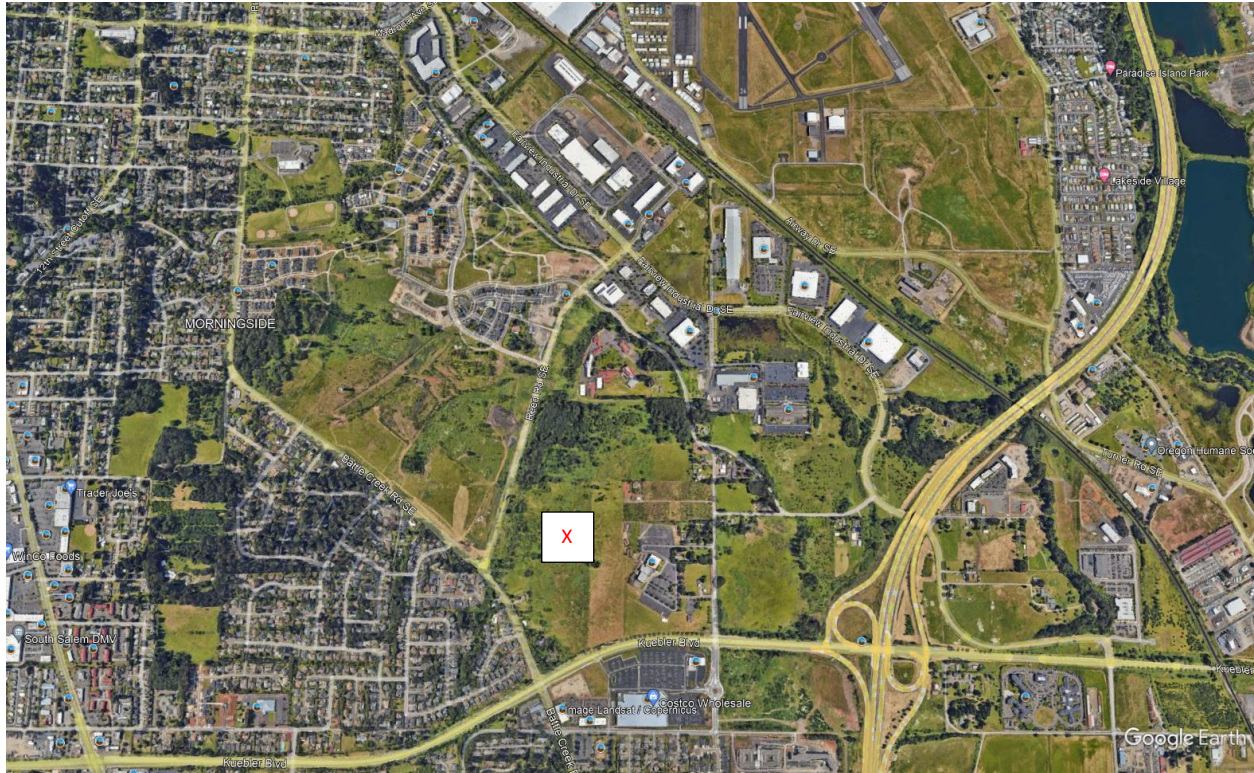


Coburn Apartments-Airport Overlay Variance



The subject property is approximately 12.87 acres in size, zoned RM-II (Multiple Family Residential-II) and RA (Residential Agriculture) and located in the 4700 Block of Battle Creek Road SE (Marion County Assessor map and tax lot number(s): 083W11D / 00601). See attached SUB-ADJ21-06 and SPR-ADJ-DAP-DR22-17 approvals.

Airport Overlay Zone Height Variance

SRC 602.025(c): Submittal Requirements:

(1) A statement of the specific height limitation for which the variance is requested, and the amount of the variance; and

Findings: The subject property is within the Horizontal Surface Area of the Airport Overlay zone as referenced in the FAA Determination letters. The proposal is for a 200-unit multi-family development.

The maximum height allowed on the site is 50-feet. All proposed multi-family buildings will meet the height requirements. Height compliance will be reviewed at the time of building permit submittal. Therefore, the height of the dwellings will not have an impact on the Airport Overlay Height.

The maximum building height allowed in the RMII area is 50'. All proposed buildings are in compliance with the requirements of the Code:









- *Building 1 is 39.1 feet in height (measured to the highest point).
- *Building 2 is 40.7 feet in height (measured to the highest point)
- *Building 3 is 39.1 feet in height (measured to the highest point)
- *Building 4 (Recreation Building) is 27.2 feet in height (measured to the highest point)
- *Building 5 is 40 feet in height (measured to the highest point).
- *Building 6 is 40 feet in height (measured to the highest point).
- *Building 7 is 40.7 feet in height (measured to the highest point).
- *Building 8 is 40.7 feet in height (measured to the highest point)
- *Building 9 is 40.7 feet in height (measured to the highest point)
- *Building 10 is 40.7 feet in height (measured to the highest point)
- *Building 11 is 40.7 feet in height (measured to the highest point)
- *Building 12 is 40.7 feet in height (measured to the highest point)
- *Building 13 is 40 feet in height (measured to the highest point)
- *Building 14 is 41.5 feet in height (measured to the highest point)
- *Building 15 is 40.7 feet in height (measured to the highest point)
- *Building 16 is 40 feet in height (measured to the highest point)
- *Building 17 is 39.1 feet in height (measured to the highest point)
- *Building 18 is 39.1 feet in height (measured to the highest point)
- *Building 19 is 39.1 feet in height (measured to the highest point)

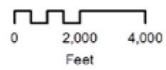
(2) A determination from the FAA that the proposed variance will not create a hazard to air navigation.

Findings: The FAA has been notified by the applicant of the proposal. All FAA Determination letters have been provided to the City. The FAA Determination is required for all new construction within the Airport Overlay Zone. Prior to subdivision approval, the applicant also notified the Salem Airport Manager of our proposal.

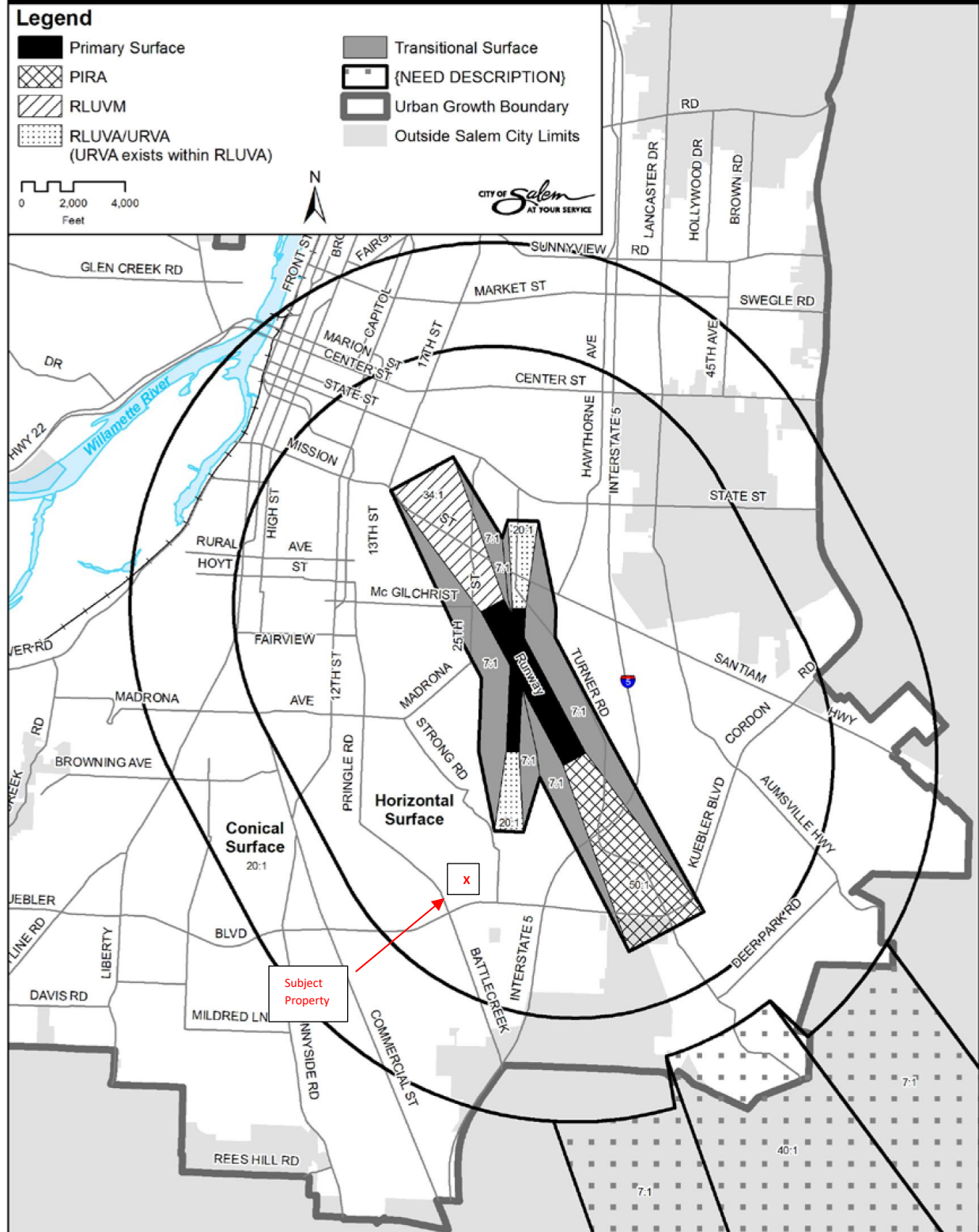
Airport Overlay Zone

Legend

- | | |
|--|---|
|  Primary Surface |  Transitional Surface |
|  PIRA |  {NEED DESCRIPTION} |
|  RLUM |  Urban Growth Boundary |
|  RLUA/URVA
(URVA exists within RLUA) |  Outside Salem City Limits |



CITY OF *Salem*
AT YOUR SERVICE



Path: N:\CD\Proj\CPI\UDC_maps\overlays\AirportOverlayZone_rev.mxd