

MWSH WEST SALEM LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-2 Application

Sec. 806.040(d) Driveway Width

Applicant:

MWSH West Salem LLC

Project:

West Salem Townhomes

Resubmitted:

March 30, 2023

Prepared by:

MWSH West Salem LLC

West Salem Town Homes – Driveway Width Adjustment

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)

West Salem Town Homes – Driveway Width Adjustment

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.

Sec. 806.040. - Driveway development standards for uses or activities other than single family, two family, three family, or four family.

(d) *Dimensions.* Driveways shall conform to the minimum width set forth in Table 806-8.

TABLE 806-8. MINIMUM DRIVEWAY WIDTH		
Type of Driveway	Width	Inside Radius of Curves & Corners
One-way driveway	12 ft.	25 ft., measured at curb or pavement edge
Two-way driveway	22 ft.	25 ft., measured at curb or pavement edge

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.

West Salem Town Homes – Driveway Width Adjustment

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. Since the development doesn't go vertical like a typical apartment project and due to several required City standards, the applicant is unable to meet the minimum driveway width requirements set out in SRC Sec. 806.040(d). Therefore, the applicant is requesting an adjustment to the minimum driveway width to 20 feet.

Applicant Findings:

(A) & (B)

The applicant desires to ensure safe pedestrian access to and throughout the site for residents and guests. In order to achieve safe pedestrian access from all units to all site amenities and public ROW, the driveway in front of Buildings 9, 10 and 11 will need to be reduced to 20'. Therefore, the applicant requests an adjustment to allow for the driveway width to be reduced from 22' minimum to 20'.

Due to the limited size of the site and the desire to create more of a single-family style development, the applicant is pushing every setback in order to accommodate all of the City's development standards. The applicant already is seeking an adjustment to minimum density due to these limitations.

While the drive aisle will be reduced to 20', there will be 5' sidewalk provided on both sides of the drive aisle. The intent is to install mountable curbs, so the sidewalk can be adjacent to the street. This will allow for safe and efficient pedestrian access throughout the site. The proposed 20' minimum will still allow for ample space for 2-way traffic, since there is no street parking allowed, other than the designated parallel parking spaces. While the code requires 22' to ensure proper turning clearance, the additional 5' apron through the sidewalk to the driveway, will allow for more than enough room for vehicles to make these turning movements safely. Most importantly, by having the 5' sidewalk immediately adjacent on either side of the drive aisle, we are still providing adequate space for fire apparatus to come in and serve the site, in the event of an emergency.

(C) There are several adjustments being requested for this proposal. These adjustments are consistent with the overall purpose of the underlying zoning by promoting pedestrian oriented developments to the public right of way.

Conclusion:

The applicant is excited to be offering this unique housing development to the residents of West Salem. In order to promote a safe pedestrian friendly development, the applicant is requesting the adjustment to reduce the drive aisle from 22' to 20'. Due to the proposed design, this will still achieve the intent of the code, allowing for safe two-way traffic and adequate spacing for emergency vehicles. This along with the other adjustments remain consistent with the overall purpose of the zone. Your careful consideration for this increase of this development onsite parking is appreciated.