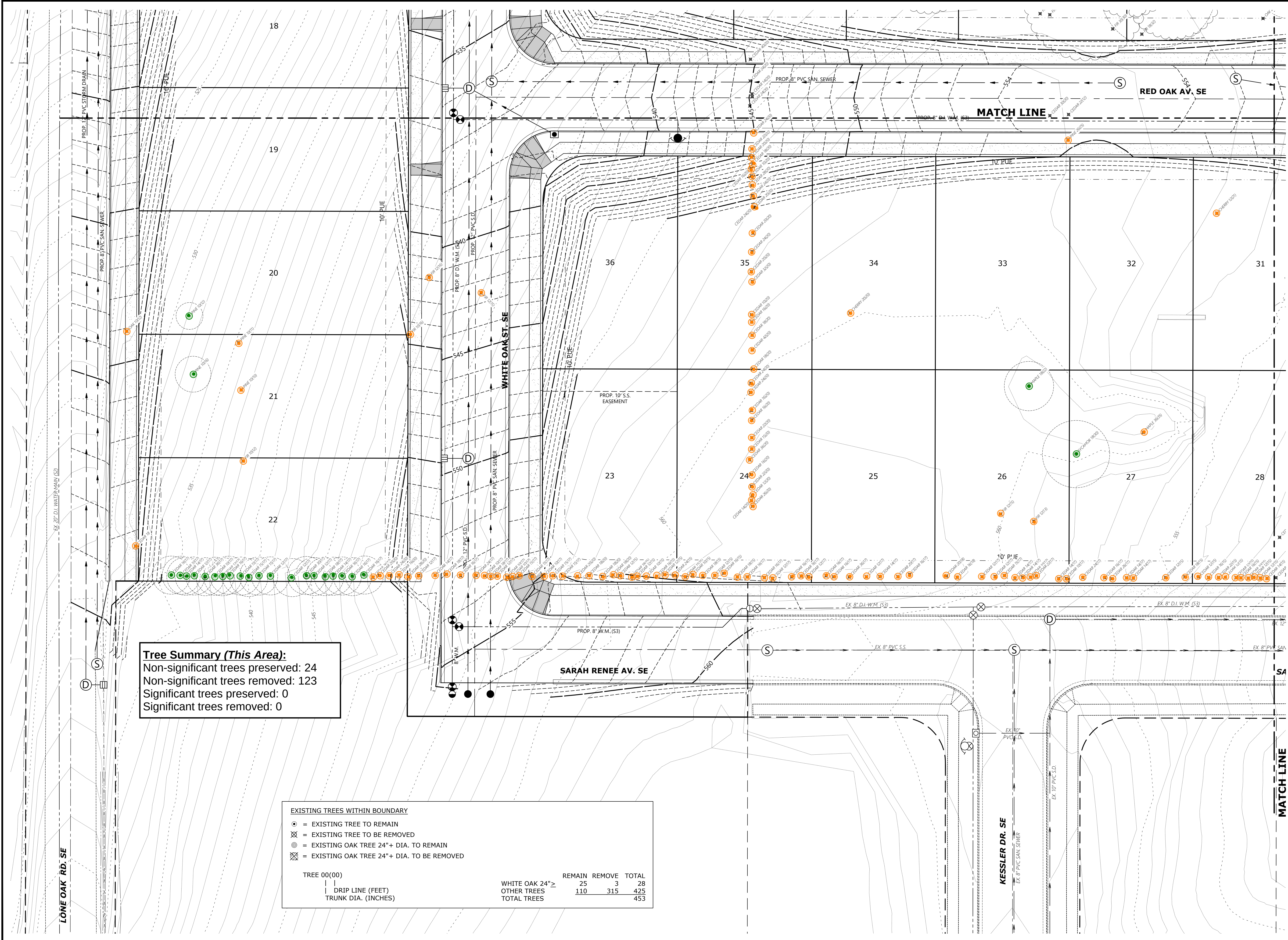
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Date: JUNE 2021
Scale: AS SHOWN
As-Built: ---

REGISTERED PROFESSIONAL
ENGINEER
JUL 14, 1978
MARK D. GAVIN
EXPIRES: 06-30-2021

JOB # 7154

P14

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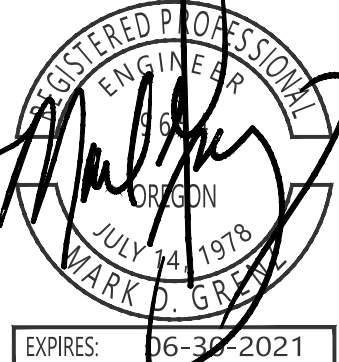


TREE CONSERVATION
S.W. QUADRANT

OAK GROVE

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As-Built: ---



JOB # 7154

P15