



15 November 2022

Aaron Panko
Planner III
555 Liberty Street SE
Salem, Oregon 97301-3503

RE: 2410 Fairgrounds Road NE /Ref#: 22-117397-PLN

The following is a response to your plan review letter dated 11-07-2022

Item:
Stormwater
Management

It is unclear from the submitted plans whether or not the proposal meets the definition of a large project pursuant to SRC 70.005. Based on preliminary review of the plans, staffs understanding is that the applicant is proposing ~13,000 SF of impervious surfaces to replace existing gravel surfaces, which would trigger the stormwater requirements for a Large Project. The applicant shall submit more clear plans showing the existing conditions versus what is proposed and a written findings regarding the definition of large project and new/replaced impervious surfaces pursuant to SRC 70.005.

The response provided does not adequately address replaced impervious surface. It appears this project will qualify as a Large Project.

See the new Storm Water Management plan sheet SPR-10 for the GSI location.

Item:
Driveway Approaches SRC
Chapter 804 – Driveway Approach Permit

The proposed driveway approaches will be subject to the Class 2 Driveway Approach (DAP) requirements described in SRC Chapter 804. The applicant shall submit an application and written findings to address SRC 804.025.

See attached Class 2 signed DAP application

Item:

SRC Chapter 604 – Pine Street Mixed Use Overlay Zone

Design Standards SRC 604.030:

(iv) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 50 percent of the length of the ground floor building façade adjacent to sidewalks or pedestrian connections. Awnings or canopies shall have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC 76.160. Please address this standard for the new walkways added to the site, and for the Smith Street sidewalk that will be adjusted to the property line.

See revised South building elevation C/A3.2. Awning is 25 feet long (50% of the length of the ground floor), and 8 feet above the pedestrian connection.

The proposed sidewalk at the pedestrian connection along Smith ST NE has also been revised, please see sheet SPR-2

(i) Open sales areas for items such as vehicles, boats, recreational vehicles, satellites, hot tubs, and other similar items shall be screened from the public right-of-way with a minimum three-foot tall sight-obscuring fence, masonry wall, or hedge, and a minimum three-foot wide landscape strip. The fence, masonry wall, or hedge shall not encroach into the vision clearance area.

Style of sight obscuring fencing not indicated in plans or narrative.

Not addressed. Statement indicates six-foot ornamental fencing will be provided. Does not comply.

The display is screened with a 6 foot high ornamental metal fence and a 3 foot high hedge per detail 1/SPR-5B. See fence key on sheet SPR-2 for fence types and locations. See detail 2/SPR-5B for the 6 foot high black powder coated sight-obscuring chain link fence.

Item:

SRC Chapter 806 – Off-Street Parking Development Standards – Setbacks

The maximum parking allowance for Phase 2 is 16 spaces. Six dwelling units, maximum 1.75 spaces per unit = 11 spaces. 7,500 sf of general warehousing, minimum 1 space per 5,000 sf = 2 spaces, maximum = 5 spaces. Total maximum for Phase 2 = 16 spaces, 23 spaces proposed.

The project no longer includes a multi-family component.

PHASE 1 = 900sf / 900sf = 1 min. space req'd x (2.5) = 3 spaces allowed

1x 2.5 (Table 806-2A.) = 3 spaces allowed

PHASE 2 = 7,500sf / 5,000sf = 1.5 (2) min. spaces required x (2.5) = 5 spaces allowed

We are indicating 8 total spaces for both Phase 1 and Phase 2. See sheet SPR-2.

The proposed off-street parking area does not comply with the minimum setback of 6-10 feet required adjacent to a street per SRC 806.035(c)(2).

Setback not met at intersection of Smith and Fairgrounds.

The proposed site plan has been revised for the required setback. See the revised sheet SPR-2

Item:

Smith Street NE

The existing street condition along the frontage of Smith Street NE is under improved. The applicant should be aware that a condition of development will be right-of-way dedication and the construction of half-street improvements along the entire frontage of Smith Street NE to local street standards.

The proposed site plan shows curblin sidewalk proposed along Smith Street NE which does not comply with applicable street standards for sidewalk placement. The applicant has not requested alternative street standards, and alternative street standards would not likely be approved. The sidewalk location shall be moved to property line.

Please see the applicable Sec.803.035 below, the current right-of-way for Smith Street NE is 40 feet. With the 10 foot dedication on the North side, the right-of-way is 50 feet.

Sec. 803.035. – Street standards.

(1)Sidewalks.

(2)Sidewalk location; width.

*(A)Sidewalks shall be located parallel to and one foot from the adjacent right-of-way(PER NO.306B); provided, however, on streets having a right-of-way of 50 feet or less, **sidewalks shall be located parallel to and abutting the curb.***

Item:

Multi-Family Residential Use

The proposed development includes a building housing two or more uses, multi-family residential and warehousing/motor vehicle services, and a motor vehicle sales use also occurs on the subject property. Per SRC 604.005, the proposal does not meet the definition of a mixed-use development.

The project no longer includes a multi-family component.

604.015 – Uses

Within the Pine Street Mixed-Use Overlay, and within the IC underlying zone, Multiple Family Uses require a Conditional Use Permit. Please apply for another Conditional Use Permit for this proposed use. A separate application fee of \$6,287.00 is due for this application.

The project no longer includes a multi-family component.

604.020 – Development Standards

Subsection (c) provides that the minimum dwelling unit density requirement for multi-family residential uses developed outside of mixed-use buildings is 20 units per acre. Dwelling unit density cannot be varied or adjusted. A minimum of 23 dwelling units are required for the development site to comply with minimum density requirements.

The project no longer includes a multi-family component.

Subsection (e) provides that multiple family uses are required to have a setback adjacent to a street of a minimum 12 feet, plus 1 foot for each 1 foot of height over 12 feet, and a maximum of 20 feet. The proposed multi-family residential building is placed on the property line and does not comply with the setback requirement.

The project no longer includes a multi-family component.

Subsection (h) provides that trash receptacles shall be screened from adjacent streets by a sight-obscuring fence, wall, or hedge. The applicant's statement indicates curbside cart containers will be used, but a storage/service area for the containers is not indicated on the plan. If a solid waste service area is provided, it must comply with applicable standards of SRC 800.055.

Sec.800.055(a)(1)(2) is applicable to receptacles of 1 cubic yard or larger.

We are proposing rolling trash carts for both Phase 1 and Phase 2 located inside.

604.025 – Design Review

Multi-family development, other than multiple family development within a mixed-use building, shall only be subject to design review according to the multiple family design review standards set forth in SRC Chapter 702. Please apply for another Design Review application for the proposed multi-family residential use. A separate application fee of \$671 (Class 1 Design Review) is due for this application. Additional Adjustments to multi-family design standards may be needed.

The project no longer includes a multi-family component.

Sincerely.

Ronald James Ped
Architect, PC