

MWSH TITAN HILL PROPERTY LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-2 Application
Sec. 702.020(e) Façade and Building Design / Building Length:

Applicant:

MWSH Titan Hill Property LLC

Project:

Titan Hill Muti-Family Residential

Submitted:

November 10, 2022

Prepared by:

MWSH Titan Hill Property LLC

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 lot 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, 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 to Sec. 702.020(e) Façade and building design:

(1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

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) Proposed Building 32 exceeds the 150-foot building length maximum allowed. All other buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

*Building 11: 161.9 feet in length

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. Therefore, breaking up the long building length.

The subject property is a large site with more than adequate landscape open space through. Building 32 is over 150 feet in length but is not located in a place that creates long wall like structures. The buildings on the site are spread out and over 20-feet from each other, which is better development with more privacy.

Due to the topography near Building 32 the longer buildings will work better with the natural grade of the site and not require large cuts and fill.

The offsets on the buildings also help to break up the long building length, which creates more appealing building. Therefore, making this proposal equally or better.

(B) The proposed development is located within a residential zone (RM-II). In order to create a visually appealing development that is in compliance with Code, the building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. Therefore, breaking up the longer building length

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

Conclusion: The applicant desires to provide a well-designed, visually appealing development for this multiple family development. This request for an increase in length of building 32 allows for a consistent and visually appealing façade while allowing the development to provide a variety of multi-family residential options.