

TITAN HILL PROPERTY LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class II

Sec. 514.010(e) Accessory Building Height

Applicant:

MWSH Titan Hill Property LLC

Project:

Titan Hill Multi-Family Residential

Submitted:

January 20, 2023

Prepared by:

MWSH Titan Hill Property LLC

Titan Hill Design Review – Accessory Building Height Adjustment

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)

Proposal:

The subject property is approximately 36.72 acres located in the 2100 Block of Doaks Ferry Road NW in Salem, Oregon (TL 073W17B 00400). This portion of the development consists of 5 of the 6-lot subdivision (pending), which is approximately 24.84 acres. It is located on the northerly portion of TL 400. This site will consist of thirty-one (31) three-story multi-family residential buildings, three (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 townhome units as shown on the site plans.

The applicant is requesting an adjustment to Sec. 514.010(e) accessory building height. The relevant code sections are provided below.

SRC Sec. 514.001 – Purpose

The purpose of the Multiple Family Residential-II (RM-II) Zone is to implement the multiple family residential designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The RM-II zone generally allows multiple family residential uses, along with a mix of other uses that are compatible with and/or provide services to the residential area.

SRC Sec. 514.010 – Development Standards

(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.

Buildings

Single family, two family, three family, and four family	Max. 35 ft.
Multiple family, residential care, nursing care, and short-term commercial lodging	Max. 50 ft.
All other uses	Max. 70 ft.

Accessory Structures

Accessory to all uses	Max 15 ft.
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Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's proposed findings:

The proposed accessory building's (Club House) average height measurements exceed the 15-foot building height maximum allowed at a proposed average height of 22 feet. The increased building height assists in providing for a consistent design and visual flow throughout the development.

The Club House building is a vital part of this residential development. Its design includes high ceilings, tall windows, and dormer windows into the roof design. This is part of providing an open and welcoming environment for the residents to enjoy the Club House amenities. The Club House building design blends in with the surrounding residential buildings for a consistent architectural theme. These design elements require this building to exceed the 15-foot height limit for an accessory structure.

The general purpose of development standards is to provide limitations on developments that may encroach or impact surrounding properties. The purpose of the height standard is to ensure development of buildings and improvements do not impact the views or solar access of surrounding properties. The purpose of the development standard of 15-foot height limitation is not applicable and is equally met by the proposed development. Given that the zone allows buildings to be constructed as high as 70 feet, the proposed Club House building meets the purpose of the height standards in this zone equally or better.

The Club House building is located centrally within the subject property. The proposal contains thirty-one (31) three-story multi-family residential buildings, three (3) two- and three-story townhome buildings, a resident clubhouse, recreation areas, amenities, parking, and stormwater facilities. The multi-family buildings will be 35 feet high. These buildings are located to the north, south, east and west of the multi-family dwellings. The height of the Club House building will not impact the visual or solar access of any surrounding properties and will not detract from the livability or appearance of the residential areas. Additionally, the dwellings within the proposed development will be adequately separated from the Club House building to avoid any impact on the new dwellings.

There are several adjustments being requested for this proposal. These adjustments are still consistent with the overall purpose of the zone by providing a consistent architectural theme for the accessory structures blending with the residential buildings. These adjustments are needed to reasonably develop the proposed use. Without these adjustments, development of the project would omit necessary amenities and facilities that would cumulatively prohibit the project.

The applicant desires to provide a well-designed, visually appealing design for this multiple family development. This request for an increase in the building height for the "Club House" building allows to be a consistent and cohesive part of the development while providing amenities for this multi-family residential development. The applicant's proposal satisfies the applicable criteria.