

MWSH TITAN HILL PROPERTY LLC

Salem, Oregon

A Land Use Application for:

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

Applicant:
MWSH Titan Hill Property LLC

Project:
Titan Hill Muti-Family Residential

Submitted:
January 20, 2026

Prepared by:
MWSH Titan Hill Property LLC

Applicant & Property Owner

MWSH Titan Hill Property LLC

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Tax Lot Information:

Tax Map: 087W17B0-00400 (a portion)

Lot Area:

24.84 acres

Current Zoning District:

RM-II (Multiple Family Residential)

**Current Comprehensive Plan
Designation**

MFR (Multi Family Residential)

Project Description

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 lots subdivision (pending) approximately 24.84 acres. It is located on the northerly portion of TL 400. This site will consist of 31, 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 426-apartment units and 10 townhouse units as shown on the site plans.

Attachments :

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

(51) Ownership Verification:

Vesting Deed – BC Salem Property LLC

LLC Operating Agreement – BC Salem Property LLC

(54) Application Narrative

(60) Site Plan

(61) Existing Conditions Plan

(62) Preliminary Utility / Stormwater Plan

(63) Preliminary Landscape Plan

(64) Building Elevations(a/b/c)

(65) Preliminary Grading

(67) Stormwater Report

(71) TIA (Traffic Impact Analysis) - Pending

(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 24.84 acres in size, zoned RM-II, and is located on Doaks Ferry Road NW (073W17B/Tax Lot 400). The applicant is only proposing to develop the northern portion of the entire 36.72-acre site at this time.

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	6000 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 residential density is 17.6 dwelling units per acre. 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 RM-II / Residential	Min. 10 ft. / Type C Landscape Buffer
Vehicle Use Areas	Min. 12 ft.

Applicant Findings: 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.

(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, Building and accessory structures: Max 60%

Applicant Findings: All building and accessory structures cover 213,389 sq.ft. (19%) of the site. Therefore, building coverage requirements have been met.

Maximum Height: Maximum building height allowed in the RM-II zone is 50'.

Building Height:

Building 1 - 36' 8" in height (measured to the highest point)

Building 2 - 39' 4" in height (measured to the highest point)

Building 3 - 36' 8" in height (measured to the highest point)

Building 4 - 39' 4" in height (measured to the highest point)

Building 5 - 39' 4" in height (measured to the highest point)

Building 6 is 38' 4" in height (measured to the highest point)

Building 7 - 39' 4" in height (measured to the highest point)

Building 8 - 39' 4" in height (measured to the highest point)

Building 9 - 36' 8" in height (measured to the highest point)

Building 10 - 40' 1" in height (measured to the highest point)

Building 11 is 27' 2" in height (measured to the highest point) - 2 story Town Home (Six Units)

Building 12 is 37' 7" in height (measured to the highest point)

Building 13 - 36' 8" in height (measured to the highest point)

Building 14 - 39' 4" in height (measured to the highest point)

Building 15- 38' 5" in height (measured to the highest point)

Building 16 - 36' 8" in height (measured to the highest point)

Building 17 - 40' 1" in height (measured to the highest point)

Building 18 - 27' 9" in height (measured to the highest point) – 2 story Town Home (2 Units)

Building 18a - 36' 4" in height (measured to the highest point) – 3 story Town Home (2 Units)

Building 19 - 40' 1" in height (measured to the highest point)

Building 21 - 39' 4" in height (measured to the highest point)

Building 22 - 36' 8" in height (measured to the highest point)

Building 23 - 40' 1" in height (measured to the highest point)

Building 24- 38' 5" in height (measured to the highest point)

Building 25- 38' 5" in height (measured to the highest point)

Building 26- 38' 4" in height (measured to the highest point)

Building 27 - 40' 1" in height (measured to the highest point)

Building 28- 38' 4" in height (measured to the highest point)

Building 29 - 36' 8" in height (measured to the highest point)

Building 30- 39' 4" in height (measured to the highest point)

Building 31 - 40' 1" in height (measured to the highest point)

Building 32 - 38' 8" in height (measured to the highest point)

Building 33 - 40' 1" in height (measured to the highest point)

Building 34 - 39' 4" in height (measured to the highest point)

Building 35 - 37' 7" in height (measured to the highest point)

Clubhouse - 25' 5" in height (measured to the highest point)

Note: The Clubhouse is classified as an accessory building, its design exceeds the 15' height standard. The applicant is submitting for an adjustment to this height standard

Applicant Findings: Maximum building height allowed in the RM II zone is 50'. All proposed buildings are in compliance with the requirements of the Code. Therefore, this standard has been met.

(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 Exhibit. 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 the only outdoor storage on site is the trash / recycle area, applicants landscape plan address standards for screening of this outdoor storage area. (See landscape plan Exhibit. 63) Therefore, this standard has been met.

(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: The subject property has street frontage on Doaks Ferry Road NW to the east, Landaggard Ave NW to the west, and proposed "A" Street (Colorado) will run northwesterly bisecting the site stubbing into the undeveloped adjacent on the westerly boundary. Additionally, Landaggard will be extended crossing "A" street (Colorado) and stubbing to the undeveloped site abutting the north boundary of the site. A Traffic Impact Analysis (TIA) dated, September 28, 2022, is provided as part of this submission.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. Providing easy access to the West Salem High School, Straub Middle School, Kalapuya Elementary School and Straub nature Park.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing 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. - Amount off-street parking

(a) Minimum required off-street parking. Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1.

Multiple Family 1 per dwelling unit.

Applicant Findings:

Parking: The development has 31 multi-family residential buildings, 426 residential dwelling units and 10 townhome units. Code requires 1 vehicle parking spaces per dwelling unit every. Therefore, applicant is required to provide a minimum of 436 on-site vehicle parking spaces, as shown on the site plan, 782 on-site parking spaces are being provided. Note: each townhome unit has a garage which equals 1 vehicle parking space. Providing a parking space ration of 1.79 spaces per DU.

Parking: 436 required

- 529 Standard Parking Stalls
- 239 Compact Parking Stalls
- 14 Handicap Parking Stalls
- 782 Total Parking Stalls

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

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

The applicant acknowledges that the current parking design exceeds the maximum parking standard of 1.75 spaces per DU, (Table 806-2B) therefore the applicant has submitted a variance to request additional parking for this development.

Sec 806.055 Bicycle Parking Development Standards - The greater of the following: 0.1 per dwelling unit

Applicant Findings: Parking: The development has 31 multi-family residential buildings (436 residential dwelling units). Code requires 0.1 bicycle parking spaces per dwelling unit every. Therefore, applicant is required to provide a minimum of 44 on-site vehicle parking spaces, as shown on the site plan, 48 on-site parking spaces are being provided.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multi-family 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.

Sec 806.075 Amount of off-street loading

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Multiple Family Residential 200 or more dwelling units – 3 spaces

Applicant Findings: The site design includes 3 loading areas near activity areas within the site. Therefore, off street loading requirements have been met.

(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, September 7, 2022, has been submitted as part of this proposal. The detention basin for the site is located within the eastern portion of the development. Therefore, meeting the requirements of the Public Works Department.

Sec. 808.015. - Significant trees.

No person shall remove a significant tree, 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.

To accommodate the development of this Multiple Family Residential Development removal of additional trees beyond the 30% retention requirement is necessary. The applicant has submitted a variance for tree removal as a part of this application.

Note: The applicant is requesting to meet all Site Plan Review Standards, with the exceptions of:

- Sec. 514.010(e) Accessory Building Height:
- Sec. 702.020(e)(4) Façade and Building Design - Frontage
- Sec. 702.020(e)(5) Façade and building design – Pedestrian Access
- Sec. 808.045. Tree Variance
- Sec. 806.015(d) Maximum Off Street Parking
- Sec. 803.0300 Street Spacing-Block Length

Therefore, the applicant has requested adjustments to these standards.

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