

Anthony's Place

Class 3-Site Plan Review

Revised-August 10, 2022

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The subject property is Lot 2 of SUB-ADJ19-07 (Anthony's Place). The subject property is 2.93 acres in size. The applicant is proposing a mixed-use development consisting of 71 residential units and about 11,998 square feet of commercial space. The subject property is zoned CR (Commercial Retail) and the mixed-use development is permitted within the CR zone with Conditional Use approval. Conditional Use approval was granted for the subject property on December 7, 2020 (CU20-08). All applicable requirements have been outlined below and on the attached site plans.

Commercial Retail (CR)-SRC Chapter 522

Density: There are no density requirements for multi-family dwellings in the CR zone.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.

North: 13.92-foot setback-Parking (CR zoned/existing parking)
East: 15-foot setback-Parking (CR zoned/existing parking)
South: 60-foot setback-Building (Adjacent Wiltsey Road)
West: 60-foot setback-Parking (IC zoned/existing storage facility)

Maximum Height: Maximum building height allowed in the CR zone is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 51 feet in height (measured to the highest wall). An Adjustment to the building height as been requested.



Therefore, the building will be in compliance with the building height requirement.

Parking: The development is for a 71-unit apartment complex with 11,998 square feet of commercial space. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. The applicant is required to provide a minimum of 95 on-site vehicle parking spaces for the residential units. As shown on the site plan, 107 on-site parking spaces are being provided.

56	Standard Parking Stalls
47	Compact Parking Stalls
4	Handicap Parking Stalls
107	Total Parking Stalls

There is 11,998 square feet of commercial area within the mixed-use building. Parking for the commercial use has been taken into consideration. The subject property is Lot 2 of SUB-ADJ19-07 and is 2.93 acres in size, zoned CR and located at 5775 Commercial Street (083W14CD/Tax Lot 700). The subject property is part of a 5-lot commercial subdivision (Anthony's Place) that is under the same ownership. All parking and access ways are shared.

*As a Condition of Approval for the subdivision, the applicant has provided a parking lease agreement which allows all 5 commercial lots to share parking. Therefore, parking for the mixed use development is met.

Adequate parking has been provided throughout the development with 1.48 parking spaces per dwelling unit. Loading spaces have been provided as well.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents

Recycling: There is a large trash/recycle area provided within the development. The trash/recycle area is located north of the proposed building. The trash receptacle is accessible for all residents and commercial uses via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

The applicant will provide a trash enclosure within the site that meets the requirements of the Code.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated January 5, 2022, has been submitted as part of this proposal. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The CR zone requires that 15% of the site be landscaped. The net developable area is 127,630 square feet (2.93 acres) in size with 34,899 square feet of landscaping throughout. Therefore,

the development provides 27% landscaping throughout the site. Landscape plans have been provided as part of this submittal.

Per CU20-08 approval:

Condition 2: Open space of 3,408 square feet, or 48 square feet times the number of dwelling units proposed, shall be provided in the following form(s):

a. Private balconies;

b. Common open space within the building;

c. Roof top garden; or

d. Any combination of the above listed forms that equals 3,408 square feet, or 48 square feet times the number of dwelling units proposed.

Open space is provided within the mixed development building as well:

Library-747 square feet

Gym-1,284 square feet

Roof Terrace-747 square feet

Plus, each of the 71 units has private open space in the form of patios and balconies. Six (6) of the units have private areas that are 63 square feet in size and sixty-five (65) of the units have private areas that are 45 square feet in size. The private area equals 3,308 square feet.

Therefore, there is a total of 6,081 square feet of open space located within the proposed buildings.

(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;*

Applicant Findings: The subject property abuts Commercial Street NE to the east and Wiltsey Road SE to the south. Commercial Street SE is designated as a Major Arterial and Wiltsey Road SE is designated as a Collector within the Salem Transportation System Plan (TSP). The property abuts Waln Creek on the west and southwest.

Per CU20-08 approval:

"The Hearings Officer notes the staff analysis and conclusion that allowing a residential use on the site, which generates fewer vehicle trips than most commercial uses, in a building that meets or exceeds the setback and parking requirements of the zone, will not have an adverse impact on the immediate neighborhood. The Hearings Officer notes that staff and the applicant base this analysis on the assumption that no more than 71 dwelling units would be allowed, and staff proposes a condition of approval to ensure this is the case. At the time of development, impacts on traffic and the adjacent transportation infrastructure will be reviewed and required to be mitigated. To ensure the reasonably likely adverse impacts of the proposed multiple family use on the immediate neighborhood are minimized, the Hearings Officer imposes the following condition of approval:

Condition 1: The multiple family use shall contain no more than 71 dwelling units."

Therefore, the applicant is only proposing 71 units within the mixed used development with about 11,998 square feet of commercial space.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development has 26-foot wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

(C) *Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and*

Applicant Findings: Parking Count-The development is for a 71-unit apartment complex with 11,998 square feet of commercial space. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. The applicant is required to provide a minimum of 95 on-site vehicle parking spaces for the residential units. As shown on the site plan, 107 on-site parking spaces are being provided.

56 Standard Parking Stalls
47 Compact Parking Stalls
4 Handicap Parking Stalls
107 Total Parking Stalls

There is 11,998 square feet of commercial area within the mixed-use building. Parking for the commercial use has been taken into consideration. The subject property is Lot 2 of SUB-ADJ19-07 and is 2.93 acres in size, zoned CR and located at 5775 Commercial Street (083W14CD/Tax Lot 700). The subject property is part of a 5-lot commercial subdivision (Anthony's Place) that is under the same ownership. All parking and access ways are shared.

The applicant has indicated that the commercial spaces will potential be occupied by the following:

- *Property Management Office (Office Space) =1,471 Square feet
- *Coffee Shop (Rental Space #1) =1,271 square feet
- *Nail Salon (Rental Space #2) =2,309 square feet
- *General Retail (Rental Space #3) =1,584 square feet
- *General Retail (Rental Space #4) =1,440 square feet
- *Restaurant (Rental Space #5) =3,203 square feet

A parking plan has been provided to show how parking requirements are being met.

*As a Condition of Approval for the subdivision, the applicant has provided a parking lease agreement which allows all 5 commercial lots to share parking. Therefore, parking for the mixed use development is met.

Shared parking requirements have also been included within the CC&R's for the site. See page 7 of the

uploaded CC&R's.

Adequate parking has been provided throughout the development with about 1.95 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development. Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

The proposed will have shared access within the five-lot subdivision via two existing driveway locations. The applicant is proposing to share access and parking as part of the development site.

Loading Space: A loading space 12 feet wide by 30 feet in length is required by code for the commercial uses. Per SRC 806.075(a):

(a)Off-street parking used for loading. An off-street parking area meeting the requirements of this chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

As stated above the following uses are proposed within the commercial spaces:

- *Property Management Office (Office Space)=1,471 Square feet
- *Coffee Shop (Rental Space #1)=1,271 square feet
- *Nail Salon (Rental Space #2)=2,309 square feet
- *General Retail (Rental Space #3)=1,584 square feet
- *General Retail (Rental Space #4)=1,440 square feet
- *Restaurant (Rental Space #5)=3,203 square feet

None of these commercial uses will require a large delivery vehicle. The uses will be small non-impact uses that will require the use of low rating loading, such as vehicles under 8,000 pounds. Therefore, a 12-foot by 30-foot loading space is not necessary. A 12-foot by 19-foot loading space will provide adequate loading area for the size delivery vehicle needed for this development. Prior to development of the site, the applicant will designate a 12-foot by 19-foot loading space for loading vehicles.

Bike Parking: Bike racks have been provided on the site and located in a convenient location for the residents.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

- (D) *The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.***

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

Conditions of Approval per CU20-08 have all been met:

Condition 1: The multiple family use shall contain no more than 71 dwelling units.

Applicant Response: The applicant's proposal is for 71 dwelling units as shown on the site plan. Therefore, this Condition of Approval has been met.

Condition 2: Open space of 3,408 square feet, or 48 square feet times the number of dwelling units proposed, shall be provided in the following form(s):

- a. Private balconies;***
- b. Common open space within the building;***
- c. Roof top garden; or***
- d. Any combination of the above listed forms that equals 3,408 square feet, or 48 square feet times the number of dwelling units proposed.***

Applicant Response: Open space is provided within the mixed development building as well:

Library-747 square feet

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Plus, each of the 71 units has private open space in the form of patios and balconies. Six (6) of the units have private areas that are 63 square feet in size and sixty-five (65) of the units have private areas that are 45 square feet in size. The private area equals 3,308 square feet.

Therefore, there is a total of 6,081 square feet of open space located within the proposed buildings. This Condition of Approval has been met.

Condition 3: Windows shall be provided in all habitable rooms of the dwellings, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths.

Applicant Response: All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. As shown on the building elevations, there are more than efficient windows within this building that will provide an eye on the development. Not all habitable rooms require a window nor is one feasible due to the size or location of a wall. Therefore, this Condition of Approval has been or will be met.

Prior to building permit submittal, the applicant will review the building plans and provide windows in habitable rooms where feasible.

Condition 4: An offset of at least 4 feet in depth shall be provided along all exterior walls greater than 75 feet in length or width at 40-foot intervals, but shall not be required on the first floor.

Applicant Response: Offsets have been provided on the upper floors as shown on the attached building elevations. Due to the type of building, this standard is harder to meet. This standard is intended for craftsman style apartment buildings. The building proposed is a modern style mixed-use building. The mixture of uses requires different space needs, therefore, requiring the proposed style building. Offsets have been provided. However, the applicant is requesting a variance to this Condition of Approval. Therefore, this Condition of Approval has been or will be met.



Condition 5: Weather protection in the form of awnings or canopies shall be provided along the ground floor building façade for a minimum of 75 percent of the length of the building façade for any wall which includes entrances for non-residential uses. Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet.

Applicant Response: An awning has been provided along the front of the building as shown on the building elevations. As shown on the building elevations, an awning has been provided along the ground floor entrances to the commercial uses.

<i>Buildings Length:</i>	<i>Awning Covering:</i>	<i>Total:</i>
East side- 301 feet	186.6 feet	62%
South side- 70.2 feet	48.11 feet	69%
North side- 70.2 feet	44.9 feet	64%

The proposed awning covering does not meet the 75 percent required. The awning cover all commercial use entry ways as required and provided adequate weather protection. However, if required, the applicant will provide additional awning covering that meets the 75 percent.

