

# **MWSH WEST SALEM LLC**

## **Salem, Oregon**

A Land Use Application for:

**Type II Process**  
**SRC804.025 Driveway Approach Permit**

Applicant:  
**MWSH West Salem LLC**

Project:  
West Salem Townhomes

Submitted:  
**March 30, 2023**

Prepared by:  
**MWSH West Salem LLC**

**Applicant & Property Owner**

**MWSH West Salem LLC**

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**Tax Lot Information:**

Tax Map: 073W16C0-00107

**Lot Area:**

4.86 acres

**Current Zoning District:**

RM-II (Multiple Family Residential)

**Current Comprehensive Plan**

MFR (Multi Family Residential)

**Designation**

## Project Description

MWSH West Salem LLC owns approximately 4.86 acres - 1900 Block of Linwood Street NW in Salem, Oregon (TL 073W16C 00107). This intended development will consist of 13, two story townhome buildings, consisting of 67, 3- and 4-bedroom residential units, parking, open space, and stormwater facilities.

The following statement addresses the applicable Review Standards in the SRC Chapter 804 (Driveway Approaches). Information provided on the site plans for this application further address applicable code requirements.

### **SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:**

#### ***(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;***

Applicant Findings: The subject property is 4.86 acres in size, zoned RM-II, and located on Linwood St. NW (TL 073W16C 00107). The applicant is proposing a development consisting of 67 townhouse units as shown on the site plans.

The proposed development will have access onto Linwood St. NW that runs north/south along the east side of the property. The lone proposed driveway will meet Public Works design standards. As shown on the site plan the driveways are required for access to the site and are in compliance with design standards.

#### ***(2) No site conditions prevent placing the driveway approach in the required location;***

Applicant Findings: The location of the driveways was taken into consideration prior to laying the site out. Access onto Orchard Heights Road to the south is not allowed, so access must be taken to and from Linwood Street NW. The location of the proposed driveways takes into consideration the location of internal streets adjacent to the site and access onto the local streets. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

#### ***(3) The number of driveway approaches onto an arterial are minimized;***

Applicant Findings: There are no driveways proposed onto an arterial. Therefore, this criterion is not applicable.

#### ***(4) The proposed driveway approach, where possible:***

***(A) Is shared with an adjacent property; or***

***(B) Takes access from the lowest classification of street abutting the property;***

Applicant Findings: The subject property is located on Orchard Heights Road to the south. Linwood Street adjacent to the property on the east. Access to Orchard Heights Rd. is not allowed for this development.

Access will be onto Linwood Street. There are no adjacent driveways to share access with and Linwood is a 'collector' street. Therefore, there is no lower classified streets abutting the property. Therefore, this criterion has been met.

***(5) The proposed driveway approach meets vision clearance standards;***

Applicant Findings: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

***(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;***

Applicant Findings: The driveway approach does not create traffic hazards. As shown on the site plan, this criterion has been met.

***(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;***

Applicant Findings: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveway will not have any impacts on the subject property or adjacent properties. This criterion has been met.

***(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and***

Applicant Findings: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

***(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.***

Applicant Findings: The applicant has been working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto Linwood Street. As shown on the site plan, this criterion has been met.