


**TO:** Abigail Pedersen, Planner I  
Community Development Department

**FROM:** Laurel Christian, Planner II   
Public Works Department

**DATE:** July 24, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
ADJ23-04 (23-111143)  
2605 LAUREL AVENUE NE  
ADJUSTMENT FOR 4-PLEX**

## **PROPOSAL**

A Class 2 Adjustment to allow driveway access for a fourplex onto a local street, Laurel Avenue NE, in addition to alley access provided, for a property approximately 9,148 square feet in size, zoned RS (Single Family Residential), and located at 2605 Laurel Avenue NE (Marion County Assessors Map and Tax Lot number: 073W14BD / 3100).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. At time of Building Permit, along Laurel Avenue NE and Hickory Street NE, provide streetscape improvements including, street trees and new property line sidewalks as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

## **FACTS**

### **Streets**

1. Laurel Street NE
  - a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
  - b. Existing Conditions—This street has an approximate 43-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Hickory Street NE

- a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

3. Unnamed Alley

- a. Standard—This right-of-way is designated as an Alley in the Salem TSP. The standard for this classification is a 10-to-20-foot-wide improvement within a 10-to-20-foot-wide right-of-way.
- b. Existing Conditions—This right-of-way has an approximate 10-foot-width improvement within a 10-foot-wide right-of-way abutting the subject property.

**Storm Drainage**

1. Existing Conditions

- a. There are no storm mains within the vicinity of the subject property.

**Water**

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 4-inch water main is located in Laurel Avenue NE. Mains of this size generally convey flows of 120 to 300 gallons per minute.
- c. An 8-inch water main is located in Hickory Street NE. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.
- d.

**Sanitary Sewer**

1. Existing Conditions

- a. 8-inch sewer mains are located in Hickory Street NE and the Unnamed Alley abutting the subject property.

## Natural Resources

1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are no hydric soils and/or linear wetland area(s) mapped on the property.
2. Floodplain—According to the Federal Emergency Management Agency (FEMA) floodplain maps, there are no regulatory floodplain areas on the subject property.
3. Landslide Hazards—City records show there are no landslide hazards mapped on the subject property.

## **CRITERIA AND FINDINGS—CLASS 2 ADJUSTMENT**

Analysis of the proposed Class 2 adjustment based on relevant criteria in SRC 250.005(d)(2) is as follows:

**Criteria—The purpose underlying the specific development standard proposed for adjustment is:**

1. **Clearly inapplicable to the proposed development; or**
2. **Equally or better met by the proposed development.**

**Finding**—SRC 804.030(b)(2) establishes that *no access shall be provided onto a local or collector street from a proposed new single-family, two-family, three-family, or four-family use on an existing lot abutting an alley*. The development site has frontage on Laurel Avenue NE (local street), Hickory Street NE (local street), and an Unnamed Alley. The proposal includes four (4) new dwelling units with two (2) units taking access to the Unnamed Alley and two (2) units taking access to Laurel Street NE. There is an existing driveway approach along Laurel Avenue NE that will be closed and replaced with a new approach.

The purpose of SRC Chapter 804 is to *establish development standards for safe and efficient access to public streets*. The development is equally meeting the purpose of the chapter by allowing for turning movements and traffic safety equal to what would be accomplished by meeting the development standard.

The purpose of SRC804.030(b)(2) is to reduce pedestrian-car interaction, reduce curb cuts, protect and promote street trees, and generally provide a walkable urban environment. The development is equally meeting the development standard by orienting buildings to the street frontages along Laurel Street NE and Hickory Street NE, and by reducing the number of curb cuts onto Laurel Avenue NE by sharing one approach for two garage parking spaces. In addition, as a condition of approval,

streetscape improvements such as planting of street trees and replacement of sidewalks will be provided along both street frontages.

**Condition:** At time of Building Permit, along Laurel Avenue NE and Hickory Street NE, provide streetscape improvements including, street trees, and new property line sidewalks as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803

With recommended condition of approval, the proposal equally or better meets the intent of the development standard for which the adjustment was requested.

Prepared by: Laurel Christian, Planner II  
cc: File