

TO: Jamie Donaldson, Planner II
Community Development Department

FROM: Laurel Christian, Development Services Planner II
Public Works Department

DATE: December 22, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-DAP22-46 (22-117591)
3997 CARSON DRIVE SE
GAS STATION AND RETAIL DEVELOPMENT**



PROPOSAL

A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a gas station and retail building on a 0.67-acre property at 4005 Hagers Grove Road SE (Marion County Assessor Map and Tax Lot 082W06AB / 10000); in conjunction with construction of a new oil change facility and associated modifications to the existing development on the abutting 0.92-acre property at 3997 Carson Drive SE (Marion County Assessor Map and Tax Lot 082W06AB / 10100) located in the CR (Retail Commercial) zone.

RECOMMENDED CONDITIONS OF APPROVAL

1. Construct the following streetscape improvements:
 - a. Along Carson Drive SE and Hagers Grove Road SE, provide curblane sidewalks, curb ramps at street intersections, and street trees, including existing areas where street trees are inadequate.
 - b. Along Lancaster Drive SE provide curb ramps at street intersections and street trees.
2. Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
3. All or a portion of the slope easement on the subject property that conflicts with the proposed building shall be quitclaimed prior to building permit issuance.

4. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Carson Drive SE

- a. Standard—This street is designated as a collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 40-foot-wide improvement within a varied 67-foot-wide right-of-way abutting the subject property.

2. Lancaster Drive SE

- a. Standard—This street is designated as a major arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 52-foot-wide improvement within a varied 68- to 78-foot-wide right-of-way abutting the subject property.

3. Hagers Grove Road SE

- a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 36-foot-wide improvement within a 60-foot-wide right-of-way abutting the property.

Storm Drainage

1. Existing Conditions

- a. A 15-inch storm main is located in Carson Drive SE.
- b. An 18-inch storm main is located in Hagers Grove Road SE.
- c. A 12-inch storm main is located in Lancaster Drive NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Lancaster Drive SE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.
- c. A 12-inch water main is located in Hagers Grove Road SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Hagers Grove Road SE.

CRITERIA AND FINDINGS - SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the *Unified Development Code* (UDC)

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain Overlay Zone, 802 – Public Improvements, 803 – Streets and Right-of-Way Improvements, 804 – Driveway Approaches, 805 – Vision Clearance, 809 – Wetlands, and 810 – Landslide Hazards.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas within the proposed building areas of the subject development.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed

development, and negative impacts to the transportation system are mitigated adequately

Finding—Carson Drive SE and Hagers Grove Road SE meet the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

Lancaster Drive SE is a major arterial street that has been fully improved to an interim minor arterial standard. The existing configuration of Lancaster Drive SE is adequate to support the proposed development based on findings included in the applicant's Traffic Impact Analysis (TIA). The Assistant City Traffic Engineer has reviewed the applicant's TIA and agrees with the findings. As a result, additional pavement improvements to the street frontage of Lancaster Drive SE are not warranted. As specified in the conditions of approval, right-of-way dedication to meet the half-width major arterial standard is required pursuant to SRC Chapter 803.

The proposed development is on two tax lots (082W06AB10100 and 082W06AB10000). Streetscape improvements including sidewalks, curb ramps, and street trees shall be provided along the street frontages of the development of both tax lots where inadequate.

Condition: Construct the following streetscape improvements:

- a. Along Carson Drive SE and Hagers Grove Road SE, provide curblane sidewalks, curb ramps at street intersections, and street trees, including existing areas where street trees are inadequate.
- b. Along Lancaster Drive SE, provide curb ramps at street intersections and street trees.

Condition: Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(I)(2)(A)); however, there are existing light poles and power poles that would need to be relocated to accommodate property-line sidewalks. At time of construction of Hagers Grove Road SE, curblane sidewalk was anticipated and the streetlights were installed in a location that would not conflict with curblane sidewalks. Along Lancaster Drive SE and portions of Hagers Grove Road SE, the existing sidewalks are located curblane. Therefore, the sidewalk may be located along the curblane as needed to reduce conflicts between existing light and power poles pursuant to SRC 803.035(I)(2)(B).

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The applicant proposed one new left-in/left-out driveway along the northern property boundary with access to the one-way section of Hagers Grove Road SE. The applicant also proposes to widen the existing driveway onto Hagers Grove Road SE along the western property boundary. The driveway accesses onto Hagers Grove Road SE provide for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

There is an existing slope easement on the subject property that was acquired by the City of Salem for the realignment of Hagers Grove Road SE. The applicant's site plan shows one of the new buildings located within the easement area. New structures are not permitted within City of Salem easements. Prior to issuance of a building permit for the new structure, all, or a portion of, the easement shall be quitclaimed.

Condition: All or a portion of the slope easement on the subject property that conflicts with the proposed building shall be quitclaimed prior to building permit issuance.

The proposed development spans two legal lots (tax lot # 082W06AB10100 and 082W06AB10000). The preliminary utility plan shows utilities crossing the interior property lines. At time of building permit application, the applicant shall be required to demonstrate any necessary easements for utilities are provided or provide an updated utility plan demonstrating easements are not needed.

The proposed plan demonstrates compliance with PWDS Appendix 4E related to green stormwater infrastructure by setting aside at least 10 percent of the total new impervious surface area for installation of green stormwater infrastructure. It is unclear, however, if this area accommodates new impervious surface spanning both parcels subject to the application. Additional information will be required at time of building permit application to ensure both properties meet the flow control and treatment requirements established in SRC Chapter 71 and PWDS. The applicant's engineer shall design and construct a

storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards.

CRITERIA AND FINDINGS – DRIVEWAY APPROACH PERMIT

The applicant proposed one new left-in/left-out driveway onto the one-way section of Hagers Grove Road SE along the northern property boundary. The applicant also proposed to widen the existing driveway onto Hagers Grove Road SE along the western property boundary. As described in the findings below, both proposed driveways meet the approval criteria.

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the PWDS;**

Finding—The proposed driveways meet the standards for SRC Chapter 804 and PWDS.

- (2) No site conditions prevent placing the driveway approach in the required location;**

Finding—There are no site conditions prohibiting the location of the proposed driveways.

- (3) The number of driveway approaches onto an arterial are minimized;**

Finding—The proposed driveways are not accessing onto an arterial street.

- (4) The proposed driveway approach, where possible:**

- i. Is shared with an adjacent property; or**
- ii. Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveways are currently located with access to the lowest classification of street abutting the subject property.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—No evidence has been submitted to indicate that the proposed driveways will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveways indicate that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveways and the evidence that has been submitted indicate that the location of the proposed driveways will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The property is located on the corner of a major arterial street (Lancaster Drive SE), a collector street (Carson Drive SE) and a local street (Hagers Grove Road SE). The applicant is proposing a driveway to the lower classification of street and it meets the spacing requirements of SRC Chapter 803. By complying with the requirements of this chapter, the applicant has minimized impacts to the functionality of adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed driveway approaches are not located in the vicinity of a residentially zoned area. The driveways will not have an effect on the functionality of the adjacent streets.

Prepared by: Laurel Christian, Development Services Planner II
cc: File