


TO: Peter Domine, Planner I
Community Development Department

FROM: Laurel Christian, Planner II
Public Works Department 

DATE: August 15, 2023

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
CU-SPR23-06 (23-111686)
3737 LIBERTY ROAD S
CHILD CARE CENTER WITHIN EXISTING CHURCH

PROPOSAL

A consolidated application for a Conditional Use permit and Class 3 Site Plan Review to establish a new Child Day Care Center use within an existing Religious Assembly use on property 5.87 acres in size, zoned RM-II, and located at 3737 Liberty Road S (Marion County Assessors Map and Tax Lot Number 083W04DA / 8100).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Liberty Road S
 - a. Standard—This street is designated as a major arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 56-foot improvement within a 77-to-87-foot-wide right-of-way abutting the subject property.
 - c. Special Setback—The property is subject to a special setback equal to 48 feet from centerline of Liberty Road S.

2. Winola Avenue S

- 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 16-foot improvement within a 30-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The property is subject to a special setback equal to 30 feet from centerline of Winola Avenue S.

3. Felton Street S

- 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 35-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

4. Unnamed Street

- 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 is an undeveloped 30-foot-wide right-of-way that contains the driveway for the subject property.
- c. The property is subject to a special setback equal to 30 feet from the centerline of the unnamed street.

Storm Drainage

1. Existing Conditions

- a. An 8-inch storm main is located on the southwest corner of the subject property.
- b. A detention basin is located on the southwest corner of the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the S-2 water service level.

- b. An 8-inch water main is located in Liberty Road S. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.
- c. An 8-inch water main is located in Winola Avenue S. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Liberty Road S near the northeast corner of the subject property.
- b. An 8-inch sewer main is located in Winola Avenue S.
- c. An 8-inch sewer is located in Felton Street S.

CRITERIA AND FINDINGS—SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—The subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(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

Finding—The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required.

Liberty Road S abuts the property and does not meet the minimum right-of-way width required for its classification according to the Salem TSP. The property is subject to a special setback equal to 48 feet from centerline of Liberty Road S. No new development is proposed in this area.

Winola Avenue S abuts the property and does not meet the minimum right-of-way width required for its classification according to the Salem TSP. The property is subject to a special setback equal to 30 feet from centerline of Winola Avenue S. No new development is proposed in this area.

There is an unnamed street that traverses through the property. This street is not improved to City street standards; it contains the driveway for the subject property. This unnamed street does not meet the minimum right-of-way width required for its classification according to the Salem TSP. The property is subject to a special setback equal to 30 feet from the centerline of the unnamed street. No new development is proposed in this area.

The Felton-Winola proposed connector off-street bike network alignment is mapped through the property according to the Salem TSP. Pursuant to SRC 800.065(a)(4), the trail shall either be constructed or an easement shall be dedicated for the future alignment. As mapped in the TSP, the alignment travels through the parking lot on the subject property from Winola Avenue S to Felton Street S; however, an engineered alignment has not been provided and connections on either end are not in place. The applicant proposed no changes to the existing parking lot and, therefore, an easement is not required for the future alignment (SRC 800.065). Future development of the property shall take into account the off-street bike network alignment.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The subject property is currently served by existing driveway approaches onto Liberty Road S, Winola Avenue S, and Felton Street S. No changes to access are proposed. The existing driveway accesses provide for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

Prepared by: Laurel Christian, Planner II
cc: File