

TO: Aaron Panko, Planner III
Community Development Department

FROM: Curt Pellatz, Senior Program Manager
Public Works Department *C. Pellatz*

DATE: May 1, 2023

SUBJECT: PUBLIC WORKS ANALYSIS
PUD FINAL PLAN APPROVAL – EAST PARK ESTATES PHASE 3
CASE NO. CPC-ZC-PUD-SUB-ADJ19-08MOD3 (23-102046-PLN)
255 CORDON ROAD NE

SUMMARY OF FINDINGS

As described below, the proposed development meets the criteria for East Park Estates Phase 3 PUD final plan approval pursuant to SRC 210.030(d) as it relates to public works infrastructure.

FINDINGS FOR PUD FINAL PLAN APPROVAL

Request: An application for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

A third modification to a previously approved phased Planned Unit Development and Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08, CPC-ZC-PUD-SUB-ADJ19-08MOD1, and CPC-ZC-PUD-SUB-ADJ19-08MOD2), resulting in a change to the phasing schedule for the subdivision, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential), and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300, and 00400, and 072W29C / 00100, 00101, 00199, 00200, 00300, and 00400).

CASE NO. CPC-ZC-PUD-SUB-ADJ19-08MOD3 (18-124472-LD)

Condition 1: The transportation impacts from the 122-acre site shall be limited to a maximum cumulative total of 14,157 average daily vehicle trips as required by Order No. 10-C-689.

FINDING: The East Park Estates PUD – Phase 1 development is a 147-lot Single Family development generating 1,388 average daily trips (ADT). Phase 2 will create 79 new residential lots, resulting in 746 average daily trips. Phase 3 will create 104 new residential lots, resulting in 981 average daily trips. The total ADT of the three phases after full buildout will be 3,115 trips.

Condition 2: The requirements of land use case number UGA 09-07 and UGA09-07MOD1 may be completed incrementally with each specific phase as indicated in the conditions of approval.

FINDING: The requirements of the mentioned UGA permits will be reviewed and completed with each appropriate Phase of the development.

Condition 3: Prior to final plat approval of any phase, the applicant shall either 1) demonstrate that tax lot 072W29C00199 was a legally created unit of land, or 2) the unit of land shall be validated through the validation process provided in SRC 205.060.

FINDING: The Applicant was granted approval for the Validation of Unit of Land through the Community Development Department (Case No. VUL20-01). The Final Partition Plat was recorded with Marion County Clerk on October 22, 2020, as Partition 2020-61 and recorded in Deed Records in Reel 4399, Page 414. This Condition is met.

Condition 4: Adequate Fire Department access and water supply shall be required for each phase of development.

FINDING: Each phase of the development will be reviewed and approved by the City of Salem Engineering Department and the Fire Marshal for adequate access and water supply. This Condition will be met.

Condition 5: Contrasting building materials and colors shall be incorporated into the design for the proposed multi-family buildings.

FINDING: Design aspects of the Multi-Family buildings will be reviewed with the future development of Phase 6. This Condition will be met with future development of the PUD.

Condition 6: Prior to final PUD plan/plat approval, the applicant shall submit a Homeowners Association Agreement and Covenants, Conditions, and Restrictions (CC&R) document for review and approval by the City Attorney providing for the perpetual maintenance and operation of all common properties and facilities within the development including, but not limited to: private streets, private utilities, open spaces, common facilities, and community areas. The articles of the Homeowners Association shall conform to the provisions of SRC 210.055(b).

FINDING: Homeowner's Association and CC&R documents have been approved by the City's Legal Department. Final Version of those documents are attached to City Permit No.: 20-114739-LD. This Condition is met.

Condition 7: The PUD Final Plan shall demonstrate that the off-street parking area complies with the minimum interior parking area landscaping requirements of SRC Chapter 806.

FINDING: This Condition pertains to the future development of the Multi-Family Phase (Phase 6). This Condition will be met with future development of the PUD.

Condition 8: The PUD Final Plan shall demonstrate that a minimum of 4 bicycle parking spaces will be provided for the proposed multi-family residential use in compliance with the development standards of SRC 806.060.

FINDING: This Condition pertains to the future development of the Multi-Family Phase (Phase 6). This Condition will be met with future phases of the PUD.

Condition 9: All significant trees on the subject property shall be protected and preserved through development unless the removal is approved through SRC Chapter 808.

FINDING: The Applicant has obtained approval of a Tree Conservation Plan through Planning. The Applicant shall comply with the requirements of TCP19-15 (City Permit No. 18-124475-NR). This Condition is met with Phase 1.

Condition 10: Prior to commencing work in any mapped wetland area, obtain state/federal wetland permits.

FINDING: Oregon Department of State Lands Permit No. 62644-RF was issued September 01, 2020. The US Army Corp of Engineers Permit No. NWP-2020-197 was issued July 21, 2020, and covers Phases 1 and 2 of the overall projects. Oregon Department of State Lands Permit No. 63399-RF for Phases 3-6 was issued on September 27, 2021. Additional Federal permits will be required for future phases. This Condition is met for Phase 3.

Condition 11: Construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.

FINDING: Plans approved with City Permit No. 20-118530-PC demonstrate all internal streets to be constructed with property line sidewalks and 4-foot landscape strips as required by this Condition. This Condition is met.

Condition 12: Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.

FINDING: The proposed Phase 3 Final Plat demonstrates access and utility easements. The City Surveyor and Public Works Engineering Division will review the easements with the Plat. This Condition will be met.

Condition 13: Provide a 10-foot public utility easement along the street frontage of all internal streets.

FINDING: The proposed Final Plat demonstrates a 10-foot public utility easement along all interior street frontages. This Condition is met.

Condition 14: Extend City infrastructure to adjacent parcels pursuant to PWDS.

FINDING: Public Construction plans approved with City Permit No. 20-118530-PC demonstrate City infrastructure to adjacent parcels as applicable. This Condition is met.

Condition 15: Construct water, stormwater, and sewer systems to serve each lot.

FINDING: Public Construction plans approved with City Permit No. 20-118530-PC demonstrate all lots within Phase 3 will be served with water, stormwater, and sewer services. This Condition is met.

Condition 16: Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.

FINDING: Public Construction plans approved with City Permit No. 20-118530-PC demonstrate stormwater facility accommodations for future impervious surfaces for all lots within Phase 3. This Condition is met.

Condition 17: Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.

FINDING: The Applicant shall obtain all necessary Street Tree Permits, as required by this Condition, as development occurs. This Condition will be met.

Condition 18: Provide a minimum 25-foot access easement from the abutting cul-de-sac at Puma Street NE, and a utility easement (Sanitary Sewer and Water), to the neighboring property (Marion County Assessor's Map and Tax Lot number 072W30DA / 00199). Make provisions to collect the surface water runoff from the southeast corner of said tax lot, at the present low point.

FINDING: This Condition was met with Phase 1.

PHASE 1:

FINDING: Conditions 19 through 28 were completed with the recording of the Phase 1 Final Plat.

PHASE 2:

FINDING: Conditions 29 through 35 were complete with the recording of the Phase 2 Final Plat.

PHASE 3:

Condition 41: Construct a 12-inch water main in (future) Greencrest Street NE to State Street.

FINDING: Public Construction plans issued with City Permit No. 20-118530-PC demonstrate the required 12-inch water main in Greencrest Street NE in compliance with this Condition. This Condition is met.

Condition 42: Construct Greencrest Street NE to State Street to Collector B standards.

FINDING: Public Construction plans issued with City Permit No. 20-118530-PC demonstrate the construction of Greencrest Street NE to State Street in compliance with this Condition. This Condition is met.

Condition 43: Construct eastbound-to-northbound and westbound-to-southbound left turn lanes at the intersection of (future) Greencrest Street NE and State Street, as specified in the TIA.

FINDING: Public Construction plans issued with City Permit No. 20-118530-PC demonstrate the required turning lanes at the Greencrest Street NE and State Street intersection in compliance with this Condition. This Condition is met.

Condition 44: Construct a 12-inch water main in State Street from the west line of Phase 3 to Cordon Road NE.

FINDING: After additional analysis by Keith Garlinghouse, PE, Utilities Engineer, Strategic Planning Section, it was determined that installing the 12-inch water main in State Street from Cordon Road NE to Greencrest Street NE is adequate to serve the development and the surrounding area. Public Construction plans issued with City Permit No. 20-118530-PC demonstrate the water main installation in State Street as directed by the Strategic Planning Section. This Condition is met.

Condition 45: Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 3 and Phase 4 frontages of State Street.

FINDING: The Applicant's proposed Final Plat demonstrates an 18-foot dedication along the Phase 3 and Phase 4 State Street frontage. This dedication, along with the existing 30-foot State Street half-width right-of-way creates the 48-foot right-of-way width as required by this Condition. This Condition is met.

Prepared By: Laurel Christian, Development Services Planner II
cc: File