

## Project introduction

The property owner is an automobile restoration hobbyist. He acquired this property to construct a storage and workshop area to the requirements of this hobby. The work conducted here would be similar to a teenage garage project to restore a classic automobile.

The property is located within an industrial area, something that the client did not realize when he purchased the property. It was simply out of that way and suited to his requirements. When applying for a permit to build his shop, he became aware of the requirements necessary to do it properly and have it permitted officially.

Here is where our firm came into the process. First, we consulted with the client who wants to have a resalable property and one not subject to violations of any sort. Even though it is industrial, the client wanted it to be as aesthetically pleasing as possible within the confines of his budget. We, of course, as an architect and designer, support his position entirely.

We have reviewed the code sections and the comments from planning. We are preparing the drawings and documentation necessary to meet all conditions and exceed minimum requirements to the extent possible. Any comments from planning are welcome, whether as to specific requirements or toward a better aesthetic.

Thank you for your support,

Peter and Paul

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- Driveway Approach (For different application see #9 on task list) Criteria Statement (How the proposal meets all 9 criteria of SRC Chapter 804.025(d)) (see bottom of google docs in purple) **Paul to do**

*Public Works has completed a preliminary "Completeness" review of the application submitted for the above-mentioned project. The following items have been identified as required material to be provided by the applicant prior to accepting the application as "Complete":*

Provide a preliminary utility plan pursuant to SRC 205.030(f), showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services.

**Response: The attached drawings include utility plans for stormwater, water, and sewer and the proposed connection locations to the municipal utility services.**

The following items are not listed in SRC as specific requirements for a complete application, however, the applicant should be aware that the following have been identified as items that will be considered by the Public Works Department while recommending conditions for the proposed development.

Wayside Terrace NE was resurfaced in 2019 and is subject to the City's 5-year no-cut policy if connections to City utilities are proposed. This policy, outlined in PWDS, states that any open cut of streets that have been resurfaced or reconstructed during the past five years is prohibited unless approved via the Design

Exception process. Exception approval will require more rigorous street and trench repair measures to ensure the integrity of newly paved streets.

**Response: No cuts to the asphalt are proposed as the road is gravel in front**

A Class 3 Site Plan Review and Class 2 Driveway Approach Permit Applications were received on December 8, 2020. Prior to deeming the application complete, modifications and/or additional information must be provided to address the following item(s): Item:

Recorded Deed: Pursuant to SRC 300.201(2), a recorded deed and/or a land sales contract with legal description is a required submittal document. Please submit the following so Staff can determine if the subject property is a lawfully established unit of land: 1. Recorded deed/land sales contract with the legal description

**Response: The Deed has been submitted.**

Setbacks Abutting Street Adjacent to the south is right-of-way for Wayside Terrace NE. There is a minimum five-foot setback for buildings and structures, and a minimum 10-foot vehicle use area setback abutting a street. Landscaping shall comply with Type A standards per Chapter 807. The site plan indicates the proposed vehicle-use area is setback 5-feet from Wayside Terrace NE. Please revise the site plan to show how the proposed vehicle-use area is in conformance with setbacks abutting a street in the IG zone.

**Response: The drawings currently show a five foot setback from the street for the building. The parking and drive aisle will be moved to be 10'-0" from street and from neighboring IC Zone property lines. We will upload that design change to the city website.**

Rear (North) and Side (East) Setbacks: Adjacent to the east and north is property zoned IC (Industrial Commercial) within the Portland /Fairgrounds Road Overlay zone. There is a minimum ten-foot setback for buildings and structures adjacent to an IC zone, vehicle use areas required a minimum ten-foot setback. Landscaping and screening shall comply with the Type C standards per Chapter 807. The site plan indicates the proposed vehicle-use area is setback 1-foot from the interior side property line. Please revise the site plan to show how the proposed vehicle-use area is in conformance with setbacks abutting an IC zone.

**Response: The parking and drive aisle will be moved to be 10'-0" from street and from neighboring IC Zone property lines. We will upload that design change to the city website.**

The type C standard is required for both the rear and side property lines which is a minimum 6-foot tall sight-obscuring fence. Slats in the existing chain link fence on the east side of the property would meet this standard. A minimum 6-foot tall sight-obscuring fence is required along the rear (north) property line. If any of these standards cannot be met, the applicant may apply for an Adjustment to the setback standards but must demonstrate that the Adjustment satisfies the Adjustment criteria in Chapter 250.

**Response: We will change the drawings to indicate a 6'-0" sight obscuring fence at the side and rear property lines. We will upload that design change to the city website.**

Off-Street Parking / Vehicle Use Area Setbacks Adjacent to a Building or Structure: Off-street parking or vehicle use areas located adjacent to a building or structure shall be set back from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, planted to the Type A standard set forth in SRC Chapter 807 or by a minimum five-foot-wide paved pedestrian walkway. The site plan indicates the proposed vehicle use area is flush to the proposed building and the existing accessory building. Please revise the site plan to show how the proposed vehicle use area is in conformance with vehicle use area setbacks adjacent to a building.

**Response: A pedestrian walkway connection to the right of way is proposed on the design, see the attached drawings.**

Landscaping Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**Response:**

Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**Response:**

The applicant's site plan indicates that the proposed off-street parking area is 725 square feet in size. Per Table 806-5, a minimum of 5 percent interior parking area landscaping is required, or 36 square feet ( $725 \times 0.05 = 36.25$ ).

**Response: this condition is met in the revised drawings submitted.**

At the time of building permit review and prior to approval, landscape and irrigation plans shall be provided that demonstrate compliance with the requirements of SRC Chapter 807. If any of these standards cannot be met, the applicant may apply for an Adjustment to the setback standards but must demonstrate that the Adjustment satisfies the Adjustment criteria in Chapter 250. Pedestrian Access Standards

**Response:**

Pursuant to 800.065 the following pedestrian access standards are applicable to this project. SRC 800.065(a)(1) – Pedestrian Connection Between Entrances and Streets.

**Response:**

(A) A pedestrian connection shall be provided between the primary entrance of each building on the development site and each adjacent street.

**Response:**

SRC 800.065(b)(1) – Design and Materials. Required pedestrian connections shall be in the form of a walkway or may be in the form of a plaza.

**Response:**

Walkways shall conform to the following: (A) Materials and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards, and a minimum of five feet in width. SRC 800.065(a)(2) – Pedestrian Connection Between Buildings on the same Development Site.

**Response:**

Where there is more than one building on a development site, a pedestrian connection(s), shall be provided to connect the primary building entrances of all of the buildings.

**Response:**

The site plan indicates a 3-foot pedestrian connection is proposed between the primary entrance of the proposed new shop and Wayside Terrace NE.

**Response:**

The accessory structure located to the north of the proposed vehicle use area requires a connection between the primary entrance and Wayside Terrace NE.

**Response:**

A pedestrian connection is required between the two buildings on the development site.

**Response:**

Please revise the site plan to show how the proposed development meets the pedestrian access standards applicable to this project.

**Response:**

If any of these standards cannot be met, the applicant may apply for an Adjustment to the pedestrian connection between entrances and streets standard but must demonstrate that the Adjustment satisfies the Adjustment criteria in Chapter 250.

**Response: See the revised plan which address this concern. No adjustment is expected.**

Bicycle Parking SRC 806.045 - General Applicability. Bicycle parking shall be provided and maintained for each proposed new use or activity. SRC 806.055 - Amount of Bicycle Parking. Per SRC Chapter 806, Table 806-8, warehousing uses require the greater of four bicycle parking spaces or a minimum of one bicycle parking space per 10,000 square feet of floor area. The shop is required to have a minimum of four bicycle parking spaces. Please revise the site plan to show how the proposed development meets bicycle parking standards of SRC 806 including bicycle parking development standards of 806.060.

**Response: The bicycle parking will meet development standards and will not be gravel.**

If any of these standards cannot be met, the applicant may apply for an Adjustment to the pedestrian connection between entrances and streets standard but must demonstrate that the Adjustment satisfies the Adjustment criteria in Chapter 250.

**Response:**

Driveway Approach Permit. Paving is required from where the asphalt ends on Wayside Terrace NE onto the subject property as well as the driveway approach. Gravel access is not allowed onto the property. Please revise the site plan to show how the paved access onto the property meets the development standards of SRC 804.

**Response: The drawing shows how the site will be paved to meet this condition. The driveway and access will meet development standards and will not be gravel**

Public Works has not completed its review process of site plan review permit 20-117858-RP prior to the issuance of this incomplete letter. Additional items may be required by Public Works. For questions, please contact Matt Onley, MOnley@cityofsalem.net

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

(1) All of the missing information;

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(2) Some of the missing information and written notice from you (the applicant) that no other information will be provided; or

(3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2311 or via email at [sjlong@cityofsalem.net](mailto:sjlong@cityofsalem.net). The Salem Revised Code may be accessed by clicking [HERE](#).

Sincerely,

Sally Long, Planner I

Code language: Sec. 220.005. - Site plan review. (a)Applicability. (1)Except as provided in subsection (a)(2) of this section, site plan review approval is required:

**Response: no response required.**

(A)Prior to issuance of [a] building permit, for any development that requires a building permit; and

**Response: no response required.**

(B)Prior to the commencement of work, for any of the following when a building permit is not otherwise required: (i)Development of a new off-street parking and vehicle use areas;

**Response: off-street parking is proposed**

(ii)Expansion of existing off-street parking and vehicle use areas, when the additional paved surface is added;

**Response: not applicable.**

(iii)Alteration of existing off-street parking and vehicle use areas, when the existing paved surface is replaced with a newly paved surface;

**Response: not applicable.**

(iv)Paving of an unpaved area; and (v)Restriping off-street parking and vehicular use areas, when the layout will be reconfigured.

**Response: not applicable.**

(2)Exemptions. (A)The following development that requires a building permit is exempt from site plan review:(i)The construction of a single-family or duplex dwelling on an individual lot, including the construction of accessory structures and paving associated with such dwellings. (ii)Sign installation. (iii)Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures. (iv)The alteration to the facade of a building except in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones. (v)Interior construction or tenant improvements that involve no change of use.

**Response: This exemption does not apply to this application.**

(B)Any of the activities identified under subsection (a)(1)(B) of this section are exempt from site plan review if they are for a single-family or duplex dwelling on an individual lot;(b)Classes. The three classes of site plan review are:

**Response: This exemption does not apply to this application.**

(1)Class 1 site plan review. Class 1 site plan review is a site plan review for any development that requires a building permit, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves a change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required.

(2)Class 2 site plan review. Class 2 site plan review is required for any development that requires a building permit, other than development subject to Class 1 site plan review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

**(3) Class 3 site plan review.** Class 3 site plan review is required for any development that requires a building permit, and that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land-use decisions and limited land use decisions include, but are not limited to, any development application that:

(A)Requires a **Transportation Impact Analysis** pursuant to SRC chapter 803;

(B)Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;

(C)Requires deviation from clear and objective development standards of the UDC relating to streets, driveways, or vision clearance areas;

(D)Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;

(E)Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard; or

(F)Requires a variance, adjustment, or conditional use permit.

**Response: The TGE has already been provided.**

(c)Procedure type.

(1)Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.

(2)Class 2 site plan review is processed as a Type I procedure under SRC chapter 300. (3)Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.

(4)An application for site plan review may be processed concurrently with an application for a building permit; provided, however, the building permit shall not be issued until site plan review approval has been granted.

**Response: application for a site plan review is included.**

### **Code Application (To work on)**

(d)Submittal requirements for Class 1 site plan review. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

(1)The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;

**Response: Indicated on the plan,**

(2)The address or location of the subject property and its assessor's map and tax lot number;

**Response: Indicated on the plan,**

(3)The size of the subject property;

**Response: Indicated on the plan,**

(4)The comprehensive plan designation and zoning of the subject property;

**Response: Indicated on the plan,**

(5)The type of application(s);

(6)A brief description of the proposal; and

(7)Signatures of the applicant(s), the owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s). (e)Submittal requirements for Class 2 and Class 3 site plan review.

**Response: Noted on the application.**

(1)Class 2 site plan review. In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for Class 2 site plan review shall include the following:(A)A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

(i)The total site area, dimensions, and orientation relative to the north;

**Response: included on the site plan**

(ii)The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveways, indicating the distance from the structures and improvements to all property lines and adjacent on-site structures;

**Response: included on the site plan**

(iii>Loading areas, if included in the proposed development;

**Response: included on the site plan**

(iv)The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;

**Response: included on the site plan**

(v)An indication of future phases of development on the site, if applicable;

**Response: included on the site plan**

(vi)All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;

**Response: included on the site plan**

(vii)The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;

**Response: included on the site plan**

(viii)The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;(ix)The location of all street trees, if applicable, or proposed location of street trees required to be planted at the time of development pursuant to SRC chapter 86; and

**Response: None are on the site.**

(x)Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

**Response: included on the site plan**

(B)An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

**Response: A separate existing plan is included in the submittal set.**

(i)The total site area, dimensions, and orientation relative to the north;

**Response: Included in existing plan set.**

(ii)The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines; and

**Response: Included in existing plan set**

(iii)The location of the 100-year floodplain, if applicable.

**Response: Not applicable**

(C)A grading plan depicting proposed site conditions following completion of the proposed development, when grading of the subject property will be necessary to accommodate the proposed development.

**Response: No site grading is anticipated.**

(D)A completed trip generation estimate for the proposed development, on forms provided by the City.

**Response: this is an existing site with no additional trips necessary to carry on the existing operations.**

(E)For development in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones, architectural drawings, renderings, or sketches showing all elevations of the existing buildings and the proposed buildings as they will appear on completion.

**Response: Not applicable.**

((2)Class 3 site plan review. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:

(A)All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;(B)The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;

**Response: Showen on submittal documents.**

(C)Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;

**Response: Showen on submittal documents.**

(D)The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;

**Response: Not applicable.**

(E)The location of drainage patterns and drainage courses, if applicable;

**Response: Not applicable.**

(F)A preliminary utility plan showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services;

**Response: Not applicable, existing.**



(G)Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full-size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;

**Response: Part of plan set. Note this a one man shop used for personal use with rear visits with rear visits from other auto restoration enthusiasts.**

(H)A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and(I)A Transportation Impact Analysis, if required by SRC chapter 803.

**Response: Not applicable.**

(f)Criteria. (1)Class 1 site plan review. An application for a Class 1 site plan review shall be granted if:  
(A)The application involves only a change of use or a change of occupancy, and there is no pending application for an associated land use decision or limited land use decision;

**Response: there is no change of use.**

(B)Only construction or improvements to the interior of the building or structure will be made;

**Response: this is a new structure.**

(C)The new use or occupancy will not require exterior improvements to the building or structure or alteration to existing parking, landscaping, or buffer yards;

**Response:**

(D)Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the site plan review application; and

(E)The application meets all applicable standards of the UDC.(2)Class 2 site plan review. An application for a Class 2 site plan review shall be granted if:

(A)Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

**Response: this application is within all related code sections no subjective or legal decisions.**

(B)The application meets all the applicable standards of the UDC.(3)Class 3 site plan review. An application for Class 3 site plan review shall be granted if:

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

**Response: It meets the applicable standards.**

(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;

**Response: these standards are met within the site and as it relates to the surrounding circulation of traffic.**

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

**Response: these concerns are incorporated into the project plan.**

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

**Response: this is an existing site to which we are requesting an additional structure within the same site. The requirements mentioned in this paragraph D exist.**

(Prior Code, § 220.005; Ord. No. 12-12; Ord. No. 31-13; Eng. Ord. No. 4-18 , § 5, 8-13-2018, eff. 9-12-2018; Ord. No. 6-19, § 1(Exh. A), 6-24-2019, eff. 7-24-2019)

**Response: These code items are addressed to the extent required in the application and related submittals.**

Sec. 220.010. - Modification of site plan review approval.

(a)Applicability. A site plan review approval may be modified after its effective date if the proposed modification meets the criteria in this section. Proposed modifications that do not meet the criteria in this section require the submittal of a new application for site plan review. (b)Procedure type.

(1)Modification of Class 1 or Class 2 site plan review approval is processed as a Type I procedure under SRC chapter 300.

**Response: understood.**

(2)Modification of a Class 3 site plan review approval is processed as a Type II procedure under SRC chapter 300.

**Response: understood.**

(c)Submittal requirements.

(1)Modification of Class 1 or Class 2 site plan review approval shall include, in addition to the submittal requirements for a Type I application under SRC chapter 300, the following:

(A)For modification of a Class 1 site plan review approval, the information required under SRC 220.005(d); and

(B)For modification of a Class 2 site plan review approval, the information is required under SRC 220.005(e)(1).

**Response: A, B, understood.**

(2)Modification of a Class 3 site plan review approval shall include, in addition to the submittal requirements for a Type II application under SRC chapter 300, the information required under SRC 220.005(e)(2).

(d)Criteria.

(1)Modification of Class 1 or Class 2 site plan review approval shall be granted if all of the following criteria are met:

(A)The proposed modification does not change the class of site plan review of the original application; and

(B)The proposed modification meets all applicable standards of the UDC.

**Response: Understood.**

(2)Modification of a Class 3 site plan review approval shall be granted if all of the following criteria are met:

(A)The proposed modification does not substantially change the original approval; and

(B)The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

**Response: The propose development is in harmony with the surrounding uses.**

(e)Expiration. The effect of a modification upon the expiration period of the original approval, if any, shall be established in the modification decision.

(Prior Code, § 220.010; Ord. No. 12-12; Ord. No. 31-13; Ord. No. 6-19, § 1(Exh. A), 6-24-2019, eff. 7-24-2019)

**Response: the application will be amended or revised as may be required according to the applicable code sections..**

*Procedure type.* A Class 2 driveway approach permit is processed as a Type II procedure under SRC chapter 300.

(c)

*Submittal requirements.* In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 2 driveway approach permit shall include the following:

(1)

A completed application form. **Response: A completed Application form will be a part of the overall submittal package.**

(2)

A **site plan**, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:

(A)

The location and dimensions of the proposed driveway approach;

(B)

The relationship to the nearest street intersection and adjacent driveway approaches;

**Response: An aerial photograph is attached to show the relationship of the driveway to the surrounding driveways and streets.**

(C)

Topographic conditions;

**Response: The topography is essentially flat. The contour lines are shown on the presented site plan.**

(D)

The location of all utilities;

**Response: These are shown on the preliminary utility plan.**

(E)

The location of any existing or proposed buildings, structures, or vehicular use areas;

**Response: These features are shown on the updated architectural drawings on the specified sheet and that have a related detail schedule.**

(F)

The location of any trees and vegetation adjacent to the location of the proposed driveway approach that is required to be protected pursuant to SRC chapter 808; and

(G)

The location of any street trees adjacent to the location of the proposed driveway approach.

**Response: The items requested in paragraphs F and G above do not apply to this site.**

(3)

Identification of the uses or activities served or proposed to be served, by the driveway approach.

**Response: The driveway is intended for normal ingress and egress of automobiles and light trucks only.**

(4)

Any other information, as determined by the Director, may be required to adequately review and analyze the proposed driveway approach for conformance with the applicable criteria.

**Response: these will be provided as required.**

**(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;

**Response: It meets the standards.**

(2)

No site conditions prevent placing the driveway approach in the required location;

**Response: None do.**

(3)

The number of driveway approaches onto an arterial is minimized;

**Response: this condition exist and will be maintained.**

(4)

The proposed driveway approach, where possible:

(A)

Is shared with an adjacent property; or

(B)

Takes access from the lowest classification of the street abutting the property;

**Response: this condition exist and will be maintained.**

(5)

The proposed driveway approach meets vision clearance standards;

**Response: It meets the standards.**

(6)

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

**Response: It meets the standards.**

(7)

The proposed driveway approach does not result in significant adverse impacts to the vicinity;

**Response: It does not adversely impact the vicinity.**

(8)

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

**Response: the existing condition does not impact to the functionality of adjacent streets and intersections and will be kept as is.**

(9)

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

**Response: The driveway approach does not impact the functionality of adjacent streets. It is not in a residential zone.**

**This is an industrially zoned site and residential requirements do not apply. Of course, it is the intention of our design to meet all driveway requirements. These requirements obviously are intended to the benefit of the surrounding neighbors and of course to the applicant. Nothing in the design appears to require any special consideration. Upon review, any comments or requirements will be integrated into the design in order to meet with conditions of approval.**