

TITAN HILL PROPERTY LLC

Salem, Oregon

A Land Use Application for:

UGA Development Permit / Preliminary Declaration
Sec. 200.025.

Applicant:

Titan Hill Property LLC

Resubmitted:

November 10, 2022

Prepared by:

Titan Hill Property LLC

I. Applicable Project Team

Applicant & Property Owner

Titan Hill Property LLC

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Attachments:

(50) UGA Application

(51-a) Vesting Deed – Titan Hill Property LLC

(51-b) LLC Operating Agreement – Titan Hill Property LLC

(54) Application Narrative

(68) UGA Location Map

II. Background

Titan Hill Properties LLC owns 24.84 acre at site 2100 Doaks Ferry Rd NW, Salem 97304. A portion of Polk County Tax Lot 073W17B 00400 (36.84 acres total). The subject site was annexed to the City of Salem in January 22, 2007. The entire site lays within the Urban Service Area. The site is designated MFR (Multi-Family Residential) in the Salem Area Comprehensive Plan. Current Zoning is RM II. (Multiple Family Residential).

III. Request

Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 24.82 acres.

Proposed development is a 427-unit multi-family apartment and townhome subdivision on the subject property, resulting in a unit density of 17.2 units per acre.

Summary:

Proposed Use: RM II (Multi-Family Residential)

Proposed Unity Density: 17.2 units per acre.

Sec. 200.025.

(d) *Determination.* The Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the master plans and the area facility plans and determine:

- (1) The required facilities necessary to fully serve the development.
- (2) The extent to which the required facilities are in place or fully committed.

(e) *Contents.* The Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.

IV. Conclusions

The applicant requests a review of the development site based on Sec. 200.025 to determine and Urban Growth Preliminary Declaration. We appreciate your consideration as we move forward with development of this Multiple Family Residential subdivision.