

MWSH WEST SALEM LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-1 Application

Sec 514.010(c) (Dwelling unit density)

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

3425 Boone Road SE

Salem, OR 97317

Contact: John Eld

503-566-5715 - o

jeld@liveBSL.com

Civil Engineering

Devco Engineering, Inc.

245 NE Conifer

Blvd., Corvallis, OR

97330 Contact:

Steve Hattori 541-

757-8991 x209

steve@devcoengineering.com

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)

Adjustment Class-2 Application

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. Creating a dwelling unit density of 14 residential dwelling units per acre

The applicant is requesting an adjustment to Sec. 514.010(c) Dwelling Unit Density:

Sec 514.010(c) Dwelling unit density. Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3.

TABLE 514-3. DWELLING UNIT DENSITY			
Use	Standard		Limitations & Qualifications
	Minimum	Maximum	
Single family, two family, three family, four family, and multiple family	15 dwelling units per acre	31 dwelling units per acre	
	N/A	N/A	Applicable to the replacement of an existing single family detached dwelling; and a new single family detached dwelling on nonconforming lot of record less than 6,000 square feet in area.
	6 dwelling units per acre	28 dwelling units per acre	Applicable to manufactured dwelling parks developed pursuant to SRC chapter 235 .

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. 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 density requirements set out in SRC Sec. 514.010(c). Therefore, the applicant is requesting an adjustment to the minimum dwelling units per acre for this site to 14 DU per acre.

Applicant Findings:

(A) & (B)

The applicant is requesting an adjustment to the minimum density standard, lowering it to 14 residential dwelling units per acre. The proposed development consists of 67 units on a 4.86 acre site, the resulting density of this development is 14 units per acre. The applicant is requesting this adjustment, so that it can meet City standards regarding stormwater management, open space, pedestrian connectivity, and parking, and still provide a unique housing option to the residents of West Salem.

The 2 story townhomes vary in size from approximately 1400 sq. ft. to 1600 sq. ft. 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. The onsite stormwater facility occupies approximately 0.22 acres of the site. There are 29 off-street parking spaces provided in addition to the driveways to accommodate multiple car households and visitors. A second emergency ingress, egress driveway onto Orchard Heights Road is required. To adhere to these design standards and requirements, as well as the unusual shape of the site, it limits the available area for siting the townhome buildings. Therefore, limiting the number of residential dwelling units that can be placed on this site.

By reducing the residential dwellings unit density to 14, from the minimum standard of 15 units per acres for RM II zone, the applicant would be able to meet the other City standards, while providing a unique housing option to the residents of West Salem. The project is already surrounded by traditional multifamily apartments on two sides, so the proposed development would provide a good transitional buffer to the west and south. Creating a high-density single-family style development will only increase the livability and appearance of this residential area. For these reasons, this development meets the intent of the code.

(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:

The applicant recognizes the importance of quality multifamily residential housing to assist in reducing the deficit of housing in the greater Salem area. This unique development on this 4.86-acre site cannot meet the minimum density of 15 DU per acre as a townhome development, while adhering to other City

standards. Allowing for parking, common areas, streets, pedestrian walkways, and stormwater facilities limits the available area for residential dwelling units to a density of 14 units per acre. This proposed development meets the intent of the code. By accommodating for a minor reduction in the density standard, this site will provide an additional 67 residential units in a unique development, providing diversity of housing options to the resident of West Salem. Therefore, the applicant requests approval of this adjustment.