

MWSH WEST SALEM LLC

Salem, Oregon

A Land Use Application for:

Type III Process
SRC 220.005(f)(3) Site Plan Review

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 3425 Boone Road SE Salem, OR 97317 Contact: John Eld 503-373-3161 - 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)

Attachments:

(50) Land Use Application – Class III / Site Plan Review – SRC 225.005

(51) Ownership Verification:

Vesting Deed – MWSH West Salem LLC

LLC Operating Agreement – BC MWSH West Salem LLC

(54) Application Narrative

(60) Site Plan

(61) Existing Conditions Plan

(62) Preliminary Utility Plan

(63) Preliminary Landscape Plan

(64) Building Elevations(a/b)

(65) Preliminary Grading

(67) Stormwater Report

(74) Geotechnical Report

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.

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

The subject property is 4.86 acres in size, zoned RM-II, and is located on Linwood Street NW (073W16C/Tax Lot 107).

All applicable standards and guidelines have been outlined below and on the attached site plans.

Multiple Family Residential (RM-II)-SRC Chapter 514

Sec. 514.010. - Development standards.

(b) Lot standards. Lots within the RM-II zone shall conform to the standards set forth in Table 514-2.

Requirement	Standard
Lot Area - minimum	6,000 sq. ft.
Lot Width - minimum	40 ft.
Lot Depth - minimum	80 ft.
Street Frontage - minimum	40 ft.

Applicant Findings: All proposed parcels meet or exceed the standards as set forth. Therefore, this standard has been met.

(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 .

The applicant is requesting an adjustment reducing the minimum density from 15 dwelling units per acre to 14 dwelling units per acre.

Applicant Findings: The site consists of 4.86 acres and the proposed development would create 67 townhome units. This results in a density of 14 dwelling units per acre meeting. Since this does not meet the minimum standard, an adjustment reducing the minimum density from 15 dwelling units per acre to 14 dwelling units per acre is a part of this submittal package.

(d) Setbacks. Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5. & 702-2

Requirement	Standard
Buildings	Min. Min. 1 foot for each 1 foot of building height, but in no case less than 20 ft.
Accessory Structures	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.
Zone to Zone	Min. 10 ft. / Type C Landscape Buffer
Vehicle Use Areas	Min. 12 ft.

The applicant is requesting an adjustment reducing the setback to 12 feet along the easterly boundary abutting Linwood Street NW.

Applicant Findings: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan (see exhibit 60) with the exception of the setback line along Linwood St NW. An adjustment reducing this setback line from 20' to 12' along Linwood St. is a part of this submission package. All other setback requirements have been met.

(e) Lot coverage; height. Buildings and accessory structures within the RM II zone shall conform to the lot coverage and height standards set forth in Table 514-6.

Lot Coverage, Building and accessory structures: Max 60%

Applicant Findings: The subject property being developed is zoned RM II and is 211,071 (4.86 acres). A maximum of 126,641 sq. ft. of the lot could be covered by building and accessory structures. All building and accessory structures cover 60,330 sq. ft. (29%) of the site. (See Exhibit 60). Therefore, this standard has been met.

Height: Buildings

All uses Max. 50 ft.

Townhome Buildings:

- Building 1 - 23'7" in height (measured to the midpoint)
- Building 2 - 23'7" in height (measured to the midpoint)
- Building 3 - 23'7" in height (measured to the midpoint)
- Building 4 - 23'7" in height (measured to the midpoint)

Building 5 - 23'7" in height (measured to the midpoint)
Building 6 - 23'7" in height (measured to the midpoint)
Building 7 - 23'7" in height (measured to the midpoint)
Building 8 - 23'7" in height (measured to the midpoint)
Building 9 - 23'7" in height (measured to the midpoint)
Building 10 - 23'7" in height (measured to the midpoint)
Building 11 - 23'7" in height (measured to the midpoint)
Building 12 - 23'7" in height (measured to the midpoint)
Building 13 - 23'7" in height (measured to the midpoint)

Applicant Findings: Maximum building height allowed for the townhome use in the RM II zone is 50'. All proposed buildings are in compliance with the requirements of the Code. Therefore, this standard has been met.

(f) Maximum square footage for all accessory structures. In addition to the maximum coverage requirements established in Table 514-6, accessory structures to single family and two-family uses shall be limited to the maximum aggregate total square footage set forth in Table 514-7.

Applicants Findings: The applicants site plan addresses and meets standards for square footage of accessory structures (see site plan Exhibit 60). Therefore, this standard has been met.

Sec. 514.020.

(g) Landscaping.

(1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

(2) Vehicle use areas. Vehicle use areas shall be landscaped as provided under SRC chapters [806](#) and [807](#).

(3) Development site. A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC [chapter 807](#). Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

Applicants Findings: The applicants landscape plan address standards for setbacks, vehicle use and minimum of landscaped areas (see landscape plan Exhibit. 63) Therefore, this standard has been met.

(h) Outdoor storage. Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Applicants Findings: Each townhome is self-contained and there is not a shared trash / recycle area or common storage space. Therefore, this standard is not applicable.

(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.

Applicant Findings: Sec. 806.015 The subject property has street frontage on Linwood St NW and Orchard Heights Rd, access is provided by one proposed point of access onto Linwood Street NW., and an additional, emergency access only, onto Orchard Heights Road NW. The emergency access is proposed based on input from city staff.

The internal private street network of one- and two-way drives provides comprehensive access to the site.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected throughout this development. The subject property is in a developed area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto. Therefore, this standard has been met.

(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Sec. 806.015(a). - Amount off-street parking / Table 806-2B

(e) *Maximum off-street parking.*

(1) Maximum off-street parking is based upon the minimum number of required off-street parking spaces. Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A.

Table 806-1

Multiple family ⁽²⁾	1 per dwelling unit	Applicable to all other multiple family.
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Table 806-2A

More than 20 spaces	1.75 times minimum number of spaces required.
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The applicant is requesting an adjustment to increase the maximum parking ratio from 1.75 parking spaces per unit, to 2.91 parking spaces per unit.

Applicant Findings: The development has 13 townhome residential buildings (67 residential dwelling units). Per Table 806-1, the applicant is required to provide a minimum of 67 on-site vehicle parking spaces with a maximum of 117 spaces allowed.

As shown on the site plan the applicant is providing 197 parking spaces.

84 garage parking spaces
84 driveway parking spaces
29 street parking spaces

197 total parking spaces

Creating a unit to parking space ratio of 2.94, which is above the maximum allowed parking spaces per Table 806-2A, an adjustment increasing the maximum parking ratio from 1.75 to 2.94 is a part of this submission package.

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

The applicant is requesting an adjustment reducing the minimum driveway width from 22' to 20' in front of Building 9, 10 and 11.

Applicant Findings: In order to meet pedestrian connectivity standards and ensure that all units have direct access to pedestrian walkways that connect all amenities and the public ROW the applicant is requesting for an adjustment. The only drive aisle that will be impacted is the drive aisle in front of Buildings 9, 10 and 11. All other driveways will meet the required standards. An adjustment reducing the minimum driveway width from 22' to 20' is a part of this submittal package.

Sec. 806.055. - Bicycle parking

Table 806-9

Multiple family ⁽²⁾	The greater of 4 spaces or 0.1 spaces per dwelling unit.	Applicable to all other multiple family.
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Applicant Findings: The development has 13 townhome residential buildings (67 residential dwelling units). Per Table 806-9, the applicant is required to provide a minimum of 7 on-site bicycle parking spaces. 8 have been provided on-site, 4 spaces at the common open space area and 4 spaces at the onsite office location.

Sec. 806.075. – Amount of off-street loading

Table 806-11

Multiple family ⁽²⁾	1	50 to 99 dwelling units
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Applicant Findings: The development has 13 townhome residential buildings (67 residential dwelling units). Per Table 806-11, the applicant is required to provide a minimum of 1 off-street loading spaces. 1 has been provided on-site between buildings 1 and 2.

Sec. 800.065. - Pedestrian access.

Applicant Findings: The design of pedestrian circulation systems shall provide clear and identifiable connections within the townhome development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Applicant Findings: Preliminary utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated, January 2023, has been submitted as part of this proposal. The detention basin for the site is located within the northeastern portion of the development. Therefore, meeting the requirements of the Public Works Department.

Sec. 808.020. Trees and native vegetation in riparian corridors. No person shall remove a tree in a riparian corridor or native vegetation in a riparian corridor, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Roots, trunks, and branches of trees removed in riparian corridors shall remain within the riparian corridor, unless determined to be a potential hazard or impediment to stream flow by the Director.

Applicant Findings: This site does not lay within a riparian corridor, therefore this does not apply

Conclusion:

The applicant requests approval of SRC 220.005(f)(3) Site Plan Review, Type III Review. Providing justification in the form of plans, detailed reports, supporting documents and findings in support of the proposed application. As addressed in this narrative and the supporting plans and documents, this proposal does meet all applicable code provisions.

The applicant is requesting for a Class-2 Adjustment for *Dwelling unit density Sec 514.010(c)*, a Class-2 Adjustment for *Setbacks (Abutting Street) 514.010(d)*, a Class-2 Adjustment for *Facade and Building Design Sec 702.020(e)(4)*, a Class-2 Adjustment for *Driveway Approach Permit Sec 804.025*, a Class-2 Adjustment for *Maximum off-street Parking Sec 806.015(6)* and a Class-2 Adjustment for *Driveway Width Sec 806.040(d)*.

As such, the applicant respectfully requests that the Type III review for Site Plan Approval be approved as submitted.