

MWSH WEST SALEM LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-2 Application

514.010(d) Setbacks (Abutting Street)

Applicant:

MWSH West Salem LLC

Project:

West Salem Townhomes

Resubmitted:

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
Designation**

MFR (Multi Family Residential)

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 applicant is requesting an adjustment to Sec. 514.010(d) Building Setback / Abutting Road:

Sec. 514.010(d) *Setbacks*. Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5.

Table 514-4

All other uses	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft. but need not exceed 20 ft. in depth.
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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.

The applicant desires to provide a unique housing option to the residents of West Salem by proposing a 67-unit for rent townhome development. It will provide a combination of 3- and 4-bedroom units that will allow families rental options beyond the typical apartment units that surround the site. Each unit will contain a garage and driveway, and only share common side walls. The site is designed to give the residents the feel of a single-family neighborhood instead of a typical apartment development. In order to mimic the feel of a single-family neighborhood, the applicant is requesting an adjustment to SRC Sec. 514.010(d) to allow for a more residential street frontage and better pedestrian connectivity.

Applicant Findings:

(A) & (B)

The applicant is requesting an adjustment to allow for a 12-foot setback, a deviation from the 20-foot minimum, along the easterly boundary of the site that abuts Linwood Road NW, currently designated as a local street. The purpose of this set back adjustment is to accommodate a site design variation due to density, layout, and access challenges.

The adjustment would allow for a residential density near the minimum requirement for RM II zoning (14 du per acre). This will allow for a more even and consistent distribution and flow of the residential buildings throughout the development.

The City's desire is to orient buildings towards the street. The applicant desires to do this by setting the townhomes closer to the street to encourage pedestrian connectivity. Since the development is not a traditional apartment multifamily development, and is more like a single-family development, the applicant is trying to mimic those single-family standards along the public thoroughfares. The street side (Linwood Street NW) of these buildings will be a visually appealing streetscape, with porches, gables windows, offsets, and other design features consistent with the entire development meeting the MF II design standard. Providing an equal or better design for the Linwood Street streetscape as well as the entire site. Landscaping and pedestrian walkways will occupy the frontage area. These architectural and landscape design accommodations allow for a consistent and visually appealing streetscape and building facades. Making this adjustment equal or better design while accommodating additional townhome units on the site.

(C) There are several adjustments being requested for this proposal. These adjustments are still consistent with the overall purpose of the zone by still providing streetscapes that are attractive and pleasing to the eye.

Conclusion:

This site provides design and density challenges, as well as a limited location and space for the onsite stormwater facilities. Meeting the minimum density standard of 15 DU per acre with a townhome development while accommodating for parking, common areas, streets, pedestrian walkways, and stormwater facilities is difficult. Reducing the Linwood Street setback allows for a more even and consistent distribution of buildings and site improvements for a better and more consistent design and flow to the overall site. While creating a pedestrian oriented development along the Linwood Street frontage. This proposed design meets the intent of the setback standard in an equal or better manner while accommodating the density and design demands of this site. Therefore, the applicant requests approval of this adjustment.