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Jamie Donaldson
Salem Planning
555 Liberty St SE, Room 305
Salem, OR 97301

RE: 24-102370 Class 2 Site Plan Review Modification: Written Statement

Ms. Donaldson:

This written statement addresses each applicable approval criterion and standard for modification of site plan review approval.

Modification of a Class 2 site plan review approval is discussed in SRC 220.010.

Previous Site Plan Review

22-119636-PLN: A Class 2 Site Plan Review for development of a 40,500 square foot, three-story building and parking lot in Marietta Business Park for offices and daycare use, for properties totaling approximately 4.6 acres in size, zoned IC (Industrial Commercial), and located at 3315 and 3365 Marietta Street SE - 97317 (Marion County Assessor Map and Tax Lot: 083W12D / 3300 and 3400)

Request

A modification of the previous site plan review approval to include:

1. A cover over the sidewalk along the west and north of the new building.
2. A reconfiguration of the peninsula directly north of the building in order to accommodate a transformer that needed to be moved.
3. Loss of one parking space across the driveway to the NW of the building in order to accommodate an electrical panel for electronic vehicle chargers.

Approval Criteria

SRC 220.010(d)(1) Modification of a Class 2 site plan review shall be granted if all of the following criteria are met:

(A) The proposed modification does not change the class of site plan review of the original application

Response: The modification does not change the class of site plan review. It does not involve a land use decision or limited land use decision.

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

Response:

Chapter 551

551.005 No change to uses

551.010 (b) No change to setbacks

551.010(c)

551-5. Lot coverage: No max. Height of 8' is under the 70' limit.

551-10(d) No change to landscaping percentages.

Chapter 800. - General Development Standards

800.055. -No change to solid waste service area.

800.065. – No change to pedestrian access.

Chapter 806. -Off-street parking, loading, and driveways.

806.015. - Amount of off-street parking.

Parking minimums have been removed from the standards since the SPR approval.

The previously submitted parking summary described a balanced level of parking for these two lots as well as the nearby buildings which also share the parking. The modification results in a loss of 3 parking spaces, so it cannot possibly violate the maximum parking standard.

(c) Carpool parking shall be designated for 5% of parking spaces. There are 198 new parking spaces, which therefore require 10 carpool spaces. 12 spaces are still reserved for carpool, just like before the modification.

806.020 (a)(1) Parking is provided by ownership of the properties.

806.035. - Off-street parking

(b)(1) Vehicle use areas shall not be located within required setbacks. No change to parking near setbacks.

(b)(2) Carpool parking shall be located so it is the closest employee parking to the building, other than disabled parking. The designated carpool parking spaces meet this requirement.

(c)(2)(D) No change to perimeter setbacks and landscaping abutting streets.

(c)(3) No change to vehicle use areas abutting property lines.

(d)(2) With the loss of 3 parking spaces, the interior off-street parking area landscaping has increased by 540sf, which therefore still meets the standard.

(d)(3) No change to trees.

(e) No change to off-street parking area dimensions.

806.055. – No change to amount of bicycle parking

806.060. – No change to bicycle parking. The bicycle parking has been shifted slightly so that the support columns for the sidewalk covers will not impinge on the required space.

806.075. – No change to off-street loading.

Chapter 807. – No significant change to landscaping. The very small additional landscaping area will be planted with the same density of plants as surrounding areas.

Chapter 808. – No change to Preservation of Trees and Vegetation

Summary:

This application for Modification of a Class 2 site plan review approval should be granted because it meets both criteria.