

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

### October 6, 2022

### PLANNING SECOND REVIEW COMMENTS

Subject Property: 1292 Lancaster Drive NE

Reference Nos.:22-111718-RP (Class 3 Site Plan Review)<br/>22-111720-ZO (Class 2 Zoning Adjustment)<br/>22-111721-ZO (Class 2 Driveway Approach Permit)

- Applicant:Michael Cadell<br/>Panda Express<br/>1683 Walnut Grove Avenue<br/>Rosemead, CA 91770Phone: 626-372-8952<br/>E-Mail: michael.cadell@pandarg.comAgent:Lupe SandovalPhone: 559-903-0336
- Agent: Lupe Sandoval CRM Architects and Planners 5800 Stanford Ranch Road, Suite 720 Rocklin, CA 95765

Phone: 559-903-0336 E-Mail: <u>lupes@crmarchitects.com</u>

The Planning Division has conducted its review of the revised application materials submitted for the proposed Class 3 Site Plan Review, Class 2 Adjustment, and Class 2 Driveway Approach Permit for property located at 1292 Lancaster Drive NE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

Item:	Description:
	The copy of the ALTA/NSPS survey provided includes the legal description of the property as identified in the current property deed but it doesn't, however, provide evidence of when the property was created in its current configuration.
Legal Lot Status of Property	Because it's unclear if the property was lawfully created, staff needs to identify the land division requirements, if any, that were in place at the time the property was first created in its current configuration. In order to determine when the property was first created in its current configuration, a copy of the original deed establishing the subject property is needed.
Property	The original deed can be found through a chain of title report for the property. Once the original deed is identified which created the property in its current configuration, staff will then be able to use the date from that deed to determine what, if any land division requirements were applicable at the time.
	As previously indicated, prior to February 7, 1974, the property was not located within the City of Salem. As such, it's possible the property was created in its current

Item:	Description:
	configuration prior to being annexed into the City and therefore would have been subject to the applicable standards of the County, rather than the City, at the time of its original creation.
	The revised site plan has reduced the number of parking spaces proposed from 46 to 41 spaces. The 41 spaces proposed still exceed the maximum allowed off-street parking requirement of SRC 806.015(d). The written findings in support of the requested adjustment to increase the maximum allowed off-street parking serving the proposed use indicate, in summary, that the adjustment is necessary to ensure that the parking demand can be met without spilling onto surrounding properties.
	A peak hour transaction report was provided summarizing peak hour customer transactions for 10 Panda Express restaurants throughout Oregon. The written statement indicates that the 41 parking spaces proposed on the site correlates to the number of hourly transactions which range between 42-47.
	Although the peak hour transaction report identifies peak lunch and dinner transactions, the report doesn't, however, appear to break down how many of these transactions are occurring as dine-in, drive-through, and order pick-up.
Maximum Parking Adjustment	As shown on the site plan, the queuing lane for the drive-through itself provides capacity for 21 vehicles (75 percent of the maximum allowed off-street parking). These spaces together with the 41 proposed off-street parking spaces result in a total capacity of 62 vehicles on site which exceeds even the peak hour lunch and dinner transactions identified in the transactions report.
	Based on the information provided staff will not be able to support the proposed adjustment to maximum allowed off-street parking because sufficient evidence has not been provided demonstrating the Class 2 Adjustment approval criteria included under SRC 250.005(d)(2) have been met. In order for a Class 2 Adjustment to be approved is must be demonstrated that:
	<ul> <li>(A) The purpose underlying the specific development standard proposed for adjustment is:</li> </ul>
	<ul> <li>(i) Clearly inapplicable to the proposed development; or</li> <li>(ii) Equally or better met by the proposed development.</li> </ul>
	(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.
	The proposed driveway approach onto Lancaster Drive NE requires a Class 2 Adjustment to the following driveway standards included under SRC Chapter 804:
Driveway Approach	<ul> <li><u>Permitted Access for Corner Lots (SRC 804.035(c)(2))</u>. The driveway will not provide access to the abutting street with the lower street classification (e.g. Weathers Street).</li> </ul>
onto Lancaster Drive	<ul> <li><u>Driveway Spacing (SRC 804.035(d))</u>. The driveway will not meet the minimum 370- foot spacing requirement.</li> </ul>
	These additional Class 2 Adjustments require payment of a additional Class 2 Adjustment fees, a modification to submitted application form to identify a total of three Class 2 Adjustments being requested, and written findings addressing the Class 2

Item:	Description:
	Adjustment approval criteria for each adjustment requested. These required additional items have not yet been provided.
	As previously indicated, Planning staff does not believe adequate findings can be made to support approval of a driveway approach onto Lancaster Drive, especially when the driveway would still require approval of adjustments to the driveway standards included under SRC Chapter 804 and there are alternative means to enter and exit the site in conformance with the driveway standards included under SRC 804 without a variance or adjustment.
Sidewalk Location	SRC 803.035(I)(2)(A) requires sidewalks to be located parallel to and one-foot from the adjacent right-of-way. The existing curb line sidewalks along Lancaster Drive and Weathers Street do not meet street standards and will need to be relocated to conform to street standards.
	The proposed site plan still shows curb line sidewalks along Weathers Street and Lancaster Drive that do not meet SRC 803.035(I)(2)(A).
	The Public Works Department reviewed the proposal and provided the following comments:
	<ul> <li><u>Driveway Adjustments.</u> The proposed driveway onto Lancaster Drive NE requires Class 2 Adjustments to the following standards:</li> </ul>
	<ul> <li>a. <u>Permitted Access for Corner Lots (SRC 804.035(c)(2)).</u> The driveway will not provide access to the abutting street with the lower street classification (e.g. Weathers Street).</li> <li>b. <u>Driveway Spacing (SRC 804.035(d)).</u> The driveway will not meet the minimum 370-foot spacing requirement.</li> </ul>
Public Works Department	The applicant shall provide written findings for how the proposed driveway meets the criteria in <b>SRC 804.025(d)</b> and <b>SRC 250.005(d)(2)</b> . Please reference the email sent to the applicant team from Glenn Davis, dated 08/16/22, regarding safety information for the adjacent intersections.
Comments	The following will not affect deeming the application complete, however; the applicant should be aware:
	<ul> <li><u>Stormwater.</u> City Stormwater Reviewers have reviewed the statement submitted with the applicants completeness response relating to stormwater management and GSI. The quoted section of the SRC allows the Director to approve the reduction of area requiring flow control and treatment. Since we haven't seen a preliminary Stormwater Management Plan, and there is no mandate that the Director will approve the area reduction techniques listed in the quoted SRC, there is a risk that the intended stormwater management approach may not be approved.</li> </ul>
	At time of Building Permit application, the applicant shall be required to design a storm drainage system in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS) or receive a Design Exception from the City Engineer.
Bike Parking	The site plan was revised to address bike parking, but the revised bike parking does not meet the bike parking standards included under <u>SRC 806.060</u> . Per SRC 806.055 – Table 806-9, a minimum of 4 bike parking spaces are required. Each space must be 2 feet in width by 6 feet in length and served by a minimum 4-foot-wide access aisle. The bike rack proposed to be provided also does not meet the required style of bike rack.

Item:	Description:				
	Please see the below graphic which is also included under SRC 806.060 that identifies typical types of bike racks that do and do not meet the City's standards.				
	Bike Racks That <u>MEET</u> Standards Bike Racks That <u>DO NOT MEET</u> Standards				
	Staple/Inverted       Post & Ring       Wave       Spiral       Bollard         Loop       Image: Coop of the second				
	Note: These bike rack styles support the bike frame in a stable position in two or more places a minimum of six-inches horizontally apart without damage to wheels, frame, or components; allow the frame and at least one wheel to be locked with a U-shaped shackle lock; and support a wide variety of bikes.				
Additional Comments on Plans	Please see the additional comments provided on the attached plans.				

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at <u>bbishop@cityofsalem.net</u>.

### The Salem Revised Code may be accessed online at the following location:

https://www.cityofsalem.net/government/laws-rules/salem-revised-code

Sincerely,

Bryce Bishop Planner III



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# **Parking Lot Interior Landscaping:**

-Min. 5% of off-street parking area required to be landscaped.

-Parking lot area: 17,428.42 ft.<sup>2</sup>

-Min. required parking lot landscaping: 0.05 x 17,428.42 ft.<sup>2</sup> = Min. 871.42 ft.<sup>2</sup> -Total interior parking lot landscaping provided: 666.14 ft.<sup>2</sup> (3.82% landscaping provided. Additional 205.28 ft.<sup>2</sup> of interior parking lot landscaping



PLANT SCHEDULE

	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
F		TREES	TREES	TREES	TREES	TREES
	14	'NATCHEZ' CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAUERI 'NATCHEZ'	1½" - 2" CAL./ 8-9' HT.	B&B SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
	6	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES	2" CAL./ 8' HT.	B&B SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
	3	SLENDER HINOKI FALSE CYPRESS	CHAMAECYPARIS OBTUSA 'GRACILLIS'	7'-8' HT.	CONTAINER; CENTRAL LEADER; PYRAMIDAL; VIGOROUS GROWTH	VARIES
	2	CORAL BARK JAPANESE MAPLE	ACER PALMATUM 'SANGOKAKU'	6'-7' HT.	B&B CENTRAL LEADER; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
	7	CORNELIAN CHERRY DOGWOOD	CORNUS MAS 'SAFFRON SENTINEL'	1½" - 2" CAL./ 8-9' HT.	B&B SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
$\vdash$		SHRUBS	SHRUBS	SHRUBS	SHRUBS	SHRUBS
	0	CURLY LEAF PRIVET	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	7 GAL.	FULL; VIGOROUS GROWTH	3' 0.C.
	24	RAMAPO RHODY	RHODODENDRON X 'RAMAPO'	2 GAL.	FULL; VIGOROUS GROWTH	VARIES
	22	'BLACK KNIGHT' BUTTERFLY BUSH	BUDDLEJA DAVIDII 'BLACK KNIGHT'	7 GAL.	FULL; VIGOROUS GROWTH	4' 0.C.
	112	GRUNE KUGEL WESTERN RED CEDAR	THUJA PLICATA 'GRUNE KUGEL'	1 GAL.	FULL; VIGOROUS GROWTH	4' 0.C.
	0	HEIRLOOM ROSES WHITE MEIDILAND®	ROSA X 'MEIDILAND'	1 GAL.	FULL; VIGOROUS GROWTH	VARIES
2	12	SPRING BOUQUET VIBURNUM	VIBURNUM TINUS 'COMPACTUM'	7 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
	97	SOFT TOUCH JAPANESE HOLLY	ILEX CRENATA 'SOFT TOUCH'	3 GAL.	FULL; VIGOROUS GROWTH	3' 0.C.
2	12	'RUBY' LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
		GROUNDCOVERS / GRASSES & SEASONAL COLOR				
	TBD	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	4" POT	FULL; VIGOROUS GROWTH; SPREADING	12" O.C.
	0	ROSE QUEEN BISHOP'S HAT	EPIMEDIUM GRANDIFLORUM 'ROSE QUEEN'	1 GAL.	FULL; VIGOROUS GROWTH; SPREADING	18" O.C.
	0	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL.	FULL; VIGOROUS GROWTH	18" O.C.
	0	SEASONAL AND / OR PERENNIAL COLOR		4" POT – 1 GAL.	FULL; VIGOROUS GROWTH	VARIES
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## PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California LANDSCAPE NOTES: 1. THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS FERTILITY TEST DONE WITH RECOMMENDATIONS. FOR BID PURPOSES PLANTING AREAS SHALL RECEIVE PER 1000 SQ.FT., 6 CU.YDS. OF ROCK MULCH, 10 LBS. OF 15-15-15 FERTILIZER TILLED INTO THE TOP 6" OF SOIL. ADJUSTMENTS TO THE CONTRACT SHALL All ideas, designs, arrangement and plans indicated or BE MADE BASED ON THE RECOMMENDATIONS OF THE FERTILITY represented by this drawing are the property of Panda TEST. EXCEPTION: PLANTING AREAS TO RECEIVE 12" OR MORE Express Inc. and were created for use on this specific project. OF PLANTING MEDIUM DO NOT REQUIRE A SOIL FERTILITY TEST None of these ideas, designs, arrangements or plans may be 2. PLACE A MINIMUM OF 18" OF GROWING MEDIUM IN ALL used by or disclosed to any person, firm, or corporation LANDSCAPE AREAS THAT HAVE BEEN OVER EXCAVATED. SEE without the written permission of Panda Express Inc. DETAIL 1403, SHEET L-1.1 FOR GROWING MEDIUM. 3. AFTER PLANTS AND GROUND COVERS ARE PLANTED, BEFORE APPLICATION OF TOP DRESSING, APPLY RONSTAR PRE-EMERGENCE WEED KILLER PER MANUFACTURER'S DIRECTIONS. 4. ALL SHRUB AREAS SHALL HAVE A WEED BARRIER MAT INSTALLED PRIOR TO PLACING THE TOP DRESSING. 5. APPLY TOP DRESSING OF 2" OF ROCK MULCH AFTER APPLICATION OF PRE-EMERGENT. 6. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANTS FOR 60 DAYS AND TREES FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE. 7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL GRADING AND DRAINAGE IN ALL LANDSCAPED AREAS. FINISHED GRADES IN PLANTER AREAS SHALL BE INSTALLED SO THAT THEY ARE 1' LOWER THAN THE TOP OF THE ADJACENT SIDEWALK OR CURB. 8. PRIOR TO FINAL ACCEPTANCE THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER OR OWNER'S AGENT THE ORIGINAL DELIVERY TAGS OF ALL PLANT MATERIALS, FERTILIZER, HUMUS, TOP DRESSING AND PRE-EMERGENCE WEED KILLER. 9. AFTER WRITTEN FINAL ACCEPTANCE BY THE OWNER, A MAINTENANCE PERIOD OF 60 DAYS WILL COMMENCE. AT THE END OF THE MAINTENANCE PERIOD ANY UNHEALTHY PLANTS SHALL BE REPLACED. AT THE END OF TREE GUARANTEE PERIOD ANY UNHEALTHY TREES SHALL BE REPLACED. 10. EXISTING TREES SHOWN ARE TO REMAIN AS NOTED. THE CONTRACTOR SHALL TAKE MEASURES TO MAINTAIN THE HEALTH OF THE TREES. AT A MINIMUM THE DRIP LINE SHALL BE TAPED OFF AND THE AREA INSIDE THE TAPE SHALL BE LEFT UNDISTURBED DURING DEMOLITION AND CONSTRUCTION. 11. PLANTING AREAS TO RECEIVE SOD SHALL HAVE LIME APPLIED AT THE RATE OF 50 POUNDS PER 500 SQUARE FEET AND TILLED INTO THE TOP 6" OF SOIL. 12. ALL PLANTING AREAS TO BE WATERED BY TIMER ACTIVATED IRRIGATION SYSTEM. TURF AREAS TO BE SPRINKLED, SHRUBS AND TREES TO BE DRIPPED. IRRIGATION SYSTEM IS DESIGN BUILD BY GENERAL CONTRACTOR. ARCH PROJECT #: ENGR PROJECT #: 1603-10 13. SEE DETAILS 1401 AND 1402, SHEET L-1.1 FOR SHRUB AND TREE PLANTING REQUIREMENTS. 14. ALL LANDSCAPE AREAS THAT DO NOT CONTAIN SHRUBS OR GROUNDCOVER SHALL BE PLANTED WITH SOD INSTALLED PER THE PLANT SCHEDULE REQUIREMENTS. 15. SEE SHEET L-2.0 FOR IRRIGATION SLEEVE LOCATIONS AND IRRIGATION SYSTEM REQUIREMENTS. 16. PLANT SCHEDULE INDICATES QUANTITY OF NEW PLANTINGS ONLY. OTHER PLANTS LISTED ARE EXISTING AND SHOWN FOR REFERENCE. 17. ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE HEALTHY GROWN NURSERY STOCK. ALL STOCK SHALL BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. TREES SHALL HAVE A SINGLE TRUNK, A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE CULTIVAR OR VARIETY AND MEET ANSI STANDARD Z60.1. 18. SEE PLANT SCHEDULE, DETAIL B, THIS SHEET. 19. NONE OF THE EXISTING TREES TO REMAIN ARE SIGNIFICANT IN EITHER SPECIES OR SIZE. GIVEN THEIR SIZE AND LOCATION NEXT TO OVERHEAD POWER FACILITIES ONE OR MORE TREES MAY NEED TO BE REMOVED FOR CONSTRUCTION. IF THIS IS THE CASE IT IS RECOMMENDED THAT A REPLACEMENT COLUMNAR NORWEGIAN MAPLE BE PLANTED ONSITE AND A STREET TREE MATCHING THOSE SPECIFIED ON THE PLAN BE PLANTED IN THE 1. AERATE AND DE-THATCH TURF AREAS ONCE A YEAR. APPROPRIATE FERTILIZER ANNUALLY AND WHEN NEEDED. NOTES Α

REVISIONS **ISSUE DATE:** LAND USE REVIEW 5/25/2022 DRAWN BY: CHEHALEM DIVERSIFIED, INC. PANDA PROJECT #: S8-23-D22360 2203

91770

Telephone: 626.799.9898 Facsimile: 626.372.8288





## Panda Express w/ Drive Through

LANCASTER DRIVE NE & WEATHERS STREET NE SALEM, OR 97301

Panda Next Generation 2600

-1

CIVIL LANDSCAPE PLAN

# ROW.

MWI

REEL 4

## MAINTENANCE NOTES:

- 2. REPLENISH MULCH IN THE SHRUB BEDS ON AN ANNUAL BASIS.
- 3. FERTILIZE TURF, GROUNDCOVER AND SHRUB BEDS WITH
- 4. PRUNE SHRUBS AS NECESSARY TO ALLOW FULL PERFORMANCE OF IRRIGATION SYSTEM AND PROVIDE SAFETY TO PEDESTRIANS AND VEHICLES.
- 5. CONTROL WEEDS IN LANDSCAPED AREAS BY REMOVING AS OFTEN AS NECESSARY.
- 6. MAINTAIN GRASS HEIGHT OF 3-4". MOW WEEKLY OR MORE OFTEN TO NOT REMOVE MORE THAN 1/3 OF THE GRASS HEIGHT DURING MOWING OPERATIONS.

NO SCALE **L-1**.