

TO: Jamie Donaldson, Planner II
Community Development Department

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

DATE: March 13, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CU-SPR23-03 (23-101851)
1717 FREEWAY COURT NE
USED CAR SALES**



PROPOSAL

A Conditional Use Permit and Class 3 Site Plan Review to allow a used car dealership tenant space in an existing building with associated site changes for vehicle display and improvements to pedestrian connections, for properties totaling approximately 1.4 acres in size, zoned MU-III (Mixed Use-III), and located at 1717 Freeway Court NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 073W24AD / 0500 & 0202).

RECOMMENDED CONDITIONS OF APPROVAL

1. The proposed development is subject to a special setback equal to 48 feet from centerline on the development side of Hawthorne Street NE.

FACTS

Streets

1. Freeway Court NE
 - 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 50-foot-wide right-of-way for cul-de-sac streets.
 - b. Existing Conditions—This street has an approximate 80-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. Market Street NE

- 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 112-to-126-foot improvement within a 126-to-140-foot-wide right-of-way abutting the subject property.

3. Hawthorne Street NE

- 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 74-foot improvement within an 86-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in Freeway Court NE.
- b. A 12-inch storm main is located in Market Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water and 42-inch main is located in Freeway Court NE and extends onto the subject property.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Freeway Court NE and extends onto the subject property.
- b. A 36-inch sewer main is located in Market Street NE.

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 UDC (*Unified Development Code*)

Finding—The subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

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 on the subject property.

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—Market Street NE and Freeway Court NE meet the improvement and right-of-way widths requirement according to the Salem TSP. Hawthorne Avenue NE does not meet the minimum right-of-way width requirement according to the Salem TSP. The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required. The proposed development is subject to a special setback equal to 48 feet from centerline on the development side of Hawthorne Street NE.

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 existing driveway access onto Freeway Court NE provides for safe turning movements into and out of the property. No changes to the existing driveway are proposed.

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.

The applicant shall be required to address modifications to the storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

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.

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