

MWSH TITAN HILL PROPERTY LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-2 Application
Sec. 702.020(e)(4) Façade and building design: 40% building frontage

Applicant:

MWSH Titan Hill Property LLC

Project:

Titan Hill Muti-Family Residential

Submitted:

September 19, 2022

Prepared by:

MWSH Titan Hill Property LLC

Adjustment Class-2 Application

September 15, 2022

Proposal:

The subject property is approximately 36.72 acres - 2100 Block of Doaks Ferry Road NW in Salem, Oregon (TL 073W17B 00400). This portion of the development consists of 5 of the 6 lots subdivision (pending) approximately 24.84 acres. It is located on the northerly portion of TL 400. This site will consist of 33, three story multi-family residential buildings, 3-, two-and three-story townhome buildings, a resident clubhouse, recreation areas, amenities, parking, and stormwater facilities. This site may be constructed in multiple phases.

The applicant is proposing a development consisting of 417-apartment units and 10 townhouse units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(4) Façade and building design:

(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) The purpose of this adjustment is to accommodate a site design variation due to topographical, access and to accommodation on site amenities. The applicant is requesting an adjustment to allow a less than 40 percent of the buildable width shall be occupied by building for building 23 & 25 on the easterly side of Landaggard Drive. The proximity of these 2 buildings to the Clubhouse amenity area as well as parking and drive isle placement prevent meeting the 40% frontage standard.

The street side of these buildings (rear/side) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way. Landscaping, pedestrian walkways will occupy the frontage area making it an equal or better design.

(C) There are several adjustments being requested for this proposal. The adjustments do not have any effect on the project.