

MEMORANDUM Conditional Use

To:	City of Salem Community Development Department	Date:	01/17/2023
Project:	Stop-N-Save Gas Station with Additional Retail and Oil Change Facility 3997 Carson Dr SE Salem OR 97317	Architect's Project No:	2020-109
From:	Leonard Lodder, AIA, LEED AP for: Studio 3 Architecture, Inc 275 Court Street NE Salem OR 97301	Sent Via:	Email
Subject:	Conditional Use Application		

Description:

- Subject of this Memorandum is the Conditional Use Application required to add an Oil Change Facility to the site at 3997 Carson Drive SE Salem OR 97317.
- We note that the Oil Change Facility was included in previous Class II Site Plan Review Applications for this site however the Planning Department overlooked the requirement for the Conditional Use.

Criteria:

An application for conditional use permit shall be granted if all of the following criteria are met:

- 1 *The proposed use is allowed as a conditional use in the zone;*

The site is in the "CR" zone. Adjacent zones include MU-II and RM2.

Table 522-1 indicates that while Gasoline Service Stations are a permitted use in the CR zone, all other Motor Vehicle Services require a conditional use permit.

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and

A dedicated Oil Change facility is a relatively light motor vehicle service type, similar in function and character to a Gas Station. We anticipate that the most significant impacts from this service will be on other retail activities located on this site, while existing traffic patterns on both Lancaster Drive south as well as Carson Street, are a more significant impact on the neighboring properties.

The position of the Oil Change facility is in a depression on the site so that any noise, (minor as it is), will be directed up rather than laterally towards adjacent properties. The embankment adjacent to Lancaster Drive forms a natural berm and sound buffer.

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

The Oil Change Facility is directly compatible with the adjacent Gas Station on the site and complements the other retail activities currently operating on the site as well as those anticipated. The site is surrounded by streets, including Lancaster Drive SE which is a Major Arterial, and Carson Drive, designated as a collector. Adjacent properties on the east side of Lancaster as well as south of Carson can be described as in transition.