

MWSH WEST SALEM LLC

Salem, Oregon

A Land Use Application for:

Type III Process
SRC 220.005(f)(3) Site Plan Review

Applicant:
MWSH West Salem LLC

Project:
West Salem Townhomes

Submitted:
January 17, 2023

Prepared by:
MWSH West Salem LLC

West Salem Townhomes – Site Plan Review

Exhibit 54 - Narrative

Applicant & Property Owner

MWSH West Salem LLC

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Tax Lot Information:

Tax Map: 073W16C0-00107

Lot Area:

4.57 acres

Current Zoning District:

RM-II (Multiple Family Residential)

**Current Comprehensive Plan
Designation**

MFR (Multi Family Residential)

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Project Description

MWSH West Salem LLC intends to develop approximately 4.57 acres at the 1900 Block of Linwood St NW in Salem, Oregon (TL 073W16C 00107). This site will consist of 67 Town Home units located in 13, two-story townhome buildings. Additional improvements include parking, community open space, office, community room and stormwater facilities.

Attachments:

(50) Land Use Application – Class III / Site Plan Review – SRC 225.005

(51) Ownership Verification:

Vesting Deed – MWSH West Salem LLC

LLC Operating Agreement – BC MWSH West Salem LLC

(54) Application Narrative

(60) Site Plan

(61) Existing Conditions Plan

(62) Preliminary Utility Plan

(63) Preliminary Landscape Plan

(64) Building Elevations(a/b)

(65) Preliminary Grading

(67) Stormwater Report

(74) Geotechnical Report

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

The subject property is 4.57 acres in size, zoned RM-II, and is located on Linwood Street NW (073W16C/Tax Lot 107).

All applicable standards and guidelines have been outlined below and on the attached site plans.

Multiple Family Residential (RM-II)-SRC Chapter 514

Sec. 514.010. - Development standards.

(b) Lot standards. Lots within the RM-II zone shall conform to the standards set forth in Table 514-2.

Requirement	Standard
Lot Area - minimum	20,000 sq.ft.
Lot Width - minimum	40 ft.
Lot Depth - minimum	80 ft.
Street Frontage - minimum	40 ft.

Applicant Findings: All proposed parcels meet or exceed the standards as set forth. Therefore, this standard has been met

(c) Dwelling unit density. Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3.

Minimum Density - 15 DU per acre

Maximum Density - 31 DU per acre

Applicant Findings: The site consists of 4.57 acres and the proposed development would create 67 townhome units creating a density of 14.7 dwelling units per acre meeting the standards as set forth. Rounding up to 15, results in the applicant meeting the minimum density requirement. Therefore, this standard has been met

(d) Setbacks. Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5. & 702-2

Requirement	Standard
Buildings	Min. Min. 1 foot for each 1 foot of building height, but in no case less than 20 ft.
Accessory Structures	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.
Zone to Zone	Min. 10 ft. / Type C Landscape Buffer RM-II / Residential
Vehicle Use Areas	Min. 12 ft.

Applicant Findings: Except for the 20' building setback along Linwood Drive, all minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan (see exhibit 60). Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

Note: Applicant is requesting an adjustment for 12' building setback along Linwood Street

(e) Lot coverage; height. Buildings and accessory structures within the RM II zone shall conform to the lot coverage and height standards set forth in Table 514-6.

Lot Coverage: 60%

Maximum Height: Maximum building height allowed in the RM-II zone is 50'. (TABLE 514-6)

Building Height:

Building 1 - 27' 3" in height (measured to the highest point)

Building 2 - 27' 3" in height (measured to the highest point)

Building 3 - 27' 3" in height (measured to the highest point)

Building 4 - 27' 2" in height (measured to the highest point)

Building 5 - 27' 2" in height (measured to the highest point)

Building 6 - 27' 10" in height (measured to the highest point)

Building 7 - 27' 10" in height (measured to the highest point)

Building 8 - 27' 10" in height (measured to the highest point)

Building 9 - 27' 10" in height (measured to the highest point)

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Building 10 - 27' 10" in height (measured to the highest point)

Building 11 - 27' 10" in height (measured to the highest point)

Building 12 - 27' 2" in height (measured to the highest point)

Building 13 - 27' 2" in height (measured to the highest point)

Applicant Findings: Maximum building height allowed in the RM II zone is 50'. All proposed buildings follow the requirements of the Code.

(f) *Maximum square footage for all accessory structures.* In addition to the maximum coverage requirements established in Table 514-6, accessory structures to single family and two-family uses shall be limited to the maximum aggregate total square footage set forth in Table 514-7.

Applicants Findings: the applicants site plan addresses and meets standards for square footage of accessory structures (see site plan Exhibit 60)

Therefore, this standard has been met.

Sec. 514.020.

(g) *Landscaping.*

(1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

(2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters [806](#) and [807](#).

(3) *Development site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC [chapter 807](#). Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

Applicants Findings the applicants landscape plan address standards for setbacks, vehicle use and minimum of landscaped areas (see landscape plan Exh. 63) Therefore, this standard has been met.

(h) *Outdoor storage.* Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Applicants Findings Each townhome is self-contained and there is not a shared trash / recycle area or common storage space.

Therefore, this criterion does not apply.

(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.

Applicant Findings: Sec. 806.015 The subject property has street frontage on Linwood St NW and Orchard Heights Rd, Access is provided by one proposed point of access onto Linwood Street NW., and an additional, emergency access only, onto Orchard Heights Road NW. The emergency access is proposed based on input from city staff.

The internal private street network of one- and two-way drives provides comprehensive access to the site.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected throughout this development. The subject property is in a developed area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Sec. 806.015(a). - Amount off-street parking / Table 806-2B

Applicant Findings: Parking: The development has 13 townhome residential buildings (67 residential dwelling units). Per Table 806-2B, the applicant is required to provide a minimum of 67 on-site vehicle parking spaces with a maximum of 117 spaces allowed.

As shown on the site plan the applicant is providing 115 parking spaces.

80 garage parking spaces

35 street parking spaces

115 total parking spaces

Creating a unit to parking space ratio of 1.72, which is below the maximum allowed parking spaces per Table 806-2B

Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the townhome development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

Sec 806.060 Bicycle Parking Development Standards -

Code requires 0.1 bicycle parking space per dwelling unit.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the residents. A total of 7 bicycle parking spaces are required. 8 have been provided on-site. 4 Spaces at the common opens space area and 4 spaces at the onsite office location.

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Applicant Findings: Preliminary utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated, January 2023, has been submitted as part of this proposal. The detention basin for the site is located within the northeastern portion of the development. Therefore, meeting the requirements of the Public Works Department.

Sec. 808.020. Trees and native vegetation in riparian corridors.

No person shall remove a tree in a riparian corridor or native vegetation in a riparian corridor, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Roots, trunks, and branches of trees removed in riparian corridors shall remain within the riparian corridor, unless determined to be a potential hazard or impediment to stream flow by the Director.

Applicant Findings: This site does not lay within a riparian corridor, therefore this does not apply

Conclusion:

The applicant requests approval of SRC 220.005(f)(3) Site Plan Review, Type III Review. Providing justification in the form of plans, detailed reports, supporting documents and findings in support of the proposed application. As addressed in this narrative and the supporting plans and documents, this proposal does meet all applicable code provisions.

The applicant is requesting a Class-2 Adjustment for Setbacks (Abutting Street) 514.010(d) and a Class-2 *Adjustment for Dwelling unit density Sec 514.010(c)*

As such, the applicant respectfully requests that the Type III review for Site Plan Approval be approved as submitted.