



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

01/23/2012

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment
DLCD File Number 020-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, February 03, 2012

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Bryan Colbourne, City of Salem
Angela Lazarean, DLCD Urban Planner
Steve Oulman, DLCD Regional Representative

<paa> YA



FORM

2

DLCD

Notice of Adoption

In person electronic mailed

DATE
STAMP

DEPT OF

JAN 17 2012

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Salem**

Local file number: **11-117190-ZO**

Date of Adoption: **1/10/2012**

Date Mailed: **1/13/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 11/21/2011

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

To change the Salem Area Comprehensive Plan Map designation from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) on a 0.96 acre portion of a property approximately 16.86 acres in size and located at the 1400 Block of Orchard Heights Road NW, 97304 (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103).

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: **Single Family Residential** to: **Multi-Family Residential**

Zone Map Changed from: **RA (Residential Agriculture)** to: **RM2 (Multiple Family Residential)**

Location: **1400 Block of Orchard Heights Rd NW**

Acres Involved: **0**

Specify Density: Previous:

New: **12 - 28 d.u./ac**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD File No. 020-11 (19067) [16902]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Bryan Colbourne, Planner III**

Phone: (503) 588-6173 Extension: 7463

Address: **555 Liberty St SE, Rm 305**

Fax Number: **503-588-6005**

City: **Salem**

Zip: **97301-**

E-mail Address: **bcolbourne@cityofsalem.net**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)

per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

NOTICE OF DECISION

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

PLANNING COMMISSION RESOLUTION NO: PC 12-1

CASE NO. CPC-NPC-ZC-DR-SPR-ADJ11-13 / 11-117190-ZO

WHEREAS, a petition for a Comprehensive Plan Change/ Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map designation from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly, on an approximately 0.96-acre portion of property 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103), was filed by BRIAN MOORE and MOUNTAIN WEST INVESTMENT CORPORATION, with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on January 10, 2012, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:


The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated January 10, 2012 herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

- A. APPROVE the Salem Area Comprehensive Plan (SACP) Map designation change request from "Single Family Residential" to "Multi-Family Residential" on an approximately 0.96 acre portion of the subject property;
- B. APPROVE the West Salem Neighborhood Plan Map change request from "Single Family" to "Multi-Family" on an approximately 0.96 acre portion of the subject property;
- C. APPROVE the Zone Change request from RA (Residential Agriculture) to RM2 (Multiple Family Residential) on an approximately 0.96 acre portion of the subject property;

ADOPTED by the Planning Commission this 10th day of January, 2012.



President, Planning Commission

The decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m. January 30, 2012.** Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section of SRC Chapters 63 and 113. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005


CITY OF Salem
AT YOUR SERVICE

the appeal at the public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff or additional information.

APPEAL PERIOD ENDS: January 30, 2012

The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-588-6173 Ext 7463 or bcolbourne@cityofsalem.net to review the case file.

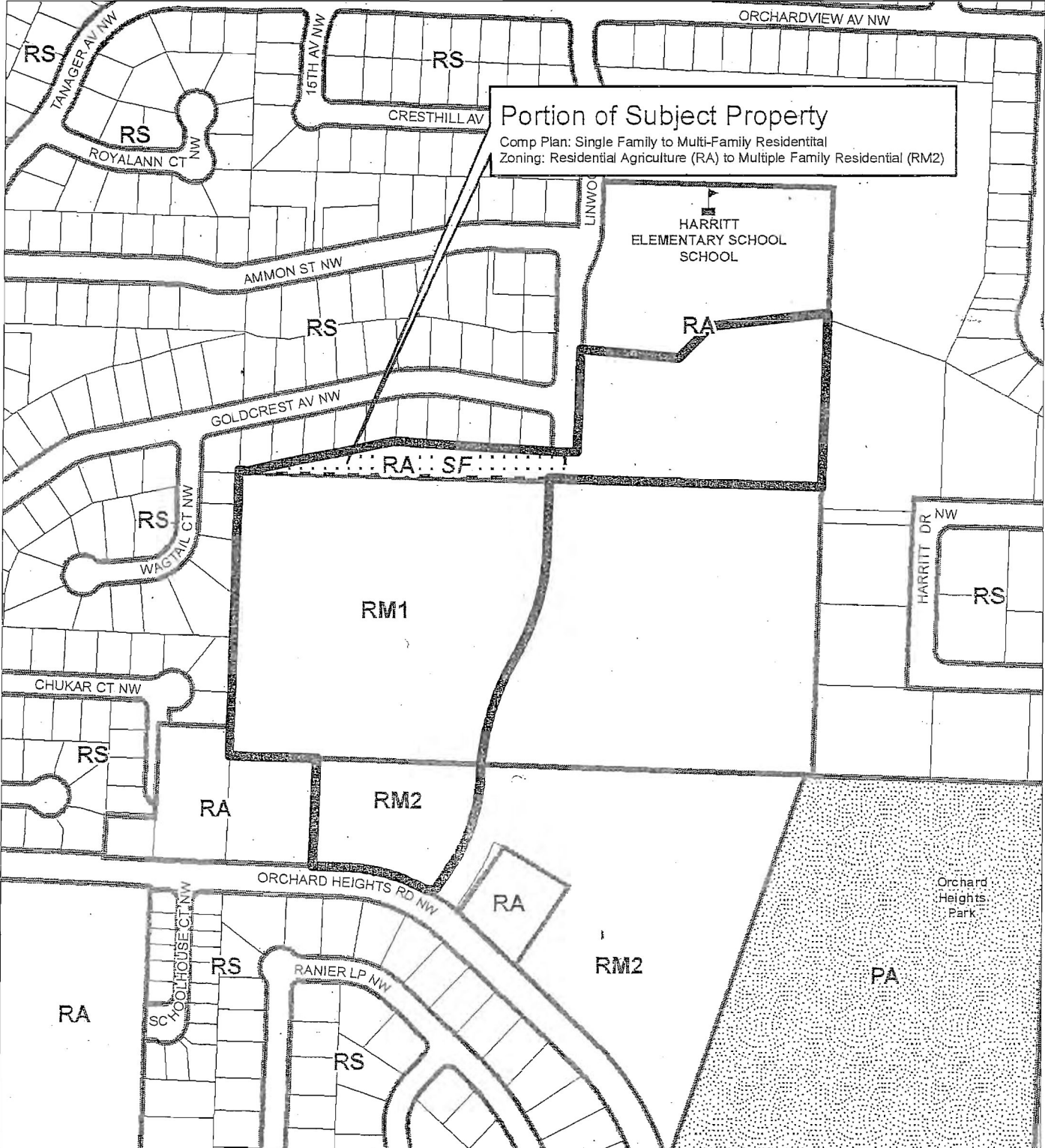
PLANNING COMMISSION VOTE

5 YES 0 NO 2 ABSENT (Fry, Schmidtke)

G:\CD\Planning\Case Application Files 2011\CPC-ZC...\CPC-NPC-ZC-DR-OSPR-ADJ11-13..\Reso No. 1 for CPC-NPC-ZC-DR-SPR-ADJ11-13 SPC Notice of Decision.doc

Comprehensive Plan Change / Zone Change 11-13

As Part of Consolidated Application CPC-ZC-DR-PAR-ADJ-SPR-11-13



Legend

- RS Base Zoning
- SF Comprehensive Plan
- [Pattern] Area of Proposed Change
- [Pattern] Outside Salem City Limits
- [Pattern] Taxlots
- [Pattern] Parks
- [Symbol] Schools

0 50 100 200 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

PLANNING COMMISSION RESOLUTION NO: PC 12-2
CASE NO. CPC-NPC-ZC-DR-SPR-ADJ11-13 / 11-116015-ZO

WHEREAS, a petition for a Zone Change to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5-acre portion of property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103), was filed by BRIAN MOORE and MOUNTAIN WEST INVESTMENT CORPORATION, with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on January 10, 2012, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated January 10, 2012 herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

APPROVE the Zone Change request from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5-acre portion of the subject property.

ADOPTED by the Planning Commission this 10th day of January, 2012.



President, Planning Commission

The decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m. January 30, 2012**. Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section of SRC Chapters 113. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at the public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff or additional information.

APPEAL PERIOD ENDS: January 30, 2012

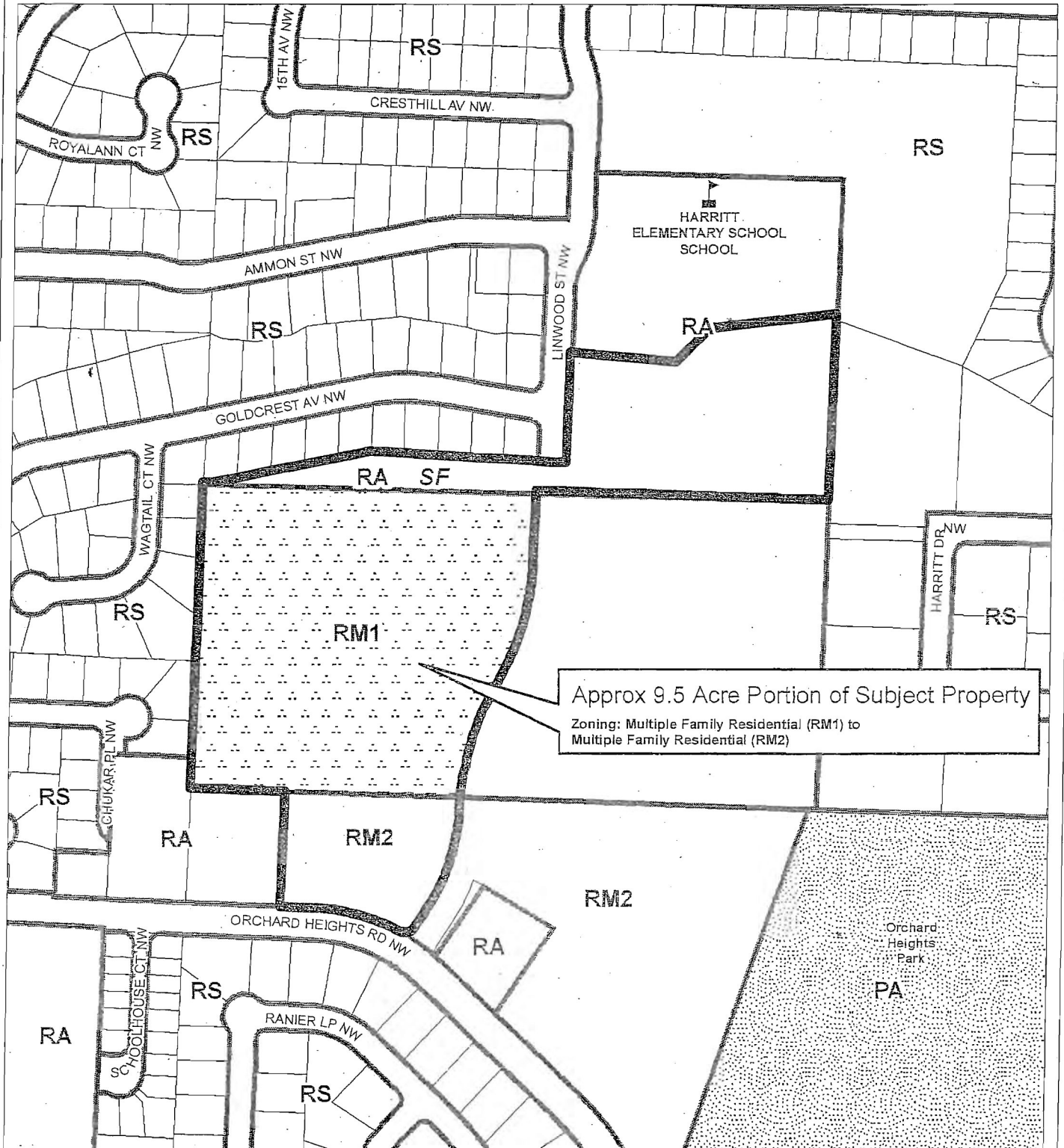
The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-588-6173 Ext 7463 or bcolbourne@cityofsalem.net to review the case file.

PLANNING COMMISSION VOTE

5 YES 0 NO 2 ABSENT (Fry, Schmidtke)

Comprehensive Plan Change / Zone Change 11-13

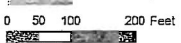
As Part of Consolidated Application CPC-ZC-DR-SPR-ADJ-11-13



Approx 9.5 Acre Portion of Subject Property
 Zoning: Multiple Family Residential (RM1) to
 Multiple Family Residential (RM2)

Legend

- RS Existing Base Zoning
- SF Existing Comprehensive Plan
- Area of Proposed Changes
- Outside Salem City Limits
- Taxlots
- Parks
- Schools



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



NOTICE OF DECISION

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

PLANNING COMMISSION RESOLUTION NO: PC 12-3

CASE NO. CPC-NPC-ZC-DR-SPR-ADJ11-13 / 11-116018-RP & 11-116016-DR

WHEREAS, a petition for Site Plan Review with Administrative Design Review for a new 180-unit apartment complex with off-street parking area, located on a portion of a property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103) was filed by BRIAN MOORE and MOUNTAIN WEST INVESTMENT CORPORATION, with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on January 10, 2012, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated January 10, 2012 herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

APPROVE the Site Plan Review with Administrative Multiple Family Development Design Review for the Apartment Complex subject to the following conditions of approval:

- Condition 1: The consolidated Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly on an approximately 0.96 acre portion of the subject property shall be approved.
- Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.
- Condition 3: Prior to building permit issuance, the site plan shall be revised to ensure Multiple Family Design Standard E.3.b.1) is satisfied at the location of proposed Building No. 10.
- Condition 4: ~~Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.~~
- Condition 5: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 6: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005




- Condition 7: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 8: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk pedestrian walkway westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 9: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

ADOPTED by the Planning Commission this 10th day of January, 2012.

The rights granted by this Site Plan Review decision must be exercised by January 31, 2016 or this approval shall be null and void.

The rights granted by this Administrative Design Review decision must be exercised by January 31, 2014 or this approval shall be null and void.



 President, Planning Commission

The decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m. January 30, 2012**. Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section of SRC Chapters 120, 163 and the *Development Design Handbook*. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at the public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff or additional information.

APPEAL PERIOD ENDS: January 30, 2012

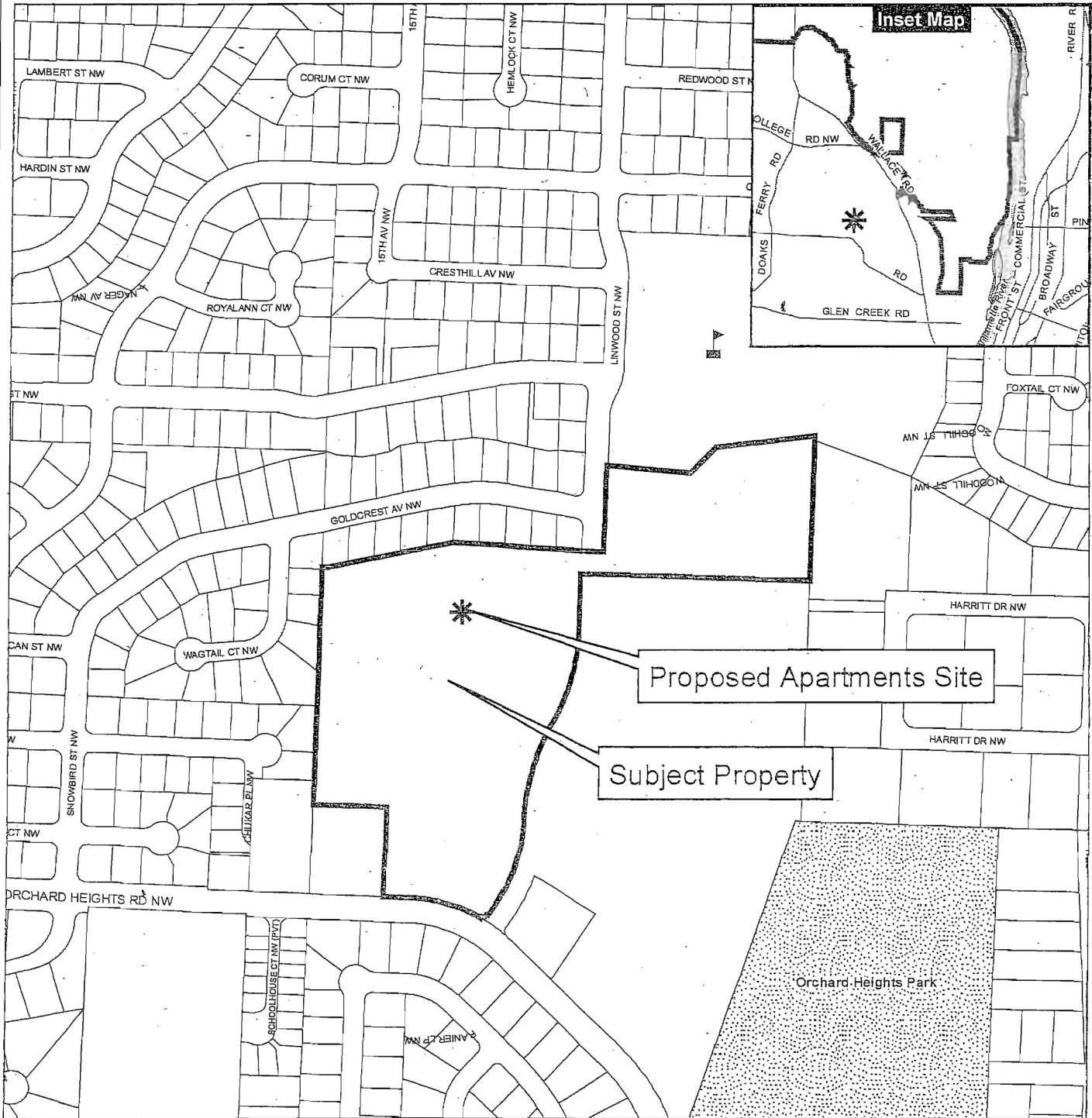
The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-588-6173 Ext 7463 or bcollbourne@cityofsalem.net to review the case file.

PLANNING COMMISSION VOTE

5 YES 0 NO 2 ABSENT (Fry, Schmidtke)

Vicinity Map

Taxlot: 073W16C 00103



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

CITY OF Salem

 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS SITE PLAN WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

RECEIVED

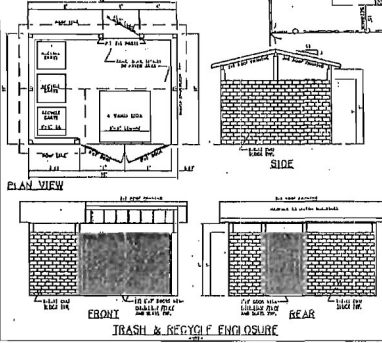
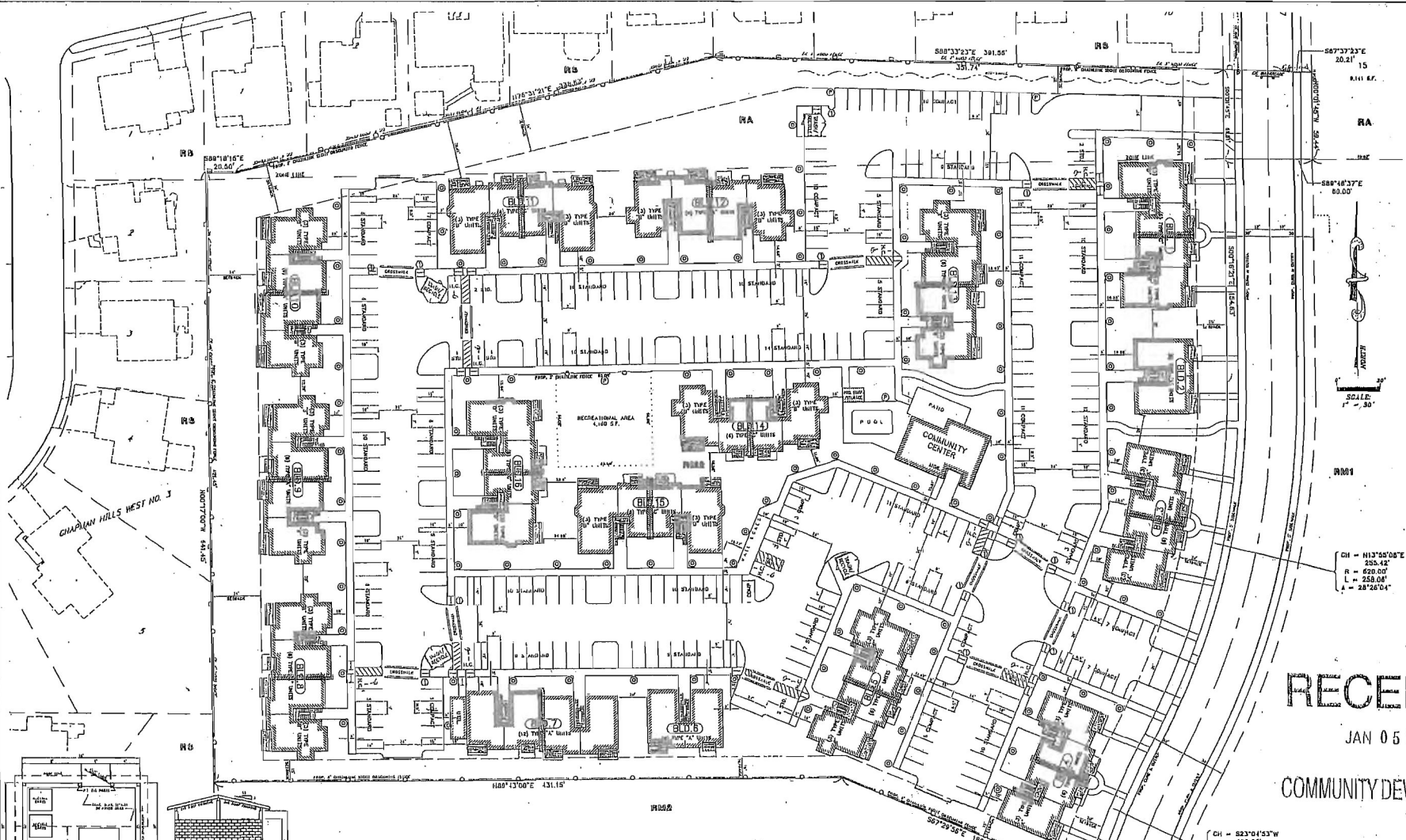
JAN 05 2011

COMMUNITY DEVELOPMENT

DATE: OCT 2011
SCALE: AS SHOWN
AS-BUILT



C1.3



- 180 TOTAL APARTMENTS UNITS
- 68 TYPE "A" 2-Bd, 2-Ba (928 S.F.) UNITS
- 42 TYPE "B" 2-Bd, 2-Ba (1,005 S.F.) UNITS
- 48 TYPE "C" 1-Bd, 1-Ba (725 S.F.) UNITS
- 24 TYPE "D" 3-Bd, 2-Ba (1,180 S.F.) UNITS
- 321 TOTAL PARKING STALLS
- 220 STANDARD STALLS
- 92 COMPACT STALLS
- 9 HANDICAP (H.G.) STALLS

TOTAL SITE AREA: 337,051 S.F.
LANDSCAPE AREA: 126,214 S.F. (37.5%)
PLANTING OF STREET TREES WILL BE REQUIRED AT TIME OF DEVELOPMENT

- 1 COMMUNITY CENTER / MANAGER BUILDING
- 1 UTILITY BUILDING
- 1 POOL EQUIPMENT / STORAGE
- 1 POOL
- 1 PLAY AREA
- 1 U.S. MAIL BOX AREA
- 4 TRASH ENCLOSURES

- CH = 823°01'53"W 102.05'
 - R = 680.00'
 - L = 163.00'
 - A = 10°16'55"
- CH = N113°55'00"E 235.42'
 - R = 620.00'
 - L = 258.00'
 - A = 28°54'04"
- - LOCATION OF ELECTRICAL SEPARATION WALL
 - - POLE LITE MAX. 14' IN HEIGHT
 - - WALL MOUNTED LITE MOUNTED ON BUILDING
 - - POST LITE MAX. 8' IN HEIGHT
 - - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAILS
 - - 2 BICYCLE SPACES UNDER STAIRWELL

NOTICE OF DECISION

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

PLANNING COMMISSION RESOLUTION NO: PC 12-4
CASE NO. CPC-NPC-ZC-DR-SPR-ADJ11-13 / 11-116222-DR

WHEREAS, a petition for Discretionary Design Review for a new 119-unit residential care facility with off-street parking area, located on a portion of a property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103), was filed by BRIAN MOORE and MOUNTAIN WEST INVESTMENT CORPORATION, with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on January 10, 2012, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated January 10, 2012 herewith attached and by this reference incorporated herein.


Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

APPROVE the Discretionary Design Review for the residential care facility.

ADOPTED by the Planning Commission this 10th day of January, 2012.

The rights granted by this decision must be exercised by January 31, 2014 or this approval shall be null and void.



President, Planning Commission

The decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m. January 30, 2012**. Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section of SRC Chapter 120 and the *Development Design Handbook*. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at the public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff or additional information.

APPEAL PERIOD ENDS: January 30, 2012

The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-588-6173 Ext 7463 or bcolbourne@cityofsalem.net to review the case file.

PLANNING COMMISSION VOTE

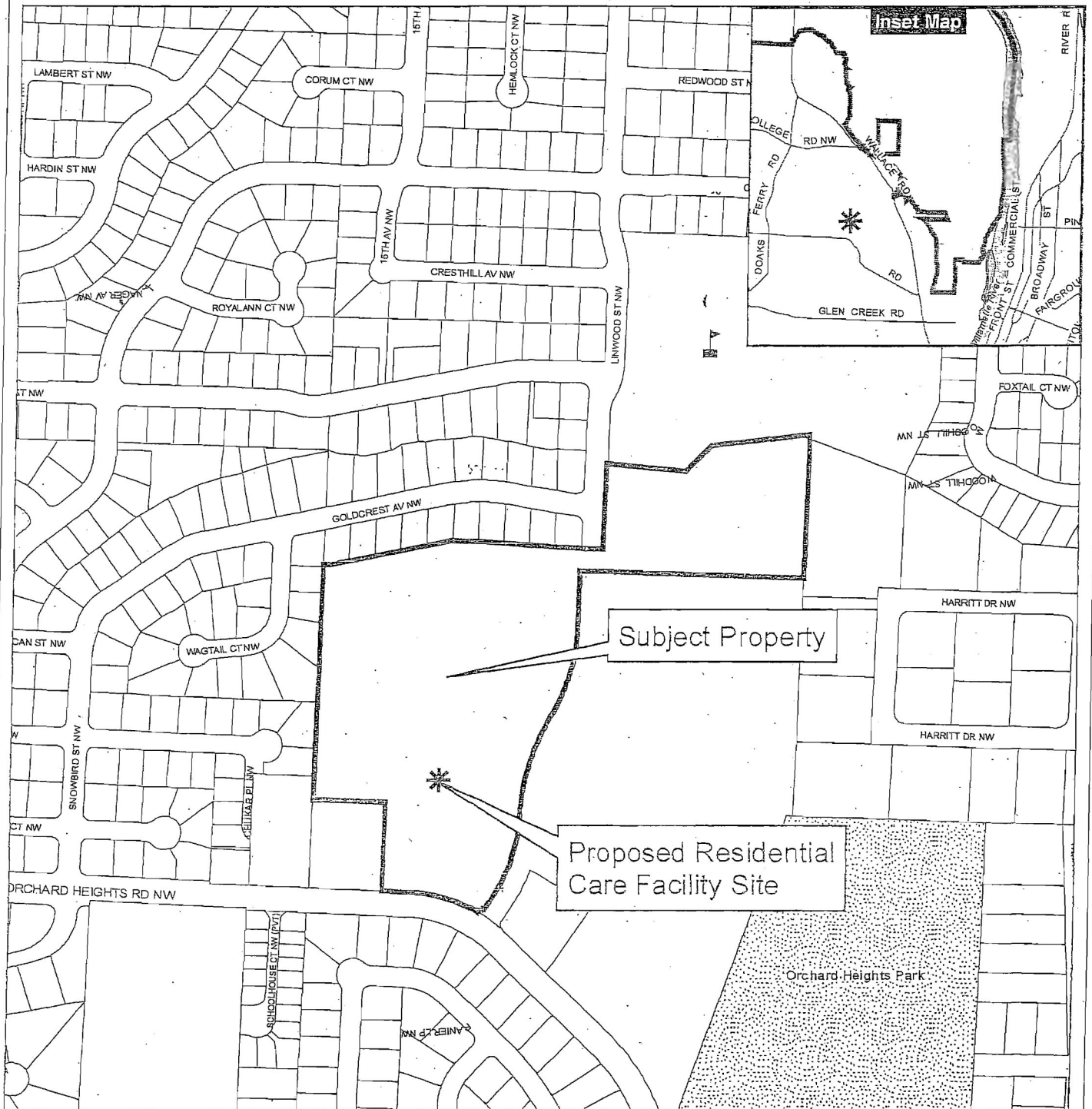
5 YES 0 NO 2 ABSENT (Fry, Schmidtke)

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005









CITY OF Salem
AT YOUR SERVICE

Vicinity Map

Taxlot: 073W16C 00103

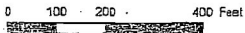


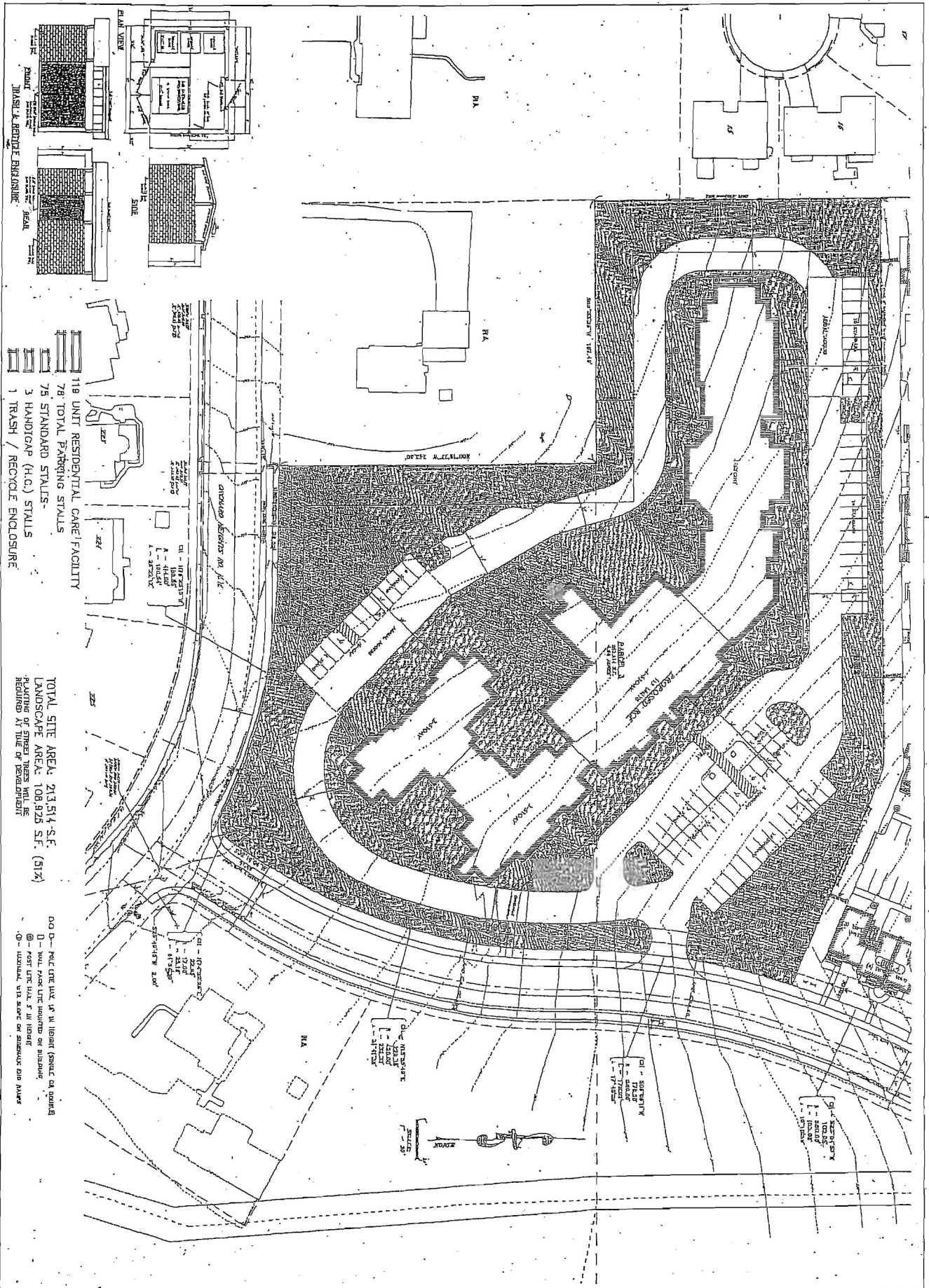
Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



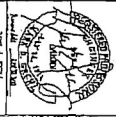


119 UNIT RESIDENTIAL CARE FACILITY
 78 TOTAL PARKING STALLS
 75 STANDARD STALLS
 3 HANDICAP (H.C.) STALLS
 1 TRASH / RECYCLE ENCLOSURE

TOTAL SITE AREA: 213,514 S.F.
 LANDSCAPE AREA: 108,925 S.F. (51%)
 PLANTING OF TREES WILL BE
 REQUIRED AT TIME OF DEVELOPMENT

DD D - FENCE LINE, 4' W/ HEIGHT (SHOWN ON PLANS)
 D - WALL, FENCE LINE, HEIGHT OR BUILDING
 @ - FENCE LINE, 5' W/ HEIGHT
 - @ - UTILITY, VIA SPACE OR SUBGRADE DIM. MARK

C1.3



Design: H.O.S.
 Drawn: S.B.S.
 Checked: H.O.S.
 Title: CIVIL
 Scale: AS SHOWN
 App: BULL

NO CHANGES, MODIFICATIONS OR
 REDUCTIONS TO BE MADE TO
 THESE PLANS WITHOUT WRITTEN
 AUTHORIZATION FROM THE DESIGN
 ENGINEER.

DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

ORCHARD
 HEIGHTS
 R.C.F.

SITE PLAN

MULTI/TECH

ENGINEERING SERVICES, INC.
 1122 BROADWAY, FLOOR 10, NEW YORK, N.Y. 10018
 (212) 260-1100 FAX (212) 260-1101

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

PLANNING COMMISSION RESOLUTION NO: PC 12-5

CASE NO. CPC-NPC-ZC-DR-SPR-ADJ11-13 / 11-116223-RP

WHEREAS, a petition for Site Plan-Review for the new 119-unit residential care facility with off-street parking area, located on a portion of a property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103), was filed by BRIAN MOORE and MOUNTAIN WEST INVESTMENT CORPORATION, with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on January 10, 2012, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated January 10, 2012 herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

APPROVE the Site Plan Review for the residential care facility subject to the following conditions of approval:

- Condition 1: The consolidated Discretionary Design Review for the residential care facility shall be approved.
- Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.
- ~~Condition 3: Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.~~
- Condition 4: The consolidated Zoning Adjustment to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c), shall be approved.
- ~~Condition 5: A 6-foot tall wall is required within the Category E bufferyard along the western property lines, where the care facility abuts single family residential uses.~~
- Condition 6: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

NOTICE OF DECISION

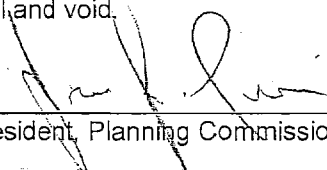
PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem
AT YOUR SERVICE

- Condition 7: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 8: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 9: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk pedestrian walkway westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 10: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

ADOPTED by the Planning Commission this 10th day of January, 2012.

The rights granted by this decision must be exercised by January 31, 2016 or this approval shall be null and void.



 President, Planning Commission

The decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m. January 30, 2012**. Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section of SRC Chapter 163. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at the public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff or additional information.

APPEAL PERIOD ENDS: January 30, 2012

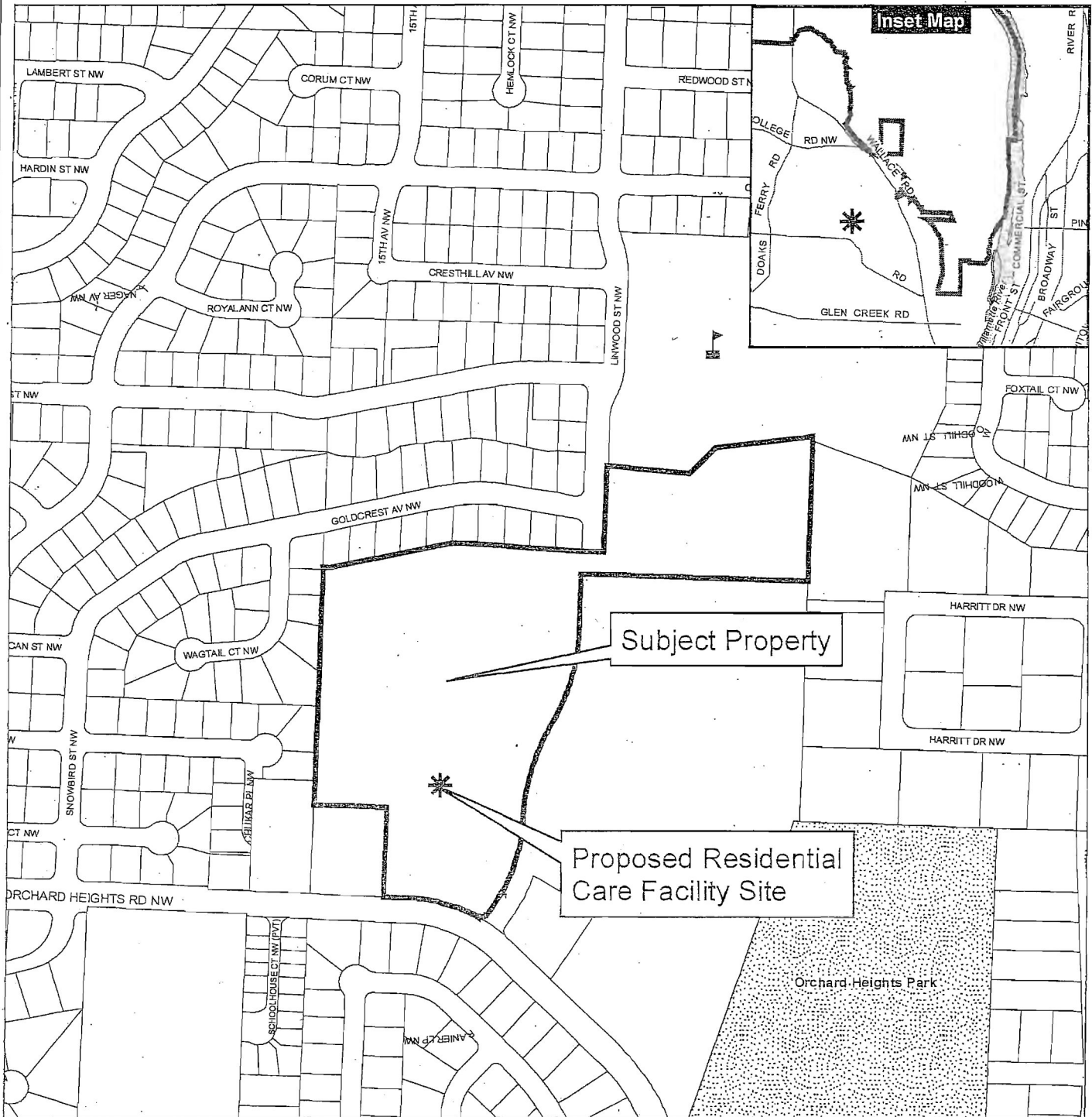
The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-588-6173 Ext 7463 or bcolbourne@cityofsalem.net to review the case file.

PLANNING COMMISSION VOTE

5 YES 0 NO 2 ABSENT (Fry, Schmidtke)

Vicinity Map

Taxlot: 073W16C 00103



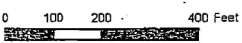
Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

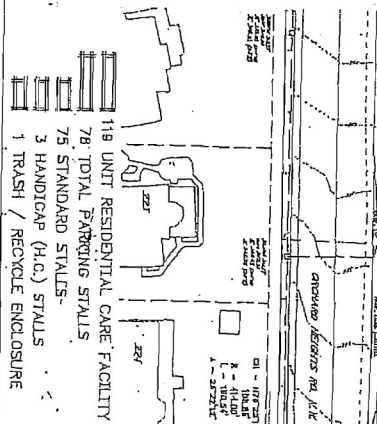
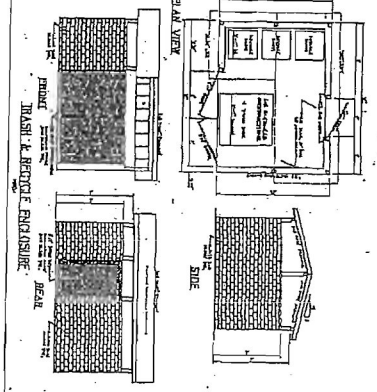
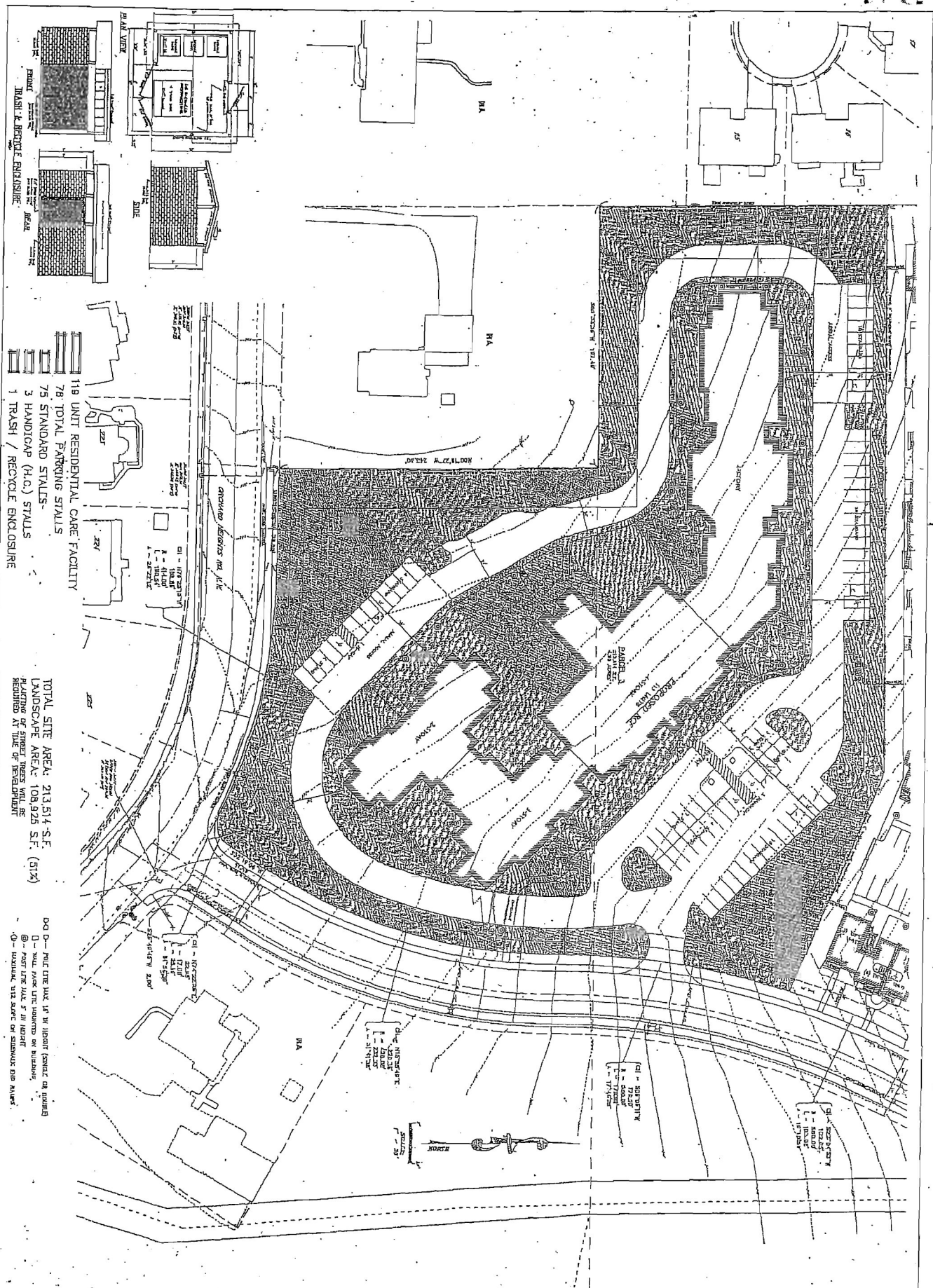
CITY OF Salem

 AT YOUR SERVICE

 Community Development Dept.



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



TOTAL SITE AREA: 213,514 S.F.
 LANDSCAPE AREA: 108,925 S.F. (51%)
 PLANTING OF STREET TREES WILL BE
 REQUIRED AT TIME OF DEVELOPMENT

DD - 0 - FIVE LINE INCH, 1/4" H. HEIGHT (CONTACT ON PLANNING)
 D - 1 - WALL, FLOOR LINE, HEIGHTS OR BUILDINGS
 @ - 1 - FIRST LINE INCH, 5/16" H. HEIGHT
 @ - 1 - UNUSUAL, VIZ. SCALE OR SIMILAR DIM. MARKS

	DESIGNED: H.C.B. DRAWN: C.J.B. CHECKED: M.D.S. DATE: DEC. 2011 SCALE: AS SHOWN AS-BUILT	NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONING & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	ORCHARD HEIGHTS R.C.F.	SITE PLAN	
	ENGINEERING SERVICE, INC. 1123 TAMM DRIVE, SUITE 200, TAMPA, FL 33604 TEL: 813.281.1111 FAX: 813.281.1112	C1.3			

NOTICE OF DECISION

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

PLANNING COMMISSION RESOLUTION NO: PC 12-6

CASE NO. CPC-NPC-ZC-DR-SPR-ADJ11-13 / 11-118064-ZO

WHEREAS, a Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836) pursuant to SRC 133.100(c), on property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103), was filed by BRIAN MOORE and MOUNTAIN WEST INVESTMENT CORPORATION, with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on January 10, 2012, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated January 10, 2012 herewith attached and by this reference incorporated herein.

Section 2. ORDER:


Based upon the foregoing findings and conclusions, it is hereby ordered:

APPROVE the Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c), subject to the following condition of approval:

Condition 1: The proposed residential care facility use is subject to the minimum parking space requirement of one vehicular parking space per three beds, no maximum parking space requirement, and a minimum bicycle parking space requirement of one bicycle parking space per 30 beds.

ADOPTED by the Planning Commission this 10th day of January, 2012.

The rights granted by this decision must be exercised by January 31, 2014 or this approval shall be null and void.



President, Planning Commission

The decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m. January 30, 2012.** Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section of SRC Chapters 116. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at the public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff or additional information.

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005


CITY OF Salem
AT YOUR SERVICE

APPEAL PERIOD ENDS: January 30, 2012

The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-588-6173 Ext 7463 or bcolbourne@cityofsalem.net to review the case file.

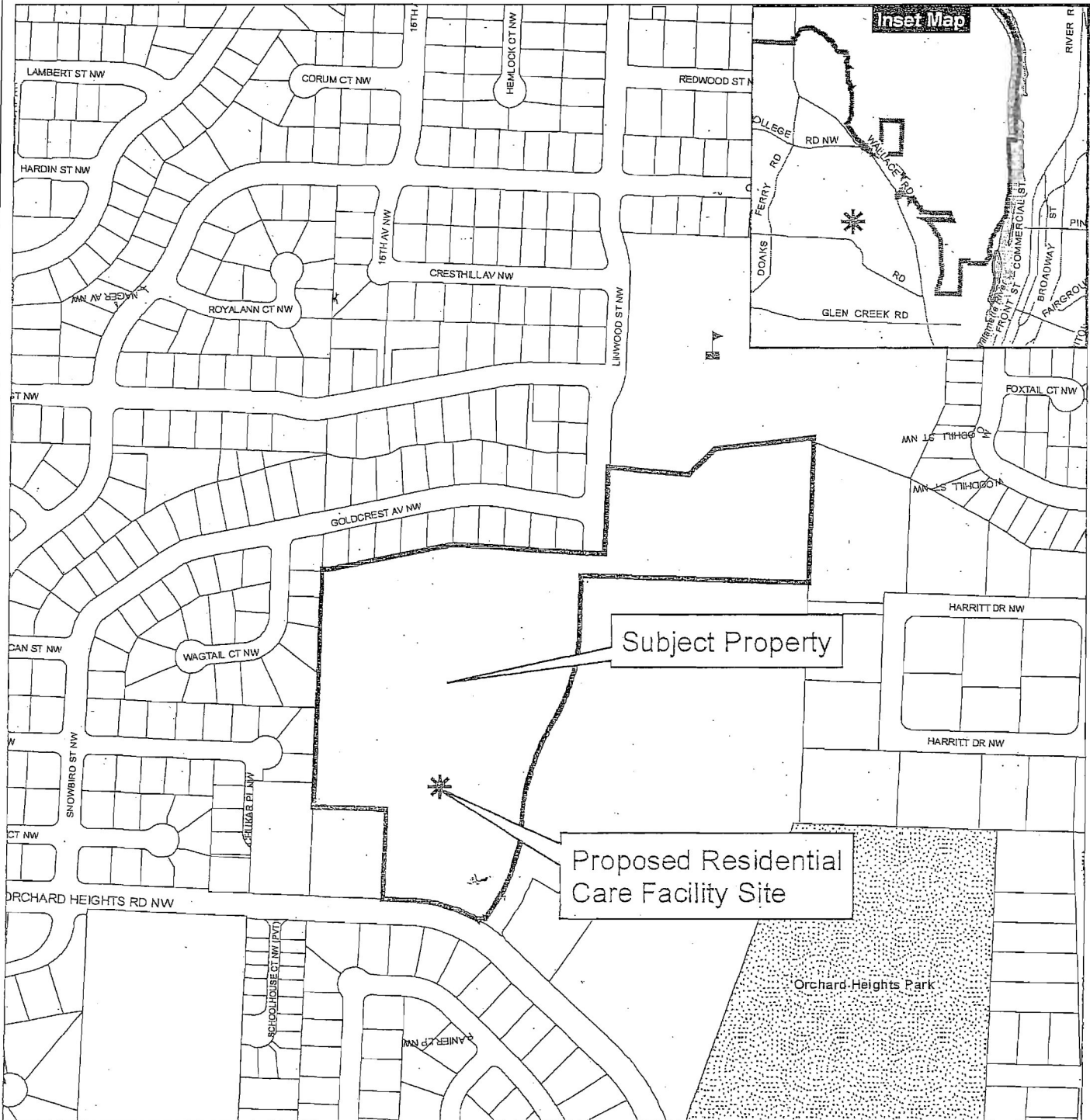
PLANNING COMMISSION VOTE

5 YES 0 NO 2 ABSENT (Fry, Schmidtke)








G:\CD\Planning\Case Application Files 2011\CPC-ZC..\CPC-NPC-ZC-DR-0SPR-ADJ11-13..\Reso No.6 for CPC-NPC-ZC-DR-SPR-ADJ11-13
SPC Notice of Decision.doc

Vicinity Map

Taxlot: 073W16C 00103



Legend

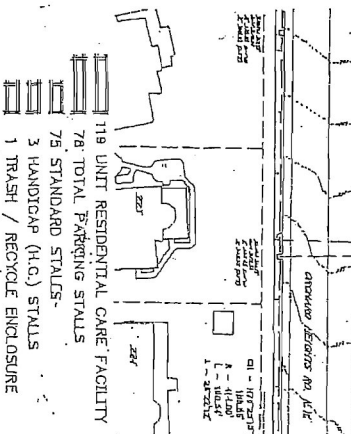
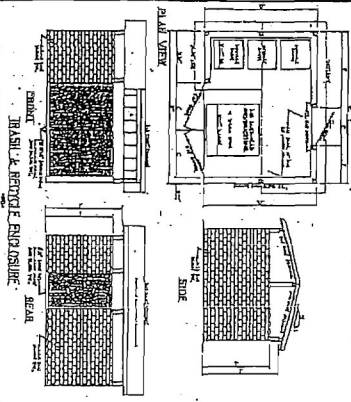
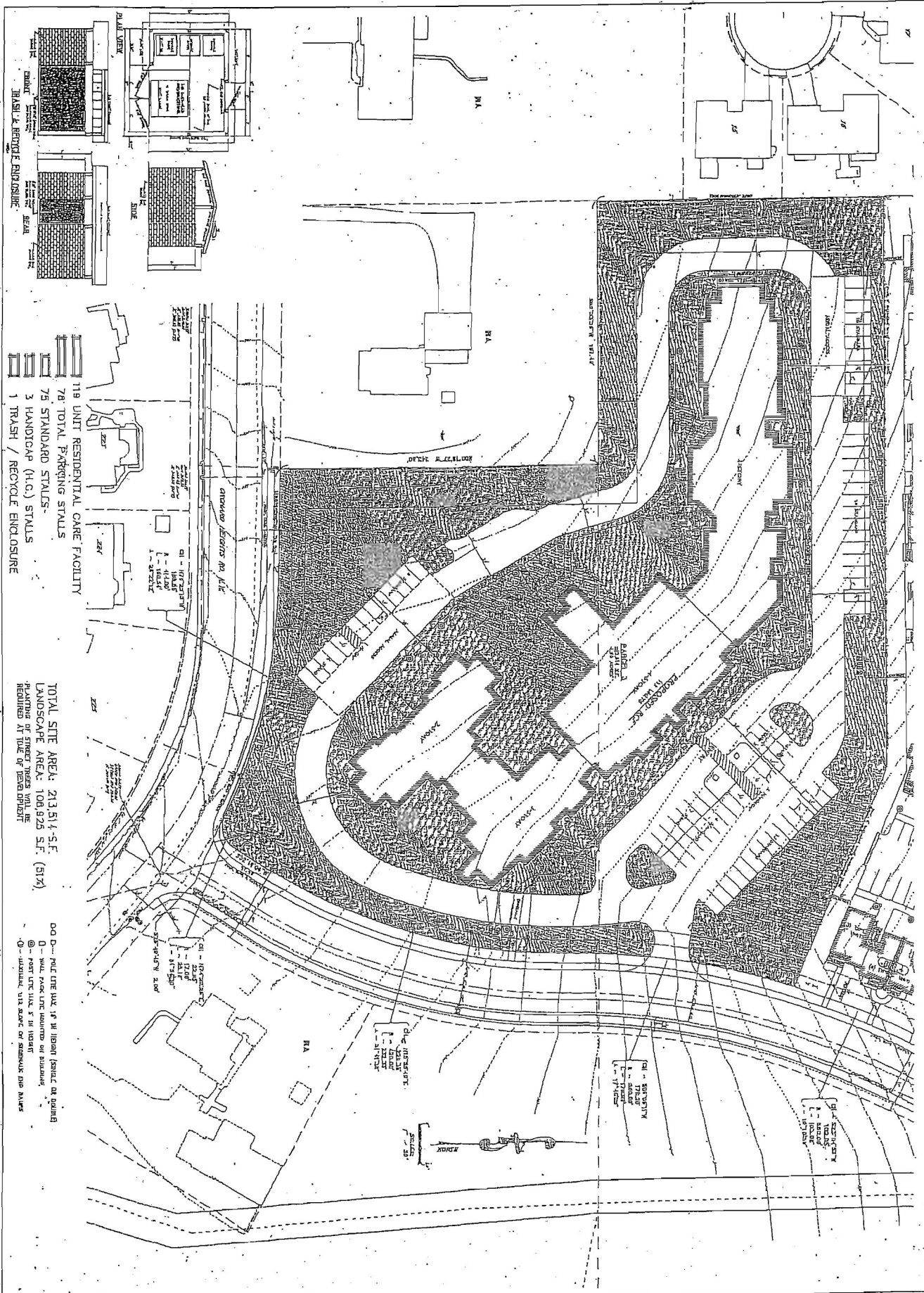
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



119 UNIT RESIDENTIAL CARE FACILITY
 78 TOTAL PARKING STALLS
 3 HANDICAP (H.C.) STALLS
 1 TRASH / RECYCLE ENCLOSURE

TOTAL SITE AREA: 213,514 S.F.
 LANDSCAPE AREA: 108,925 S.F. (51%)
 PLANTING OF STREET TREES WILL BE
 REQUIRED AT TIME OF NEIGHBORHOOD

DD D - PAUL THE LUX 1' IN HEIGHT (SIGNED ON BOARD)
 D - WALL, PAUL THE LUX 1' IN HEIGHT
 @ - PAUL THE LUX 5' IN HEIGHT
 O - PLANTING, VIA NAME OF SUBMITTER TO BE

C1.3
 10/1/2011

Design	H.O.F.
Drawn	C.L.B.
Checked	M.S.
Date	OCT 2011
Scale	AS SHOWN

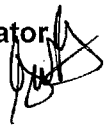
NO CHANGES, MODIFICATIONS OR
 ADDITIONS TO BE MADE TO THIS
 DRAWING WITHOUT THE AUTHORIZATION
 OF THE DESIGN ENGINEER.

ORCHARD HEIGHTS
 R.C.F.

SITE PLAN

MULTI/TECH
 ENGINEERING SERVICES, INC.
 1227 10th St. N.W., Atlanta, GA 30309
 404.525.1111

TO: Planning Commission

FROM: Glenn W. Gross, Urban Planning Administrator 

STAFF: Bryan Colbourne, Planner III

HEARING DATE: January 10, 2012

APPLICATION: Comprehensive Plan Change/Neighborhood Plan Change/Zone Change/Design Review/Site Plan Review/Zoning Adjustment 11-13

LOCATION: 1400 Block Orchard Heights Road NW

SIZE: Approximately 16.8 acres

REQUEST: A consolidated application for a proposed 180-unit apartment complex with off-street parking area and a 119-unit residential care facility with off-street parking area that contains:

- (1) a Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map designation from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly, on an approximately 0.96 acre portion of the subject property;
- (2) a Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5-acre portion of the subject property;
- (3) a Design Review for the new apartment complex;
- (4) a Type II Site Plan Review for the new apartment complex;
- (5) a Design Review for the new residential care facility;
- (6) a Type II Site Plan Review for the new residential care facility; and
- (7) a Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836) pursuant to SRC 133.100(c);

For property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103).

APPLICANT: Lindbeck Family LLC
Brian Moore, Representative

APPROVAL CRITERIA: Comprehensive Plan Map Amendment/Neighborhood Plan Change: Salem Revised Code, Chapter 64

Zone Map Amendment: Salem Revised Code, Chapter 113

Design Review: Salem Revised Code, Chapter 120, and Development Design Handbook

Site Plan Review: Salem Revised Code, Chapter 163

Zoning Adjustment: Salem Revised Code, Chapter 116

RECOMMENDATION:

- A. APPROVE the Salem Area Comprehensive Plan (SACP) Map designation change request from “Single Family Residential” to “Multi-Family Residential” on an approximately 0.96 acre portion of the subject property;**
- B. APPROVE the West Salem Neighborhood Plan Map change request from “Single Family” to “Multi-Family” on an approximately 0.96 acre portion of the subject property;**
- C. APPROVE the Zone Change request from RA (Residential Agriculture) to RM2 (Multiple Family Residential) on an approximately 0.96 acre portion of the subject property;**
- D. APPROVE the Zone Change request from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property;**
- E. APPROVE the Site Plan Review with Administrative Multiple Family Development Design Review for the Apartment Complex subject to the following conditions of approval:**
 - Condition 1: The consolidated Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map from “Single Family Residential” to “Multi-Family Residential” and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly on an approximately 0.96 acre portion of the subject property shall be approved.**
 - Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.**
 - Condition 3: Prior to building permit issuance, the site plan shall be revised to ensure Multiple Family Design Standard E.3.b.1) is satisfied at the location of proposed Building No. 10.**
 - Condition 4: Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.**
 - Condition 5: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC**

77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Condition 6: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition 7: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Condition 8: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Condition 9: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

F. APPROVE the Discretionary Design Review for the residential care facility;

G. APPROVE the Site Plan Review for the residential care facility subject to the following conditions of approval:

Condition 1: The consolidated Discretionary Design Review for the residential care facility shall be approved.

Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential)

on an approximately 9.5 acre portion of the subject property shall be approved.

- Condition 3:** Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.
- Condition 4:** The consolidated Zoning Adjustment to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c) shall be approved.
- Condition 5:** A 6-foot-tall wall is required within the Category E bufferyard along the western property lines, where the care facility abuts single family residential uses.
- Condition 6:** Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 7:** Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 8:** Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 9:** As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Condition 10: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

H. APPROVE the Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c), subject to the following condition of approval:

Condition 1: The proposed residential care facility use is subject to the minimum parking space requirement of one vehicular parking space per three beds, no maximum parking space requirement, and a minimum bicycle parking space requirement of one bicycle parking space per 30 beds.

APPLICATION PROCESSING

Subject Application

On October 31, 2011, Brian Moore, on behalf of the applicants, Lindbeck Family LLC, filed a consolidated application including requests for a Zone Change, two Design Reviews, and two Site Plan Reviews for a proposal to construct a 180-unit apartment complex and 119-unit residential care facility on a 16.8-acre site. On November 23, 2011 the applicant submitted two additional requests to be added to the consolidated application. These included a Comprehensive Plan Change/Neighborhood Plan Change/Zone Change and a Zoning Adjustment. The application was deemed complete for processing on November 23, 2011.

Notice must be given in accordance with Section 300.620(b) of the Salem Revised Code. An approval by the Planning Commission shall not be construed to have granted a variance from the provisions of any City ordinance unless the approval clearly states that a variance has been granted.

The quasi-judicial decision by the Planning Commission requires a decision be filed with the Planning Administrator and entered into the record of the proceedings within 30 days following the public hearing, unless the applicant consents to an extension for specific additional time. The Planning Administrator must record the date of the decision upon receipt of the decision. The Planning Administrator must also mail a copy of the decision to the applicant and to everyone who submitted verbal or written testimony during the process.

The public hearing for the consolidated application is scheduled for January 10, 2012.

An application to partition the subject property into three parcels has also been submitted by the applicant. That request is being processed concurrently, but separate from this consolidated request before the Planning Commission.

Consolidated Processing

SRC Chapter 300.120 provides that when multiple land use actions are required or desired by an applicant, the applications may be processed individually, in sequence, concurrently, or collectively through the consolidated procedure provided in this section. The applicant shall elect how the land use applications are to be processed.

In this case, the applicant has requested that the applications be processed collectively pursuant to SRC Chapter 300.120(c). Review of the application shall be according to the highest numbered

procedure type required for any of the land use applications. The Review Authority shall be the highest applicable Review Authority under the highest numbered procedure type required for any of the land use applications.

In this case, the applicant has submitted seven land use applications: a Comprehensive Plan Change/Neighborhood Plan Change/Zone Change (Type III), a Zone Change (Type III), a Discretionary Design Review (Type III), an Administrative Design Review (Type I), two Type II Site Plan Reviews, and a Zoning Adjustment (Type II). The Comprehensive Plan Change/Neighborhood Plan Change/Zone Change and the Discretionary Design Review are Type III requests, normally heard by the Planning Commission, which is the highest decision authority of the requests involved. The procedures for the collective processing of the seven applications shall follow the Type III land use application procedures and shall be heard by the Planning Commission.

Appeals

Appeal of a Planning Commission decision is to the Salem City Council (Council), as set forth in Table 300.100-2 of the Salem Revised Code (SRC). Written notice of an appeal and the applicable fee shall be filed with the Planning Administrator within fifteen days after the record date of the decision as set forth in SRC 300.1000 – SRC 300.1040. SRC 300.1050 states that whether or not an appeal is filed, the Council may, by majority vote, initiate review of a Planning Commission decision by resolution filed with the City Recorder. Such a review shall be initiated prior to the adjournment of the first regular Council meeting following Council notification of the Planning Commission decision. Review shall proceed according to SRC Section 300.1040.

120-Day Requirement

Amendments to an acknowledged Comprehensive Plan are not subject to the 120-day rule (Oregon Revised Statutes (ORS) 227.178). The remaining six requests are subject to the 120-day rule, which starts on the day the application was deemed complete for processing. In this case, the consolidated application was deemed complete for processing on November 23, 2011

Public Notice

1. Notice was mailed to property owners within 250 feet of the subject property on December 21, 2011 (Attachment 1).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.
3. State law (ORS 197.610) and SRC 300.602(b)(1) requires the City to provide the Oregon Department of Land Conservation and Development (DLCD) a minimum 45-day notice when an applicant or the City proposes an amendment to an acknowledged Comprehensive Plan or land use regulation or to adopt a new land use regulation. The City sent notice of this proposal to DLCD on November 23, 2011.

BACKGROUND INFORMATION

The subject property was annexed into the City of Salem on June 8, 1967. The property is an irregularly shaped unit of land approximately 16.8 acres in size, with frontage on Orchard Heights Road NW at the south, and frontage along Linwood Street NW at the north. The land was previously used as an orchard.

In 2006, Planned Unit Development / Subdivision Case No. 06-4 was approved on the subject property. This was a proposed 279-lot single family residential subdivision that covered a total of 36 acres, including the subject property. The final plat for this subdivision was never recorded, and the approval has since expired.

Summary of Requested Actions

The applicant is proposing to divide the subject property into three parcels (through a separate partition request) and build a 180-unit apartment complex with off-street parking area on one of the parcels towards the center of the property, and build a 119-unit residential care facility with off-street parking area on separate parcel at the south end of the property. There is no development proposal for the third proposed parcel, located at the northern end of the property.

The proposed apartment complex requires approval of a Comprehensive Plan Change / Neighborhood Plan Change / Zone Change request to change the Salem Area Comprehensive Plan Map designation from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly, for the northern 0.96 acres of the apartments site. The proposed dwelling unit density of the apartment complex also requires approval of a Zone Change request to change the remaining part of the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on the remaining portion of the apartments site. The apartments also require the approval of a Multiple Family Design Review and Site Plan Review.

The proposed residential care facility requires approval of a Discretionary Multiple Family Design Review, a Site Plan Review, and a Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility.

Neighborhood Association Comments

SRC 300.620(b)(2)(B)(iii) requires public notice be sent to "any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property." The subject property is within the West Salem Neighborhood Association. As of the date of writing this staff report, the neighborhood association has not provided any comments.

Public Comments

At the time of writing this staff report, no comments have been received from adjoining property owners.

City Department Comments

Public Works (Development Services and City Traffic Engineer) – Public Works Department Staff reviewed the Traffic Impact Analysis (TIA) and Transportation Planning Rule Analysis (TPR), dated December 29, 2011, that was submitted by the applicant and agree with its findings. The Public Works Department's comments are included here as Attachment 12.

Fire Department – Reviewed the proposal and submitted the following comments:

The Fire Department has no issues with the proposed zone changes.

The apartments are required to have two separate accesses, Fire hydrants, fire sprinklers and aerial access. Future car ports shall not encroach upon Fire Department access and/or turn radius.

The Residential Care Facility shall have Fire Department access all around its exterior 24 ft in width except at Aerial access points which will require 26 ft width. Fire Hydrants, Fire sprinkler, fire alarms, lock box, standpipes [are required].

Building and Safety Division – Reviewed the proposal and submitted the following comments:

Architect must verify the requirements for rated construction due to location on property (assumed lines included) and amount of openings allowable.

Public Agency and Private Service Provider Comments

Salem-Keizer Public Schools – Reviewed the proposal and submitted a letter, which is included as Attachment 13.

Department of Land Conservation and Development (DLCD) – DLCD was notified of the proposal and did not provide comments.

Salem Electric – PGE reviewed the proposal and submitted the following standard comments:

Salem Electric will provide electrical service according to the rates and policies in effect at the time of construction.

Salem Area Comprehensive Plan (SACP) Designation

Land Use: The Salem Area Comprehensive Plan designates the southern part of the subject property as “Multi Family Residential” and the northern part of the property as “Single Family Residential”. The Comprehensive Plan designation of surrounding properties is as follows:

North: “Single Family Residential”
South: Across Orchard Heights Road NW, “Single Family Residential”
East: “Multi Family Residential” and “Single Family Residential”
West: “Single Family Residential”

Neighborhood Plan: The property is located within the boundaries of the West Salem Neighborhood Association (WSNA). WSNA is a City-recognized neighborhood association. WSNA also has a Neighborhood Plan, which was adopted by the Salem City Council in 2004. The subject property is designated “Single Family” and “Multi Family” on the West Salem Neighborhood Plan Land Use Map, corresponding to the Multi Family and Single Family residential comprehensive plan map designations.

Applicable Detail Plans

Detailed plans are prepared as policy guides to the Salem Area Comprehensive Plan and are specific plans for a particular geographic area of the city, or for the provision or performance of some particular service or function. Site Plan's have been provided showing the zoning of the site and the locations of the proposed zone changes.

Salem Transportation System Plan (STSP): The STSP uses a Street Classification System to determine the functional classification of each street within the city's street system. The subject property abuts Linwood Street to the east. Linwood Street will extend to Orchard Height to the south and provide access to the subject property and adjacent properties.

The functional classifications for the streets are Parkway, Local Road, and Minor Arterial, respectively. The Linwood extension is classified as a collector on the STSP. Orchard Heights will continue to be classified as a minor arterial.

Zoning

The subject property is currently Split-zoned RA (Residential Agriculture), RM1 (Multiple Family Residential), and RM2 (Multiple Family Residential). Zoning of surrounding properties include:

North: RS (Single Family Residential) and RA (Residential Agriculture)
South: Across Orchard Heights Road NW, RS and RA

East: RM1 (Multiple Family Residential), RM2 (Multiple Family Residential), and RA
West: RS (Single Family Residential) and RA (Residential Agriculture)

Existing Site Conditions

The site is approximately 16.8 acres in size. The site is currently vacant land.

Trees: The City's tree preservation ordinance, SRC Chapter 68.100(a) requires tree conservation plans only for development proposals involving the creation of lots or parcels to be used for the construction of single-family or duplex dwelling units. Because the proposal does not involve the creation of lots or parcels for single-family or duplex dwelling unit construction, a tree conservation plan was not required. The partition application, which is being processed concurrently (Partition Case 11-05), does include an RA-zoned parcel, which, in the judgment of the Planning Administrator, could be further subdivided in the future. Therefore, a 'shadow plat' was required with the concurrent partition, showing how the RA-zoned parcel could be further divided. A tree conservation plan was also required for the partition.

Pursuant to SRC Chapter 68, Preservation of Trees and Vegetation, a Tree Removal Permit is required for removal of any significant trees and any removal of trees within a riparian corridor. Furthermore, no heritage tree shall be removed.

Wetlands: Grading and construction activities within jurisdictional waters of the state are regulated by the Oregon Department of State Lands (DSL) and U.S. Army Corps of Engineers. State and Federal wetlands laws are also administered by DSL and the Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. The Salem-Keizer Local Wetland Inventory (LWI) identifies a type GG-E wetland area along the far north property line, running along Goldcrest Brook. A Wetland Land Use Notice (WLUN) was sent to the Wetlands Specialist at the State of Oregon Department of State Lands, pursuant to SRC Chapter 126.

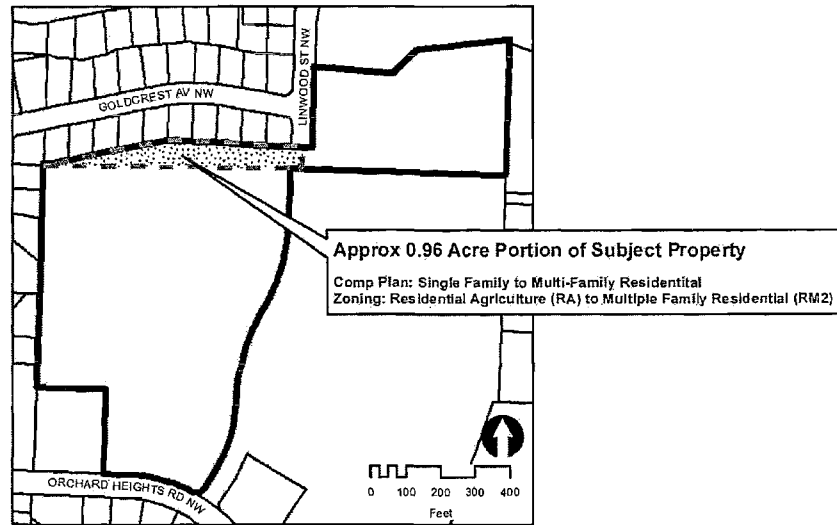
Landslide Hazards: SRC Chapter 69, "Landslide Hazards," sets forth the mitigation requirements that may be imposed if landslide hazards are present on a property. This is done primarily through establishing the sum of landslide hazard points (a combination of the mapped landslide hazard points and those points associated with the type of proposed development) in order to determine what mitigation, if any, is required to ensure a safe and healthful development. According to the City's adopted landslide hazard susceptibility maps there are areas of mapped landslide susceptibility at the north side of the subject property worth two points pursuant to SRC Chapter 69. The apartment complex is proposed at the location of the mapped landslide points. Multiple family developments such as apartments are worth two additional activity points under SRC Chapter 69. This yields a total of four points for the site, which is classified as a low landslide risk under SRC Chapter 69. No geologic assessment or geotechnical report is required for the proposal.

Site Plan: Site plans for both the apartments and residential care facility were provided by the applicant and are included as Attachments 8 and 10, respectively.

Applicant Submittal Information:

The applicant submitted written statements and proof that the proposal conforms to all applicable criteria imposed by the Salem Revised Code for each of the requests. The applicant's statements are included in their entirety as attachments to this staff report. Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report.

FINDINGS APPLYING TO THE APPLICABLE SALEM REVISED CODE CRITERIA FOR A COMPREHENSIVE PLAN AMENDMENT FOR 0.96 ACRES



Salem Revised Code (SRC) Section 64.040(g) defines a minor plan change as a single proceeding for amendment to the Comprehensive Plan affecting less than five (5) privately and separately owned tax lots. This request is a Category 4 minor plan change, which is a quasi-judicial act. The burden of proof in meeting the approval criteria rests with the proponent of the change (SRC 64.090(a)). Salem Revised Code Section 64.090(b) establishes the approval criteria for Comprehensive Plan Map amendments. In order to approve a quasi-judicial Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all of the applicable criteria. The applicable criteria are shown below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested. The applicant provided justification for all applicable criteria (Attachment 3).

Criterion 1: Lack of appropriately designated suitable alternative sites within the vicinity for a proposed use. Factors in determining the suitability of the alternative sites are limited to one or both of the following:

- (A) **Size:** Suitability of the size of the alternative sites to accommodate the proposed use; or
- (B) **Location:** Suitability of the location of the alternative sites to permit the proposed use; or

Criterion 2: A major change in circumstances affecting a significant number of properties within the vicinity. Such change is defined to include and be limited to one or both of the following:

- (A) **The construction of a major capital improvement (e.g., an arterial or major collector, a regional shopping center, etc.) which was unanticipated when the Salem Area Comprehensive Plan or elements of the Comprehensive Plan were adopted or last amended; or**
- (B) **Previously approved plan amendments for properties in an area that have changed the character of the area to the extent that the existing designations for other properties in the area are no longer appropriate.**

The proposal must satisfy either Criterion 1A or 1B, or 2A or 2B. The applicant has chosen to address 1A and 1B.

Applicant's Statement for 1(A) & 1(B): The site was chosen due to location, existing level of development in the area, and access to major streets. In order to address these criteria, vicinity for determining "suitable alternative sites" is necessary. Therefore, the vicinity has been determined to be within a specific area bounded by Wallace Road, Orchard Heights Road, Brush College Road, and Doaks Ferry Road (See Attachment 3, Applicant's Statement, for a map of the chosen vicinity).

Size/Location: The applicant is proposing to change the comprehensive plan designation of the 0.96 acres RA portion of the site to "Multi-Family Residential". This change makes sense since the majority of the property is already designated as "Multi-Family Residential". This change will be consistent with the zoning and designation of the entire site. Mixed zoned properties are difficult to develop and usually result in a CPC/ZC.

The applicant is proposing to develop the subject property with an apartment development south of this RA piece. In order to provide a 40-60 foot setback along the north property line of the site, the applicant evaluated the design of the site and found the best way to provide a large buffer for properties to the north, was to place parking and access on the RA portion of the site instead of buildings. The RA portion of the site will continue to be used for parking and accessway; no buildings will be placed on this 0.96 acre portion of the property. There is a lack of appropriately designated sites within this vicinity that could accommodate the additional parking for the apartments. Surrounding properties are zoned RS and do not allow parking areas for apartment uses. The portion of the property to the south is zoned RM1 and RM2, however, in order to move the parking to the southern portion of the site, the development would have to be redesigned and the placement of buildings toward the north property line would occur. The applicant wants to provide a large bufferyard along the north property line, not buildings or single family dwellings (which are allowed). Therefore, No buildings will be placed within this portion of the site.

There is RM zoned property located along Wallace Road and Brush College Road. These sites are either developed or not large enough. There are some sites along Wallace Road that are zoned RM. However, the location of sites along Wallace Road may pose access issues for a development of this size. This site gives the applicant the ability to provide transition housing. [The design of the] apartments provides a large bufferyard to the north within this 0.96 acre RA zoned portion of the site [between the single family residential to the north and the proposed] Residential Care Facility along the southern portion abutting Orchard Heights. No other site within the area gives the developer this ability. There are no parcels the size of the subject property zoned RM2 along Orchard Heights Road or within the vicinity.

As shown on the City land use map there is no property contiguous to the existing site that is appropriately designated for the proposed use on the RA portion of the site (other than the piece to the east), and there is none in the necessary proximity [to] Orchard Heights Road. The only appropriately designated property within the necessary proximity to the existing site is the property directly to the east (Tax Lot 102) of the site that is zoned RM and is currently owned by the same owner. However, due to the location of the Linwood Street extension, the site to the east is not a suitable site to be developed with parking for the Apartment Development. The most feasible process is to rezone the RA portion of subject property to allow it to be developed with parking and an accessway for the apartment development to the south of this RA portion.

This 0.96 acre RA portion of the site is in the ideal location due to access, and the proposed development of the apartments on the same premises. Rezoning this site will allow the applicant place parking and accessways within this area, while keeping a large bufferyard along the north property line. As stated above, the applicant will not place any buildings within this 0.96 acre portion of the site.

In conclusion, there are no sites for the proposed use located along Orchard Heights Road, Wallace Road, Brush Collage Road, or Doaks Ferry Road that provide the necessary access, area large enough, or which are appropriately designated. There are no appropriately designated alternative sites within the vicinity for the proposed use based. Therefore, the proposal satisfies this criterion.

Finding: The applicant's proposed use is an off-street parking area for an apartment complex. The vicinity, as defined by the applicant is an area of land surrounded by Wallace Road at the east, Brush College Road at the north, Doaks Ferry Road at the west, and Orchard Heights Road along the south. This is an appropriate vicinity, because it represents an area of northern West Salem that is functionally connected by the existing street system and by historical development patterns, and with logical boundaries that following arterial streets. As demonstrated by the applicant, the other Multi Family Residential designated properties within the vicinity are neither of sized nor located appropriately to accommodate the applicant's proposed use. Staff review of this area led to the same finding as the applicant that there are no suitable alternative sites within the vicinity to accommodate the parking area for the proposed apartment complex. Staff concurs with the applicant and finds that this criterion has been met.

Criterion 3: The proposed plan change considers and accommodates as much as possible all applicable statewide planning goals;

Applicant's Statement: The request is in conformance with Statewide Planning and all applicable land use standards imposed by state law and administrative regulation, which permit applications to be filed. Development of the subject property can meet the minimum standards of the zone code and the STSP. The proposal complies with the applicable intent statements of the SACP as addressed in this report. The applicant has presented evidence sufficient to prove compliance with these standards. The following Statewide Goals are applicable to this proposal:

GOAL 1 – CITIZEN INVOLVEMENT

Applicant's Statement: The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project.

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies, and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. As stated above, on October 17th the applicant [attended] the West Salem Neighborhood Association meeting to discuss their proposal with the Association and neighbors. The Neighborhood Association meeting gives adjacent property owners and citizen's an additional opportunity to be involved in the Land-Use process for this development. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Finding: Appropriate notice was given, as outlined in this staff report, and satisfies Citizen Involvement described in Goal 1.

GOAL 2 – LAND USE PLANNING

Applicant's Statement: The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Salem Area Comprehensive Plan (SACP) is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the SACP and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the comprehensive plan change/zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed comprehensive plan/zone change, along with findings and evidence to support the

partitioning, zone change, site plan review, and design review applications. For these reasons, the proposal conforms to the land use planning process established by this Goal.

Finding: The Salem Area Comprehensive Plan (SACP) is acknowledged to be in compliance with the Statewide Planning Goals.

GOAL 5 – NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

Applicant's Statement: The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there are no mapped wetlands or waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will be applied at the time of development and will ensure compliance with Goal 5. The applicant will provide a tree plan, identifying the location and size of all existing trees on the site.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required as part of the Partition application.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Finding: There are no known scenic, historic, or cultural resources on the subject site. The applicant's statement addressing Goal 5 may also apply to Goal 7, with regard to landslide hazards. As discussed earlier in this report, the proposal, including the subject 0.96 acres have been reviewed for compliance with Salem Revised Code Chapter 68 (Tree Preservation), Chapter 126 (Wetlands), and Chapter 69 (Landslide Hazards).

GOAL 6 – AIR, WATER, AND LAND RESOURCES QUALITY

Applicant's Statement: The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The City has identified the process through which water, sewer and storm drainage will be supplied to the site as stated in the October 6, 2011 pre-application conference letter to the applicant. Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate.

The proposed site is outside the noise contours of the air traffic. The facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary street, Orchard Heights. This is a major traffic route in the area. Orchard Heights is designated as a minor arterial in the Salem Transportation System Plan (STSP). The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact. The TIA will identify the traffic needs for the site and mitigation measures.

The site is mostly vacant. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. Considering the location of the site within the

city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land. The City's adopted facility plans implement Goal 6.

Finding: Staff concurs with the applicant. The site is developed urban land, surrounded by developed properties. Through the use of public facilities, the wastewater and surface water discharges from the property will be managed according to approved standards. The proposed plan and zone change will have no significant impacts on the quality of the air, water or land.

GOAL 8 – RECREATIONAL NEEDS

Applicant's Statement: The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Salem identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal provides improved public pedestrian connections via hard-surfaced sidewalks. Harritt Elementary School is located to the north of the site and Orchard Heights Park to the east of the site. These two sites provide adequate parks and recreation within the area. However, at the time of development, the multi-family development on the site will have common open space and private open space for the residents. Therefore, the proposal complies with this Goal.

Finding: Staff concurs with the applicant's statement and finds that the proposal is consistent with Goal 8.

GOAL 10 – HOUSING

Applicant's Statement: As stated above, in 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RM1 and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS). The RA portion of the site remained the same.

The applicant's proposal is to rezone the 0.96 acre RA portion of the site to RM2 to allow parking and accessways on the site while maintaining setbacks that exceed the minimums. The applicant is also requesting a comprehensive plan change to the 0.96 acre RA portion of the property from "developing residential" to "multi-family residential".

As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land." Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone helps allow parking and an accessway on the site as a permitted use, while helping to meet multi-family designated property needs within the Salem Urban Growth Boundary.

The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines that exceed the minimums.

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

The City's subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in Salem.

Finding: The proposed Comprehensive Plan Change and Zone Change will increase the amount of Multi Family designated land within the City, thereby assisting the City in providing for its projected housing needs. Staff concurs with applicant and finds that the proposal is consistent with this goal.

GOAL 11 – PUBLIC FACILITIES AND SERVICES

Applicant's Statement: The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the Salem urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

Traffic from this site is diverted away from residential areas and has convenient access to the existing streets. Aesthetics and landscaping will be considered in the design of the circulation system to cut down on headlight glare, heat, and improved traffic direction.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal, and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Finding: The City maintains an infrastructure of public facilities and services as the framework for urban development. These services are made available in a timely and orderly fashion resulting in efficient urban development. The site is within the City's Urban Service Area (USA). The Public Works Department has reviewed the applicant's preliminary utility plans for the consolidated site plan reviews for the larger subject property. The water, sewer and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development, including the 0.96 acres subject to the comprehensive plan change, in compliance with the conditions of approval. The proposal is consistent with this goal.

GOAL 12 – TRANSPORTATION

Applicant's Statement: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. Since Linwood

Street is identified on the Salem Transportation System Plan, the Linwood Street extension will provide a needed connection to the already existing street system. The major streets are in place due to previous development.

Since [only a] parking [area] and an accessway will be located on the 0.96 acre RA zoned parcel, [this site will, therefore,] not generate any additional traffic. No buildings will be located on this portion of the site.

Finding: Goal 12 is implemented by the Transportation Planning Rule (TPR). In summary, the TPR requires local governments to adopt Transportation System Plans (TSPs) and requires local governments to consider transportation impacts resulting from land use decisions and development. The key provision of the TPR related to local land use decisions is Oregon Administrative Rule (OAR) 660-012-0060. This provision is triggered by amendments to comprehensive plans and land use regulations that "significantly affect" a surrounding transportation facility (road, intersection, etc.). Where there is a "significant effect" on a facility, the local government must ensure that any new allowed land uses are consistent with the capacity of the facility. In the context of a site-specific comprehensive plan change request, such as this proposal, a "significant effect" is defined under Oregon Administrative Rule (OAR) 660-012-0060(1) as either an amendment that "allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility", or an amendment that would "reduce the performance standards of an existing or planned facility below the minimum acceptable level identified in the TSP."

The applicant for a comprehensive plan change is required to submit a Transportation Planning Rule (TPR) analysis to demonstrate that their request will not have a "significant effect" on the surrounding transportation system, as defined above.

There are two methods commonly used to assure that there is no "significant affect" as a result of a comprehensive plan change. The first method is to limit the amount of anticipated traffic from future allowed uses. Under this approach, a condition of approval is typically placed on the decision, which limits development on the subject property to the same or less than anticipated amounts of traffic from allowed uses under the existing comprehensive plan map designation (a trip-cap). The second method is to mitigate transportation facilities that are significantly affected, if there is a resulting increase in possible usage.

The applicant has submitted a TIA, dated December 29, 2011 that addresses the Transportation Planning Rule (OAR 660-012-0060). The TIA demonstrates that the proposed comprehensive plan change will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The City Traffic Engineer has reviewed the submitted TIA and concurs with the finding that the proposed comprehensive plan change, which affects the relatively small 0.96 acre area of land, will not have a significant affect" on the transportation system as defined by OAR 660-012-0060 and satisfies Goal 12.

The applicant's TIA also proposes certain transportation system improvements to facilitate the larger proposed development of the apartments and care facility. These include the extension of Linwood Street NW to Orchard Heights Road NW, the construction of a left-turn lane from eastbound Orchard Heights Road NW to northbound Linwood Street NW, and provision of left and right turn lanes on Linwood Street NW at Orchard Heights Road NW.

GOAL 14 – URBANIZATION

Finding: The proposal to amend the Comprehensive Plan map from "Single Family Residential" to "Multi Family Residential" will help facilitate the development of urban land that is within the Urban Growth Boundary and already surrounded by City services, public facilities, and infrastructure. This is consistent with the intent of this Goal to maintain a compact and efficient urban area. This proposal does not affect the Urban Growth Boundary. This proposal complies with Goal 14.

Criterion 4: The proposed change is logical and harmonious with the land use pattern for the greater area as shown on the plan map.

Applicant's Statement: The subject property is in an area characterized by single family uses and vacant multi-family land.

The development of the site and the 0.96 acre RA zoned portion will be according to City landscaping and bufferyard standards and other improvement standards which are the minimum community development "harmony" standards established by the City. By meeting these requirements at the development stage, the development will meet the City's adopted community development standards which are designed to make abutting land uses compatible with each other.

Development standards of the City further direct harmonious design with regard to the amount and direction of outdoor lighting, bufferyards, improved access, street improvements, paved parking lots and paved surfaces to limit dust. Transportation facilities are in place and Linwood Street will be extended to Orchard Heights.

West Salem Neighborhood Plan: West Salem does have an adopted Neighborhood Plan that was adopted by City Council on April 7, 2004. The Plan's Goals and Policies are to maximize the use of land within the current UGB; provide a mixture of housing types for all income levels; encourage higher densities, infill, and mixed-use opportunities, where appropriate, to minimize the need for UGB expansion.

According to the West Salem Neighborhood Plan Policies, housing needs should require 15 percent alternative housing types in new-single family subdivisions greater than 5 acres to promote diversity of housing throughout West Salem; locate multiple-family housing complexes near existing or proposed shopping services; and encourage infill development that is compatible with the adjacent established neighborhood character.

Even though no buildings will be constructed on this portion of the site, the rezoning of the RA portion of the site will help to maximize the densities allowed in the area while providing a mixture of housing in a single family residential area and will be consistent with the . . . RM2 zoning on the southern portion of the site.

One of the recommended changes to the Generalized Land Use Map within the West Salem Neighborhood Plan is to rezone the northeastern RA zoned portion of the site to RM2. See attached map. The rezoning of the 0.96 acre RA portion (northern portion) of site will be consistent with this proposed change that is proposed for the RA zoned portion across Linwood Street to the east.

The West Salem Neighborhood Plan is provided in order to help development be developed logically and harmonious to the area. The rezoning of the RA property to RM2 will be harmonious and consistent with the West Salem Neighborhood Plan.

Finding: Staff concurs with the applicant's statement. The West Salem Neighborhood Plan recommends that the RA-zoned and "Single Family Residential" designated land abutting to the northeast of this 0.96-acre site be changed to "Multi Family Residential" in the future. It is a logical and harmonious use of the subject property to change the entire subject property west of Linwood Street NW to Multiple Family Residential, to allow for the development of the site together. Leaving this 0.96 acre strip of land in the single family designation will leave the site difficult to develop for single family use as the strip would need to be accessed by a private accessway. The proposed change to Multi Family Residential allows to 0.96 acres to be developed with the apartment complex and as proposed, will provide a good buffer between the apartments use and the existing single family dwellings to the north. This criterion is met.

Criterion 5: The proposed change conforms to all criteria imposed by applicable goals and policies of the Comprehensive Plan in light of its intent statements; and

Applicant's Statement: The applicable Goals and Policies of the Comp Plan are addressed as follows:

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

According to the SACP, the cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acre of residential development.

The comprehensive plan change/zone change will allow this portion of property to be developed at a higher density, therefore, meeting or exceeding the dwelling average. The majority of the site will be developed as a multi-family dwellings and Residential Care Facility, therefore, meeting the dwelling requirements.

Residential Development Policies

Establishing Residential Uses: The applicant's proposal is to rezone the 0.96 acre RA portion of property to RM2 to allow parking and accessways within that area of the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary, therefore establishing a mix of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Polices and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In 1998, in order to meet State Wide Planning Goal 10 (Housing), the Subject property was rezoned to RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS), while the RA portions remained RA. The comprehensive plan designation for the site is "Developing Residential" and "Multi Family Residential". The rezoning of the RA portions to RM2 will be consistent with the SMFLS study, State Wide Planning Goal 10, and current housing needs in the in area.

The comprehensive plan change/zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing and vacant multi-family designated land. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide a 40-60 foot bufferyard along the north property line that exceeds the minimum and a 30 foot bufferyard along the west property line.

Circulation System and Through Traffic: The subject property is located along Orchard Heights Road and has direct access onto Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

Alternative Housing Patterns: The adjacent properties are vacant or developed as single-family dwellings. In order to provide an alternative housing pattern in the neighborhood, the proposed development will provide a higher density of needed housing along Orchard Heights Road.

Requests for Rezoning: The subject property is designated for Developing Residential and Multi-family development. The request is just to change the Developing Residential designation of the 0.96 acre RA zone portion of the site to Multi-Family Residential. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development. The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and process in place to help implement multi-family design standards. The applicant's development will be in compliance with the Multi Family Design Standards as outlined in SRC Chapter 148 and the City of Salem Design Handbook. The applicant has submitted Design Review and Site Plan Review applications concurrently with the Comprehensive Plan Change/Zone Change request.

Finding: Staff concurs that the proposal complies with the applicable goals and policies of the Salem Area Comprehensive Plan (SACP). The Plan recognizes the need to remain responsive to changing and evolving land demands within the context of Plan policies and implementing measures. As documented in the applicant's statements above, the proposal is consistent with the Goals and Policies of the SACP. Considering the facts, evidence, and reasons presented, the proposed Comprehensive Plan Map change from "Single Family Residential" to "Multi Family Residential" conforms to all applicable Statewide Planning Goals and Comprehensive Plan policies.

Criterion 6: The proposed change benefits the public.

Applicant's Statement: The public is benefitted by creating a well-located parcel of multi-family land; it will increase the City and State tax base; it will be an attractive and efficient development; will identify and mitigate any hazards areas in [a] reasonable and a responsible manner; and will provide the ability to enhance the otherwise only Multi-family designated parcel along Orchard Heights.

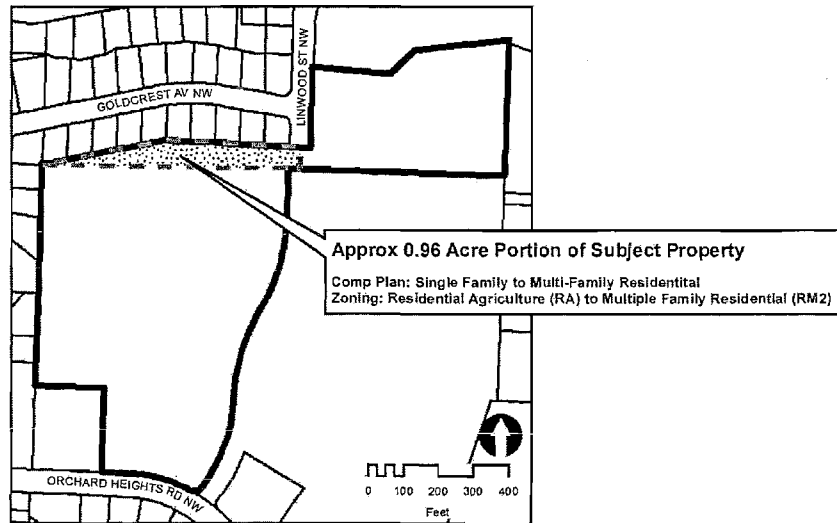
As stated above, the applicant evaluated the design of the site and found the best way to provide a large buffer for properties to the north, was to place parking and access on the RA portion of the site instead of buildings. The public will benefit from this CPC/ZC, since it will allow the applicant's parking and accessway to be placed in the RA portion instead of buildings[, and] therefore, provide a large landscaped bufferyard along the north property line.

The City has facilitated this development and this site by making it a part of the SMFLS Study and the West Salem Neighborhood Plan and by recognizing there is generally a need for multifamily housing in this area. The rezoning and design review address planning issues such as use, adequate parking, open space, access, internal circulation, public facilities, topography, drainage, and access. Site constraints such as configuration, frontage and topography are always taken into consideration for lot layout and access. Enhanced vehicular and pedestrian circulation is critical to City as well as the applicant.

In summary, [this proposal satisfies the approval criteria] by establishing a use that is consistent with the future residential needs in the area, by addressing how residential needs of the Salem area are being met by this proposal, and by providing higher density for housing needs and a logical transition from the existing single family dwellings to the north and west.

Finding: The proposed Comprehensive Plan change to “Multi Family Residential” will help facilitate the future improvement of the site, thereby making good use of an urban property. Any new development at the site will require compliance with the Salem Landscape Code, SRC Chapter 132, and may result in improvements to public facilities such as streets and sidewalks, such as the extension of Linwood Street NW south to Orchard Heights Road NW. These sorts of new improvements and landscaping features will benefit the public. Staff concurs with the facts presented by the applicant’s representative as stated above and concludes that the proposed Comprehensive Plan change satisfies this approval criterion.

FINDINGS APPLYING TO THE WEST SALEM NEIGHBORHOOD PLAN MAP AMENDMENT FROM “SINGLE FAMILY” TO “MULTI FAMILY” FOR 0.96 ACRES



The subject property is located within the West Salem Neighborhood Association. The West Salem Neighborhood Plan was adopted by the City Council on April 7, 2004.

Applicant’s Statement: The [West Salem Neighborhood] Plan’s Goals and Policies are to maximize the use of land within the current UGB; provide a mixture of housing types for all income levels; encourage higher densities, infill, and mixed-use opportunities, where appropriate, to minimize the need for UGB expansion.

According to the West Salem Neighborhood Plan Policies, housing needs should require 15 percent alternative housing types in new-single family subdivisions greater than 5 acres to promote diversity of housing throughout West Salem; locate multiple-family housing complexes near existing or proposed shopping services; and encourage infill development that is compatible with the adjacent established neighborhood character.

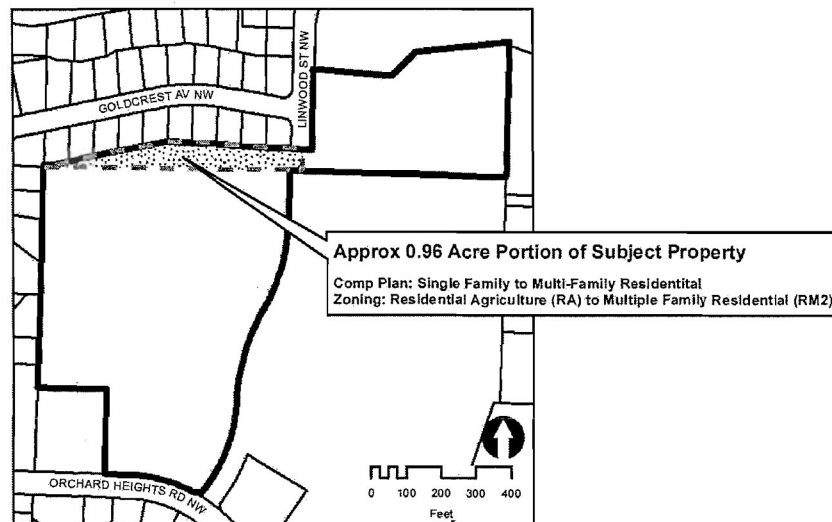
Even though no buildings will be constructed on this portion of the site, the rezoning of the RA portion of the site will help to maximize the densities allowed in the area while providing a mixture of housing in a single family residential area and will be consistent with the . . . RM2 zoning on the southern portion of the site.

One of the recommended changes to the Generalized Land Use Map within the West Salem Neighborhood Plan is to rezone the northeastern RA zoned portion of the site to RM2. See attached map. The rezoning of the 0.96 acre RA portion (northern portion) of site will be consistent with this proposed change that is proposed for the RA zoned portion across Linwood Street to the east.

The West Salem Neighborhood Plan is provided in order to help development be developed logically and harmonious to the area. The rezoning of the RA property to RM2 will be harmonious and consistent with the West Salem Neighborhood Plan.

Finding: Staff concurs with the applicant's statement. The West Salem Neighborhood Plan includes a Generalized Land Use Map, which designates the subject 0.96 acres as "Single Family". That designation is consistent with the SACP. The applicant's proposed change to the Generalized Land Use Map designation from "Single Family" to "Multi-Family" is well supported by the applicant's findings and conclusions. The "Multi-Family" designation is an appropriate designation for this site, which is located on a unit of land that is mainly designated "Multi-Family", and may be most efficiently developed as a whole, including this 0.96 acres. The applicant made contact with the West Salem Neighborhood prior to applying for this change. No negative comments have been received from the West Salem Neighborhood Association at the time of writing this staff report. Staff supports the proposal to change this 0.96 acres to "Multi-Family" on the West Salem Neighborhood Plan Generalized Land Use Map.

FINDINGS APPLYING TO THE APPLICABLE SALEM REVISED CODE CRITERIA FOR ZONING MAP AMENDMENT FOR 0.96 ACRES



The following analysis addresses the re-zoning of a 0.96 acre portion of the subject property from RA (Residential Agriculture) to RM2 (Multiple Family Residential).

SRC Chapter 113.150 provides the criteria for approval for Zone Map amendments. In order to approve a quasi-judicial Zone Map amendment request, the administrative body shall make findings based on evidence provided by the applicant demonstrating that all the following criteria and factors are satisfied. The extent of the consideration given to the various factors set forth below will depend on the nature and circumstances of each individual case. Unless any of the factors are deemed irrelevant, something more than an unsupported conclusion are required, but the degree of detail in the treatment of relevant factors depends on the degree of proposed change or deviation, and the scale and intensity of the proposed use or development. The requisite degree of consideration is

directly related to the impact of the proposal: the greater the impact of a proposal in an area, the greater is the burden on the proponent.

The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested. The applicant provided justification for all applicable criteria (Attachment 3).

Criterion (a): The applicant for any quasi-judicial zone change . . . has the burden of proving justification for the change. The greater the impact of the proposed zone change on the area, the greater the burden of proving the justification on the proponent.

Applicant's Statement: The intent and purpose of zone changes is described in SRC 113.1 00(a). In this section, it is recognized that due to a variety of factors including normal and anticipated growth, changing development patterns and concepts, and other factors which cannot be specifically anticipated, the zoning pattern cannot remain static.

The zone change review process is established as a means of reviewing proposals and determining when they are appropriate. The subject property is currently zoned RA, RM1, and RM2 but is underdeveloped. The proposed RM2 zone will implement the requested "Multi-Family Residential" SACP map designation.

The burden of proof for the change has been presented by the applicant in the materials submitted with the application. The [entire 16.8 acre] subject property already has a Comprehensive Plan designation of "Multi-Family Residential" and "Developing Residential". The impact of rezoning the RA portion of the site is not significant. RA zoning allows one single family dwelling per 4,000 square foot lot. The RM2 zoning requires a minimum of 12 units per acres with a maximum of 28 units per acre allowed. However, rezoning this site will allow the applicant to place parking and accessways within this area, while keeping a large bufferyard along the north property line. As stated above, the applicant will not place any buildings within this 0.96 acre portion of the site.

With the current zoning as is, the site could be fully developed with multi-family dwellings on the entire site, with a higher density than proposed. The zone change allows the applicant to develop as a multi-family development with parking on the northern portion and as a Residential Care Facility along Orchard Heights [Road in the southern portion].

The zone change will allow the subject property to be developed with uses that are visually appealing, less dense, and provide more than adequate setbacks. The development of the 0.96 acre RA-zoned portion, as shown on the site plan, as parking and an accessway creates less impact on the site and traffic than if the site were developed just as multi-family dwellings. Therefore, this criterion is met.

Finding: In order to measure the impact of this request, staff considered the size of the land to be rezoned, the neighborhood compatibility of the uses allowed under the proposed RM2 zoning, and the character of the existing land uses immediately surrounding the property. The 0.96 acre strip of land is a relatively small portion of a larger undeveloped area of land made up of two large units of land, which are now mostly zoned multiple family residential. The existing RA zoning allows single Family dwellings. The proposed RM2 zone allows apartments and other higher density residential uses, such as residential care facilities. The 0.96 acre strip is surrounded by single family residential uses to the north and west, vacant multiple family-zoned land to the south, vacant single family-zoned land to the east, an elementary school nearby to the northeast, and a park nearby to the southeast. In terms of potential impact on surrounding properties, a zone change from RA to RM2 at this vacant location will have little impact on the neighborhood. Based on this, staff finds that the applicant's analysis of potential traffic, parking, and other potential land use impacts of the proposal and the body of evidence presented in the case file corresponds to the anticipated impact of the proposal.

Criterion (b): The proposal must be supported by proof that the proposed zone change is consistent with goals and policies of the Comprehensive Plan in light of their intent statements; those portions of adopted neighborhood plans that are part of the Comprehensive Plan; and any standards imposed by state land use law. . . .

Applicant's Statement:

Residential Development Goal

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

According to the SACP, the cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acre of residential development.

The zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average. The majority of the site will be developed as a multi-family dwellings and Residential Care Facility, therefore, meeting the dwelling requirements.

Residential Development Policies

(The Residential Development Goals and Policies have been address above as well)

Establishing Residential Uses: The applicant's proposal is to rezone the 0.96 acre RA portion of property to RM2 to allow parking and accessways within that area of the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary[, thereby] establishing a mixture of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Polices and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS), while the RA portions remained RA-zoned.

The comprehensive plan designation for the site is "Developing Residential" and "Multi Family Residential". The rezoning of the RA portions to RM2 will be consistent with the SMFLS study, State Wide Planning Goal 10, and current housing needs in the in area.

The comprehensive plan change/zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing and vacant multi-family designated land. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide a 40-60 foot bufferyard along the north property line that exceeds the minimum and a 30 foot bufferyard along the west property line.

Circulation System and Through Traffic: The subject property is located along Orchard Heights Road and has direct access onto Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

Alternative Housing Patterns: The adjacent properties are vacant or developed as single-family dwellings. In order to provide an alternative housing pattern in the neighborhood, the proposed development will provide a higher density of needed housing along Orchard Heights Road.

Requests for Rezoning: The subject property is designated for Developing Residential and Multi-family development. The request is just to change the Developing Residential designation of the 0.96 acre RA zone portion of the site to Multi-Family Residential. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development. The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and process in place to help implement multi-family design standards. The applicant's development will be in compliance with the Multi Family Design Standards as outlined in SRC Chapter 148 and the City of Salem Design Handbook. The applicant has submitted Design Review and Site Plan Review applications concurrently with the Comprehensive Plan Change/Zone Change request.

Salem-Keizer Housing Needs Analysis

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land." Although the RM1 and RM2 portion of the subject property can be developed as multifamily dwellings, the rezone of the 0.96 acre RA zoned portion helps with the deficit of gross acres of residential land while helping to meet housing needs.

Finding: Staff concurs. The proposed zone change has been shown to conform to the Salem Area Comprehensive Plan (SACP).

Criterion (b): . . . In addition, the following factors should be evaluated by the Review Authority, and shall be addressed in the decision:

Factor 1: The existence of [a] mistake in the compilation of any map, or in the application of a land use designation to the property;

Applicant's Statement: There is no identified mistake in the compilation of the electronic or historical zoning map for this area. The code allows for zoning modifications when a change of circumstance has occurred, and this more aptly describes the circumstances surrounding this particular case. A change in circumstances rather than mapping errors has occurred. Therefore, there is no mapping mistake identified for the subject property. Therefore, this criterion is not applicable.

Finding: Staff has found no mistakes in the zoning maps or in the application of the Comprehensive Plan designation or zone of the subject property. This factor has been addressed and is not applicable.

Factor 2: A change in the social, economic, or demographic patterns of the neighborhood or the community;

Applicant's Statement: The economic, demographic, and social nature of this area is in the process of changing. The housing needs in West Salem have changed as outlined the West Salem Neighborhood Plan and the Salem-Keizer Needed Housing Study. The City zone and Neighborhood maps show that changes are occurring with the designation of areas to higher density residential and by creating commercial/social service nodes along Orchard Heights Road. The proposed zone change fits the current and future residential development pattern of the vicinity and the housing needs as outlined in the Salem-Keizer Housing Analysis Study. The Housing Needs Analysis states that, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land." Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone of the 0.96 acre RA zoned portion helps with the deficit of gross acres of residential land while helping to meet housing needs. Therefore, this criterion is met.

Finding: Staff concurs with the applicant's statement and finds that the requested RM2 zone is consistent with the evolving social, economic, and demographic patterns of the neighborhood, and is suitable for the subject property. This factor has been addressed.

Factor 3: A change of conditions in the character of the neighborhood;

Applicant's Statement: The character of the neighborhood in the vicinity of the subject property is changing. Commercial and employment nodes along with other future multi-family zoned property have been identified within the area through the West Salem Neighborhood Plan. The West Salem Neighborhood Plan identifies needed housing changes in the neighborhoods and changes to surrounding commercial areas. Therefore, the multi-family development of the site will be consistent with the future of this neighborhood. The residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area. The development will also meet Design Standards that are consistent with and enhance the character neighborhood.

Finding: Staff finds that the character of the immediate neighborhood is in the process of change, from a homogenous area of single family residential development to a mixed residential neighborhood which includes significant multiple family residential development along with a new high school, middle school and an additional elementary school in close proximity. The overriding character of the neighborhood remains that of single family residential development, but the land use of the area is no longer homogenous. Areas of higher density residential and public institutions are now part of the neighborhood character. The recognition of a future mixed use center in the Neighborhood Plan and the recently adopted Neighborhood Center Mixed Use Zone will potentially contribute to a further change in the conditions of the character of the neighborhood in the near future. This factor has been addressed.

Factor 4: The effect of the proposal on the neighborhood;

Applicant's Statement: Rezoning the northern 0.96 acres of RA land on the site should have a positive effect on the neighborhood by allowing the applicant to place parking in this area and providing a large bufferyard with no buildings along the north property line. All necessary public facilities are required to be made available to the subject property, and adequate transportation facilities are already in place.

Impacts will not occur until actual development occurs and will include visual differences due to new structures, new public facilities installation, paving and landscaping where the existing site is predominately a field. An overall positive finding can be made that the effects of the proposal are appropriate considering the impact on the existing single family-density neighborhood, the physical characteristics of the site, and the availability of public facilities and services to be extended upon development. The development will take an undeveloped site and create a development that is visual appealing to the neighborhood. Design Standards are in place to help eliminate any impacts to the neighborhood and create a positive development.

Finally, there are no foreseeable adverse effects of the proposal to adjacent properties. The adjacent properties have public street frontage on and access to major streets. Interior site development standards are specified by code and can be met upon development. In order to provide screening and privacy for adjacent properties, the development will provide setbacks that exceed the minimums. Therefore, this criterion is met.

Finding: The potential effects of the proposed 0.96 acre rezone from RA to RM2 on the neighborhood will primarily be in the form of increased noise from residents and vehicles, the visual and environmental impact of new multiple family development, and the increased vehicle traffic to and from any new multiple family use that locates at the property. Any new apartment complex at the site will be required to provide the necessary landscaped off-street parking area. This will reduce the likelihood of additional vehicles spilling into the public streets. Any new building or parking area will be required to provide a landscaped bufferyard between the proposed multiple family use and the abutting dwellings to the north. In this case, the applicant is proposing an apartment complex on the larger property, including the 0.96 acres subject to the rezone, and is proposing common open space, a parking area, and driveway, but no apartment buildings on the 0.96 acres.

The City Traffic Engineer has reviewed the applicant's Traffic Impact Analysis and Transportation Planning Rule (TPR) Analysis and agrees with its findings and conclusion that this zone change will not create a significant impact to the surrounding transportation system.

It is not likely that there will be any noticeable change to the character of the neighborhood with the granting of the zone change request. Instead, the zone change will help facilitate the productive use of the site. Staff agrees with the applicant's response. This factor has been addressed.

Factor 5: The physical characteristics of the subject property, and public facilities and services; and

Factor 6: Any other factor that relates to the public health, safety, and general welfare that the Review Authority identifies as relevant to the proposed change;

Applicant's Statement: There are no unusual or unforeseen conditions affecting the subject property which make the need for additional review apparent at this time. The Comprehensive Plan Change / Zone Change process is the beginning of the review process for development of this site. However the applicant will address any other factors related to public health, safety, and general welfare deemed relevant. The conditions include but may not be limited to: increased traffic, noise, increased hard surfaces, new landscaping and disruptions to the site due to construction. All public facilities can be provided to the subject property as needed.

The standards of the zone and the public works requirements for public health and safety should effectively address any concerns regarding public health and safety. Public Works Department will review and address applicable public facility improvements needed for the level of development. Sanitary sewer and water can be provided to establish the necessary linkages required for emergency vehicle access and water for fire-fighting purposes. No adverse effects should occur due to storm drainage and sewage considerations. The subject property does not contain any sensitive environmental areas such as streams, ponds, or sensitive wildlife habitats. No separate biological studies are needed to determine sensitive habitat areas as none exist. The site's physical attributes and natural or scenic views have to be considered in the development of the site. A landscaping plan with irrigation is required to be submitted with a building permit application. Improved pedestrian access to the public sidewalks system facilitates the State's Transportation Planning Rule by creating an environment where access to mass transit is encouraged and can be incorporated into any on-site development.

Finding: Staff concurs with the applicant's assessment that the physical characteristics of this site are appropriate to accommodate multiple family residential development. The Public Works Department has reviewed the applicant's preliminary utility plans submitted with the consolidated site plan review requests for this site. The water, sewer, and storm infrastructure are available within surrounding streets and areas and are adequate to serve the proposed development and any foreseeable multiple family development on the 0.96 acre site.

Applicant's Conclusion: We believe that requested Comprehensive Land Plan Change/Zone Change application is appropriate for the subject property for the reasons describe herein. The proposal is consistent and in compliance with the applicable goals and policies of the Comprehensive Plan and the Statewide Planning Goals, and satisfies all applicable criteria. As demonstrated herein, the "Multi-Family Residential" land use designation and corresponding RM2 zoning designation is appropriate for the subject property.

We believe that the materials submitted address all the relevant City criteria for a Comprehensive Plan Change/Zone Change. Obviously, there are other approval processes needed for the development of the property at the time proceeding actual development. For these reasons, we believe that the proposal is warranted and that the Planning Commission has sufficient findings to grant the proposal as requested.

We would also request that staff review our suggested Condition of Approval:

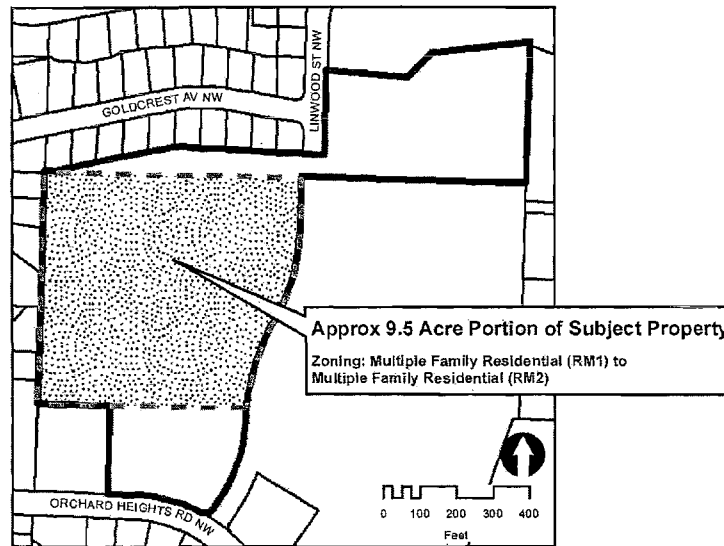
No buildings shall be placed within the 0.96 acre northern portion of the site. This area shall only be designated for parking and accessway areas.

Finding: Staff concurs with the statements submitted by the applicant's representative, as set forth above, and concludes that each of the factors has been addressed. Therefore, the proposed zone change conforms to Criterion B as defined under SRC 113.150(b).

The proposal is consistent with and in compliance with the applicable goals and policies of the Salem Area Comprehensive Plan and the Statewide Planning Goals and satisfies all applicable criteria.

Based on the facts and findings presented by the applicant, staff concludes that the proposed amendment meets the criteria for approval. The applicant met their burden of proof in satisfying the Statewide Planning Goals, and the evaluation of factors for zone change defined under SRC 113.150, thereby meeting the approval criteria for a zone change.

FINDINGS APPLYING TO THE APPLICABLE SALEM REVISED CODE CRITERIA FOR ZONING MAP AMENDMENT FOR 9.5 ACRES



The following analysis addresses the re-zoning of the subject property from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential).

SRC Chapter 113.150 provides the criteria for approval for Zone Map amendments. In order to approve a quasi-judicial Zone Map amendment request, the administrative body shall make findings based on evidence provided by the applicant demonstrating that all the following criteria and factors are satisfied. The extent of the consideration given to the various factors set forth below will depend on the nature and circumstances of each individual case. Unless any of the factors are deemed irrelevant, something more than an unsupported conclusion is required, but the degree of detail in the treatment of relevant factors depends on the degree of proposed change or deviation, and the scale and intensity of the proposed use or development. The requisite degree of consideration is directly related to the impact of the proposal: the greater the impact of a proposal in an area, the greater is the burden on the proponent.

The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested. The applicant provided justification for all applicable criteria (Attachment 5).

Criterion (a): The applicant for any quasi-judicial zone change . . . has the burden of proving justification for the change. The greater the impact of the proposed zone change on the area, the greater the burden of proving the justification on the proponent.

Applicant's Statement: The burden of proof for the change has been presented by the applicant in the materials submitted with the application. The subject property already has a Comprehensive Plan designation of "Multi-Family Residential" and "Developing Residential". The impact of rezoning the RM1 portion of the site is not significant. RM1 zoning requires a minimum of 8 units per acres with a maximum of 14 units per acre allowed. The RM2 zoning requires a minimum of 12 units per acres with a maximum of 28 units per acre allowed. With the current zoning as is, the site could be fully developed with multi-family dwellings on the entire site, with a higher density than proposed. The zone change allows the applicant to develop Parcel 2 as a multifamily development and develop Parcel 3 as a Residential Care Facility. Developing Parcel 2 as multi-family, the applicant is able to provide a 40 to 80 foot bufferyard along the north property and keep with the character of the neighborhood.

The zone change will allow the subject property to be developed with uses that are visually appealing, less dense, and provide more than adequate setbacks. The development of multi-family

dwellings and a residential care facility creates less an impact on the site and traffic than if the site were developed just as multi-family dwellings.

Finding: In order to measure the impact of this request, staff considered the size of the land to be rezoned; the neighborhood compatibility of the uses allowed under the proposed RM2 zoning, compared to the current RM1 zoning, and the character of the existing land uses immediately surrounding the property. The 9.5 acres is part of a larger undeveloped area of land made up of two large units of land, which are split zoned RM2, RM1, and RA. The existing RM1 zoning allows multiple family residential developments such as apartments as a minimum dwelling unit density of eight dwelling units acre and a maximum of 14 dwelling units per acre. The proposed RM2 zone allows multiple family residential developments at a higher density. The RM2 zone requires a minimum dwelling unit density of 12 dwelling units per acre and maximum of 28 dwelling units per acre. The subject 9.5 acres is surrounded by vacant land to the north, single family residential uses to the farther to the north and abutting to the west, vacant multiple family-zoned land to the south and east, an elementary school nearby to the northeast, and a park nearby to the southeast.

In terms of potential impact on surrounding properties, the only impact of the zone change from RM1 to RM2 at this vacant location will be to allow this already multiple family residential-zoned land to be developed at a higher dwelling unit density. Based on this, staff finds that the applicant's analysis of potential traffic, parking, and other potential land use impacts of the proposal and the body of evidence presented in the case file corresponds to the anticipated impact of the proposal.

Criterion (b): The proposal must be supported by proof that the proposed zone change is consistent with goals and policies of the Comprehensive Plan in light of their intent statements; those portions of adopted neighborhood plans that are part of the Comprehensive Plan; and any standards imposed by state land use law. . . .

Applicant's Statement:

Residential Development Goal

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

According to the SACP, the cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acre of residential development.

The zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average.

Residential Development Policies

Establishing Residential Uses: The applicant's proposal is to rezone the RM1 portion of the site to RM2 to allow a higher density to be built on the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary, thereby establishing a mixture of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side

of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RA, RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS). The comprehensive plan designation for the site is Developing Residential and Multi-Family Residential. The rezoning of the RM1 portion to RM2 will be consistent with the SMFLS study, State Wide Planning Goal 10, and current housing needs in the in area.

The zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide a 40 to 60 foot bufferyard along the north property line and a 30 foot bufferyard along the west property line.

Circulation System and Through Traffic: The subject property is located along Orchard Heights Road and has direct access onto Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

Alternative Housing Patterns: The adjacent properties are vacant or developed as single-family dwellings. In order to provide an alternative housing pattern in the neighborhood, the proposed development will provide a higher density of needed housing along Orchard Heights Road.

Requests for Rezoning: The subject property is designated for Multi-family development. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development. The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and process in place to help implement multi-family design standards. The applicant's development will be in compliance with the Multi-Family Design Standards as outlined in SRC Chapter 148 and the City of Salem Design Handbook.

The applicant has submitted Design Review and Site Plan Review applications concurrently with the Zone Change request.

West Salem Neighborhood Plan

West Salem does have an adopted Neighborhood Plan that was adopted by City Council on April 7, 2004. The Plans Goals and Policies are to maximize the use of land within the current UGB; provide a mixture of housing types for all income levels; encourage higher densities, infill, and mixed-use opportunities, where appropriate, to minimize the need for UGB expansion.

According to the West Salem Neighborhood Plan Policies, housing needs should require 15 percent alternative housing types in new-single family subdivisions greater than 5 acres to promote diversity of housing throughout West Salem; locate multiple family housing complexes near existing or proposed shopping services; and encourage infill development that is compatible with the adjacent established neighborhood character.

The rezoning of the RM1 portion of the site will help to maximize the densities in the area while providing a mixture of housing in a single family residential area. The rezoning of the property will provide 180 needed multi-family units within the area. There have been several commercial/employment center nodes identified along Orchard Heights for future development. This development will be in a location accessible to the future commercial developments/nodes, thereby, meeting the guidelines of providing housing within in areas with services. The development of the site will encourage a mixture of housing types and higher densities within an infill lot.

One of the recommended changes to the Generalized Land Use Map within the West Salem Neighborhood Plan is to rezone the northeastern RA zoned portion of the site to RM2. See attached map. The rezoning of the RM1 portion of the site to RM2 will be consistent with this proposed change.

The West Salem Neighborhood Plan land use designations match the comprehensive plan for the property.

Salem-Keizer Housing Needs Analysis

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land." Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs.

Finding: Staff concurs. The proposed zone change has been shown to conform to the Salem Area Comprehensive Plan (SACP).

Criterion (b): . . . In addition, the following factors should be evaluated by the Review Authority, and shall be addressed in the decision:

Factor 1: The existence of [a] mistake in the compilation of any map, or in the application of a land use designation to the property;

Applicant's Statement: There is no identified mistake in the compilation of the electronic or historical zoning map for this area. The code allows for zoning modifications when a change of circumstance has occurred, and this more aptly describes the circumstances surrounding this particular case. A change in circumstances rather than mapping errors has occurred. Therefore, there is no mapping mistake identified for the subject property. Therefore, this criterion is not applicable.

Finding: Staff has found no mistakes in the application of the Comprehensive Plan designation or zone of the subject property. This factor has been addressed and is not applicable.

Factor 2: A change in the social, economic, or demographic patterns of the neighborhood or the community;

Applicant's Statement: The economic, demographic, and social nature of this area is in the process of changing. The housing needs in West Salem have changed as outlined the West Salem Neighborhood Plan and the Salem-Keizer Needed Housing Study. The City zone and Neighborhood maps show that changes are occurring with the designation of areas to higher density residential and by creating commercial/social service nodes along Orchard Heights Road. The proposed zone change fits the current and future residential development pattern of the vicinity and the housing needs as outlined in the Salem-Keizer Housing Analysis Study. The Housing Needs Analysis states that, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land." Although the RM1 and RM2 portion of the subject property can be developed as multifamily dwellings, the rezone helps maximize the density while helping to meet housing needs within the area. Therefore, this criterion is met.

Finding: Staff concurs with the applicant's statement and finds that the requested RM2 zone is consistent with the evolving social, economic, and demographic patterns of the neighborhood, and is suitable for the subject property. This factor has been addressed.

Factor 3: A change of conditions in the character of the neighborhood;

Applicant's Statement: The character of the neighborhood in the vicinity of the subject property is changing. Commercial and employment nodes along with other future multi-family zoned property have been identified within the area through the West Salem Neighborhood Plan. The West Salem Neighborhood Plan identifies needed housing changes in the neighborhoods and changes to surrounding commercial areas.

Therefore, the multi-family development of the site will be consistent with the future of this neighborhood. The residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area. The development will also meet Design Standards that are consistent with and enhance the character neighborhood.

Finding: Staff finds that the character of the immediate neighborhood is in the process of change, from a homogenous area of single family residential development to a more mixed residential neighborhood which includes significant multiple family residential development along with a new high school, middle school, and an elementary school in close proximity. The overriding character of the neighborhood remains that of single family residential development, but the land use of the area is no longer homogenous. Areas of higher density residential and public institutions are now part of the neighborhood character. The recognition of a future mixed use center in the Neighborhood Plan and the recently adopted Neighborhood Center Mixed Use Zone will potentially contribute to further change in the conditions of the character of the neighborhood. This factor has been addressed.

Factor 4: The effect of the proposal on the neighborhood;

Applicant's Statement: A RM2 development should have a positive effect on the neighborhood by providing a needed housing type in the area, while recognizing the physical characteristics of the site and the necessary provision of public facilities and services. All necessary public facilities are required to be made available to the subject property, and adequate transportation facilities are already in place.

Impacts will not occur until actual development occurs and will include visual differences due to new structures, new public facilities installation, paving and landscaping where the existing site is predominately a field. An overall positive finding can be made that the effects of the proposal are

appropriate considering the impact on the existing single family-density neighborhood, the physical characteristics of the site, and the availability of public facilities and services to be extended upon development. The development will take a undeveloped site and create a development that is visual appealing to the neighborhood. Design Standards are in place to help eliminate any impacts to the neighborhood and create a positive development.

Finally, there are no foreseeable adverse effects of the proposal to adjacent properties. The adjacent properties have public street frontage on and access to major streets. Interior site development standards are specified by code and can be met upon development. In order to provide screening and privacy for adjacent properties, the RA portion of the site will remain and will provide a 40 to 60 foot buffer along the north property line. Therefore, this criterion is met.

Finding: The potential effects of the proposed 9.5 acre rezone from RM1 to RM2 on the neighborhood will primarily be in the form of increased noise, visual, and environmental impact of the higher residential density allowed in the RM2 zone. Greater increased vehicle traffic to and from any new multiple family uses that locate at the property is also a potential effect on the neighborhood.

Any new apartment complex at the site will be required to provide the necessary landscaped off-street parking area. This will reduce the likelihood of parked vehicles spilling into the public streets. Any new building or parking area will be required to provide a landscaped bufferyard between the proposed multiple family use and the abutting dwellings to the west.

The City Traffic Engineer has reviewed the applicant's Traffic Impact Analysis and Transportation Planning Rule (TPR) Analysis and agrees with its findings and conclusion that this zone change will not create a significant impact to the surrounding transportation system.

It is not likely that there will be any noticeable change to the character of the neighborhood with the granting of the zone change request. Instead, the zone change will help facilitate the productive use of the site. Staff agrees with the applicant's response. This factor has been addressed.

Factor 5: The physical characteristics of the subject property, and public facilities and services; and

Factor 6: Any other factor that relates to the public health, safety, and general welfare that the Review Authority identifies as relevant to the proposed change;

Applicant's Statement: There are no unusual or unforeseen conditions affecting the subject property which make the need for additional review apparent at this time. The ZC process is the beginning of the review process for development of this site. However the applicant will address any other factors related to public health, safety, and general welfare deemed relevant. The conditions include but may not be limited to: increased traffic, noise, increased hard surfaces, new landscaping and disruptions to the site due to construction. All public facilities can be provided to the subject property as needed.

The standards of the zone and the public works requirements for public health and safety should effectively address any concerns regarding public health and safety. Public Works Department will review and address applicable public facility improvements needed for the level of development. Sanitary sewer and water can be provided to establish the necessary linkages required for emergency vehicle access and water for fire-fighting purposes. No adverse effects should occur due to storm drainage and sewage considerations. The subject property does not contain any sensitive environmental areas such as streams, ponds, or sensitive wildlife habitats. No separate biological studies are needed to determine sensitive habitat areas as none exist. The site's physical attributes and natural or scenic views have to be considered in the development of the site. A landscaping plan with irrigation is required to be submitted with a building permit application. Improved pedestrian access to the public sidewalks system facilitates the State's Transportation Planning Rule

by creating an environment where access to mass transit is encouraged and can be incorporated into any on-site development.

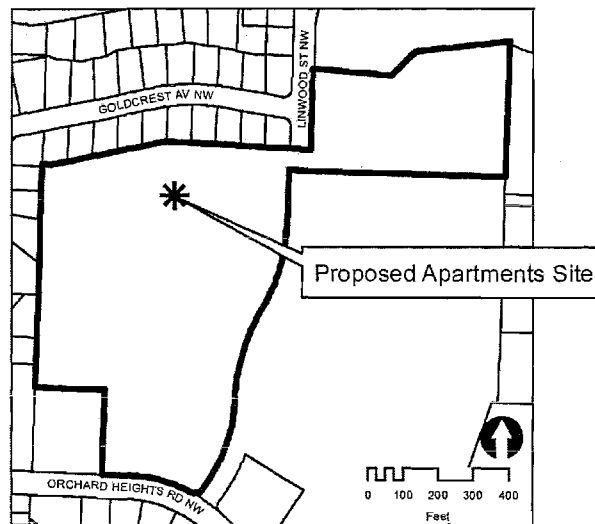
Finding: Staff concurs with the applicant's assessment that the physical characteristics of this site are appropriate to accommodate a higher density of multiple family residential development. The Public Works Department has reviewed the applicant's preliminary utility plans submitted with the consolidated site plan review requests for this site. The water, sewer, and storm infrastructure are available within surrounding streets and areas and are adequate to serve the proposed development and any foreseeable multiple family development on the 9.5 acre site.

Conclusion: Staff concurs with the statements submitted by the applicant's representative, as set forth above, and concludes that with the recommended condition, each of the factors has been addressed. Therefore, the proposed zone change conforms to Criterion B as defined under SRC 113.150(b).

The proposal is consistent with and in compliance with the applicable goals and policies of the Salem Area Comprehensive Plan and the Statewide Planning Goals and satisfies all applicable criteria.

Based on the facts and findings presented by the applicant, staff concludes that the proposed amendment meets the criteria for approval. The applicant met their burden of proof in satisfying the Statewide Planning Goals, and the evaluation of factors for zone change defined under SRC 113.150, thereby meeting the approval criteria for a zone change.

FINDINGS APPLYING TO THE TYPE II SITE PLAN REVIEW AND ADMINISTRATIVE DESIGN REVIEW FOR A PROPOSED 180-UNIT APARTMENT COMPLEX



SRC 163.070(b) states that approval of a Type II Site Plan Review application shall be granted if the decision authority finds that:

- (1) The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116;
- (2) 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;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

(4) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

Analysis of Type II Site Plan Review Criteria:

Criterion (1): The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116.

Applicant's Statement: Please see Attachment 7 for the Applicant's findings.

Finding: The applicant proposes a new one-story 180-unit apartment complex with off-street parking areas. The subject property is currently split-zoned RM1 (Multiple Family Residential) and RA (Residential Agriculture). The applicant has applied for consolidated zone change requests to change the zoning of the RM1 and RA portions of the site to RM2. Apartments are a permitted use in the RM2 zone.

To ensure that the needed zone changes are approved, staff recommends the following conditions of site plan approval:

Condition 1: The consolidated Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly on an approximately 0.96 acre portion of the subject property shall be approved.

Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.

The proposal meets or can meet all applicable development standards. The following is a summary of the development standards applicable to this proposal.

Building Height

Within the RM2 zone, building or structures, other than dwellings, erected, altered, or enlarged shall not exceed a height of 50 feet. The proposal satisfies the maximum height requirement.

Design Review

The proposed apartments require multiple family design review. The applicant has applied for administrative design review, following the clear and objective design standards, which have been reviewed for compliance with this site plan review request. The proposal satisfies all the applicable design standards except for the setback requirement found under Section 2.E.3.b.1) in the Development Design Handbook. This standard requires the apartments to be set back one foot from abutting single family zoned properties for each one foot of building height. The site plan does not meet this standard at the north property line adjacent to proposed Building 10. Staff has discussed this with the applicant. The applicant is working on a redesign of this building in order to meet the required setback. To ensure compliance with this design standard, staff recommends the following condition:

Condition 3: Prior to building permit issuance, the site plan shall be revised to ensure Multiple Family Design Standard E.3.b.1) is satisfied at the location of proposed Building No. 10.

Dwelling Unit Density

The proposed apartments will contain a total of 180 units. The RM2 zone requires a minimum dwelling unit density of 12 units per acre, and a maximum of 28 units per acre. Based on the 7.74 acre size of the apartments complex site, a minimum of 93 and maximum of 216 dwelling units are required. The proposal complies with this standard. The review of dwelling unit density assumes the site is partitioned as proposed of the applicant's site plan. Therefore, staff recommends the following condition of site plan approval:

Condition 4: Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.

Off Street Parking and Loading (SRC Chapter 133)

The site plan also complies with the minimum parking space and loading space requirements of SRC Tables 133-1 and 133-2, and all other parking area development standards.

Required Yards, Lot Coverage, Landscaping, and Screening

The site was reviewed for compliance with all other applicable development standards of SRC Chapter 148, 130, and 132, and was found to comply.

Criterion (2): 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.

Applicant's Statement: Please see Attachment 7 for the Applicant's findings.

Finding: The existing configuration of Orchard Heights Road NW and the applicant's proposed design of future Linwood Street NW do not meet current standards for their classification of street per the Salem Transportation System Plan. Dedication and construction of an extension of Linwood Street NW south the Orchard Heights Road NW is necessary to provide access to the proposed apartment complex. Linwood Street NW shall be designed to Collector "B" standards to accommodate for a higher level of residential property access and on street parking. In addition, the applicant's TIA describes that a left-turn lane is required from eastbound Orchard Heights Road NW to northbound Linwood Street NW, and that left and right turn lanes are required on Linwood Street NW at Orchard Heights Road NW. In order to fully meet this criterion and to ensure the required street improvements and right-of-way dedication are provided by the applicant, consistent with SRC 77.150 and the applicant's TIA, the following conditions are recommended:

Condition 5: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Condition 6: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition 7: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street

standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Safe pedestrian access to and from the subject property is not currently provided because sidewalks are lacking in Orchard Heights between the subject property and the elementary, middle, and high schools toward the west. In order to provide adequate pedestrian connectivity, the applicant shall construct street and sidewalk improvements along the north side of Orchard Heights Road NW, approximately 475 feet to the west, the following condition is recommended:

Condition 8: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Criterion (3): Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Applicant's Statement: Please see Attachment 7 for the Applicant's findings.

Finding: The proposal includes new parking areas, with drive aisles and parking stalls of sufficient width and depth to meet the standards of SRC Chapter 133, Off-Street Parking and Loading. The site plan proposes site access via a two driveways onto the Linwood Street extension. These driveways meet minimum spacing requirements in the Public Works Design Standards to provide for safe turning movements into and out of the property.

The proposed alignment of Linwood Street connecting onto Orchard Heights Road NW meets the arterial spacing requirements in the Public Works Design Standards to provide for safe turning movements into and out of the property.

The City Traffic Engineer has approved the future Linwood Street NW connection to Orchard Heights Road NW based on a sight distance analysis provided in previous applications for the subject property.

Staff finds that the proposal meets this criterion.

Criterion (4): The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

Applicant's Statement: Please see Attachment 7 for the Applicant's findings.

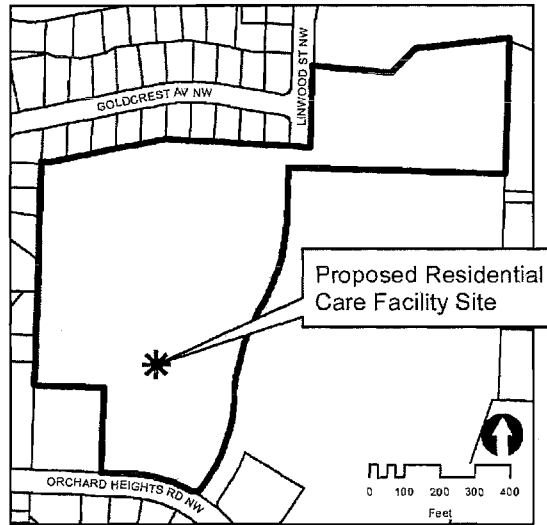
Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development.

The applicant's site plan shows a partial extension of public sewer to serve the proposed development. As a condition of sewer service, the development shall provide public sewers to serve adjacent upstream parcels in order to provide for an orderly development of the drainage area

(PWDS-Sewer (II)(2.00)). To ensure this required sewer service is constructed by the applicant, the following condition is recommended:

Condition 9: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

FINDINGS APPLYING TO THE DISCRETIONARY DESIGN REVIEW FOR A PROPOSED 119-UNIT RESIDENTIAL CARE FACILITY



The proposed care facility is made up of 76 “Independent Living” units and 46 “Assisted Living” units. The applicant’s statement indicates that each of the “Independent Living” units will have their own kitchen and bathroom facilities, thereby meeting the definition of “multiple family development”. Therefore, multiple family design review applies to the independent living portion of the care facility. The applicant has applied for discretionary design review. The Development Design Handbook specifies the following Design Guidelines applicable to multi-family developments.

1. OPEN SPACE

Common Open Space Requirements (Section 2.A.2):

- 1) *Provide a variety of open space opportunities of sufficient size for use by all residents.*

Applicant’s Response: See site and landscaping plans. The applicant’s development meets the open space standards under A.2.b.

Finding: The proposed site plan includes a 108,925 square feet of landscaped area. The largest common open space area is 15,450 square feet in area. In addition, a 1,500 square foot outdoor recreational area is proposed. The proposed open space is consistent with the size and dimensional requirements of the corresponding design standards and satisfies this guideline.

- 2) *Open space shall be comprised of common and private open space.*

Applicant’s Response: See site and landscaping plans. The development meets the standards under A.2.b.

Finding: The applicant's statement indicates that private open space is provided for each independent living dwelling unit. Together with the proposed common open space, the project satisfies this standard.

3) *Minimize the amount of perimeter yard used for common open space.*

Applicant's Response: See site and landscaping plans that illustrate how the perimeter yards are to be landscaped. The proposal meets the standard under A.2.b. Active play areas are located in the interior.

Finding: The corresponding design standard to this guideline limits the amount of required open space that may be located at the perimeter of the development within required setback/bufferyard areas to 50 percent. The proposal meets this standard. The proposed recreation area is also completely outside of a required perimeter yard. The proposed design is consistent with this design guideline.

Children's Play/Adult Recreation Areas (Section 2.A.3):

1) *Provide a variety of common open area enjoyment by all residents.*

Applicant's Response: See site and landscaping plans. The development is for a Residential Care Facility. The applicant has provided Adult Recreation areas such as benches and open space. Therefore, this standard is met.

Finding: The proposed design incorporates several common open space areas around the building. The proposed design is consistent with this design guideline.

2) *Distribute common open space around buildings and throughout the site.*

Applicant's Response: See site and landscaping plans. The proposal meets the standards under A.3.b. and A.4.b.

Finding: The proposed design distributes open space throughout the development site in the form of lawn areas and a designated common open space area. The proposed design is consistent with this design guideline.

3) *Centrally located within the development common open space that includes provisions for children's play or adult recreation areas.*

Applicant's Response: See site and landscaping plans. The proposal meets the standards under A.3.b.

Finding: The proposed design includes a common open space area and open space recreation area near the center of the site. The proposed design is consistent with this design guideline.

4) *If provided, locate children's play areas incorporating safety aspects into the design, including such things as visibility to area from dwelling units, location in regards to accessways and parking lots, and selection of equipment.*

Applicant's Response: See site and landscaping plans. Because of the type of use proposed on the site, a children's play area is not provided. The proposal meets the standards under A.3.b.

Finding: No children's play area is proposed. This guideline is not applicable.

Private Open Space Requirements (Section 2.A.4):

- 1) ***Provide individual private open space areas for each dwelling unit in multiple family developments.***

Applicant's Response: See elevation and site plan. The development meets the standards under A.4.b.

Finding: The applicant's statement indicates that private open space is provided for each of the dwelling units, meeting the requirements of the corresponding private open space design standards. No floor plans were submitted to verify the actual dimensions of the private open space areas. However, the submitted elevation drawings do show the outline of balconies for the units, consistent with the applicant's statement and in compliance with the guideline.

- 2) ***Provide direct access through a doorway to private open space that is contiguous to the dwelling unit.***

Applicant's Response: See elevation. The proposal meets the standards under A.4.b.

Finding: The applicant's statement indicates that private open space is provided for each of the individual units, meeting the requirements of the corresponding private open space design standards. The submitted elevation drawings do show the outline of balconies connected to the individual units, consistent with the applicant's statement and in compliance with this guideline.

- 3) ***If private open space is adjacent to common open space, provide a buffer between the two areas.***

Applicant Response: See landscaping and site plans. The proposal meets the standards under A.4.b.

Finding: The landscape plans indicate that landscaping will be used to separate private and common open spaces. The proposal is consistent with this design guideline.

2. **LANDSCAPING**

General Landscaping Requirements (Section 2.B.2):

- 1) ***Distribute a variety of tree types throughout the site to maximize site coverage.***

Applicant's Response: See landscaping plan. The plan contains a list of plant materials showing the variety and dispersal of plants. The proposal meets the standards of B.2.b.

Finding: The design proposes a variety of plant materials throughout the site, around the proposed parking areas, and around buildings and common open space areas consistent with the intent of this design guideline.

- 2) ***Use landscaping to shield the site from winter winds and summer sun.***

Applicant's Response: See landscaping plan for location, size, and variety of plant material. The proposal meets the standards under B.2.b.

Finding: The number of trees to be provided and their overall distribution throughout the site will help to shield the property from winter winds and summer sun. The proposed design conforms to this design guideline.

3) ***To the maximum extent possible, preserve significant trees on site.***

Applicant's Response: See landscaping plans and tree plan. The trees on site have been removed and will be replaced pursuant to the standards under B.2.b.

Finding: The residential care facility site contains several large existing trees at its western end. The applicant is proposing to remove these trees. These trees are not protected under SRC Chapter 68. A tree conservation plan submitted with the concurrent partition application (Partition Case No. 11-05). The tree plan proposes removal of these trees, but preservation of trees at the northern end of the 16.8 acre property, along Goldcrest Brook. Removal of the existing trees at the care facility site is necessary in this case to allow room for the fire accessway.

4) ***When abutting single family residential zoned properties (RA or RS), provide an appropriate combination of landscaping and screening to buffer between the multiple family use and the adjacent single family zone.***

Finding: The subject property abuts RA and RS zoned property to the west, which is developed with single family dwellings. There is a category "E" bufferyard required between a care facility and an abutting residential uses. A category "E" bufferyard includes a minimum six (6) foot tall wall and a 40 foot wide landscape strip planted with one (1) plant unit per 16 square feet of yard area.

The proposed design is consistent with this design guideline.

Site Frontage Requirements (Section 2.B.3):

1) ***Plant trees within the public right-of-way, according to requirements of the Parks Operation Division that enhance the residential character of the site.***

Applicant's Response: See landscaping plans. The applicant's development meets the standard under B.3.b.

Finding: The subject property abuts Orchard Heights Road NW and future Linwood Street NW. The applicant is required to coordinate with the Parks Division on final placement of the street trees, consistent with this design guideline.

Exterior Building Requirements (Section 2.B.4):

1) ***Plant landscaping to define and accentuate the primary entry way of a dwelling unit or combination of dwelling units.***

Applicant's Response: See landscaping plans and elevations. The applicant's development meets the standards under B.4.b.

Finding: Vegetation will be provided to define and accentuate the primary entry ways of the proposed facility. The proposed design is consistent with this design guideline.

2) ***Provide vertical and horizontal landscape elements along all exterior walls to soften the visual impact of the building and promote the residential character of the site.***

Applicant's Response: See landscaping plan. The proposal meets the standards under BA.b.

Finding: The proposed site plan provides both horizontal landscape elements (shrubs, ground cover, and lawn) and vertical elements (trees) along the exterior of the buildings. The

proposed landscaping and site features help to soften the visual impact of the building and reinforce the residential character of the site. The proposed design is consistent with this design guideline.

Privacy Requirements (Section 2.B.5):

- 1) ***Use landscaping or a combination of landscaping and fencing to buffer multiple family developments from abutting properties.***

Applicant's Response: See landscaping plan. The applicant's development meets the standards under B.5.b.

Finding: The subject property abuts RA and RS zoned property to the west, which is developed with single family dwellings. There is a category "E" bufferyard required between a care facility and an abutting residential uses. A category "E" bufferyard includes a minimum six (6) foot tall wall and a 40 foot wide landscape strip planted with one (1) plant unit per 16 square feet of yard area. The proposed design is consistent with this design guideline.

- 2) ***Enhance with landscaping the privacy of dwelling units. Fencing may be used in combination with plant units.***

Applicant's Response: See landscaping, elevation and plans. The proposal meets the standards under B.5.b.

Finding : The proposed design utilizes landscaping and site features to enhance the privacy of dwelling units by defining the boundaries between private and common open space. The proposed design is consistent with this design guideline.

Parking Lot Landscaping Requirements (Section 2.B.6):

- 1) ***Distribute canopy trees throughout the parking area; including the perimeter of the parking lot.***

Applicant's Response: See landscaping plan which shows compliance with the standards under B.6.b.

Finding: The proposed landscape plan provides trees around the perimeter of the proposed parking lots site. The proposed design is consistent with this design guideline.

3. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Safety Features for Residents (Section 2.C.1):

- 1) ***Consider in the design of the project, crime prevention and resident safety.***

Applicant Response: The proposal meets the standards under C.1.b. See enclosed safety assessment sheet.

Finding: The proposed site and building design on the property helps to ensure that proposed parking areas and open space areas are visible from the dwelling units. This ensures enhanced visual surveillance on the property, discourages criminals, and limits the number of places to hide without being seen. The on-site facility staff will further enhance safety of the site.

The applicant has stated that the development will also include lighting throughout the site which will also enhance the safety of the development at night. The proposed design is consistent with this design guideline.

- 2) ***Plant landscaping and install fencing that does not obscure visual surveillance of common open space, parking areas or dwelling entryways.***

Applicant Response: The proposal meets the standards under C.1.b. See enclosed safety assessment sheet.

Finding: Landscaping provided in the design will be of a height sufficient to provide delineation between what is common open space and private open space, but it will not be so tall as to provide an obstruction to the visual surveillance of common open space areas and parking areas. The proposed design is consistent with this design guideline.

4. **PARKING, SITE ACCESS, AND CIRCULATION**

General Parking, Site Access Requirements (Section 2.D.2):

- 1) ***Design parking areas to minimize the expanse of continuous parking.***

Applicant Response: See site and landscaping plans. The parking areas are located and broken up into different segments meeting the standards under D.2.b.

Finding: Parking areas within the proposed parking lot are separated physically with the use of interior parking lot landscaping and are broken into different segments to minimize the appearance of continuous parking, and are consistent with the design guidelines.

- 2) ***Provide pedestrian pathways that connect to and between buildings, open space, parking areas, and surrounding uses.***

Finding: The proposed site plan provides pedestrian connections between the building, parking lots and the public sidewalk system. This is consistent with the guideline.

- 3) ***Locate parking to maximize the convenience of residents.***

Applicant's Response: The parking areas within the development are all accessible to the residents via paved sidewalks and marked crosswalks. Parking areas are located adjacent to the buildings. The proposal complies with the standard D.2.b.

Finding: The proposed parking areas have been placed in close proximity to the proposed building entrances and therefore maximize the convenience of the residents. The proposed design is consistent with this design guideline.

- 4) ***Consider site topography, natural contours, and abutting single family zones in the design of parking areas and circulation systems.***

Applicant's Response: The topography of the site has been taken into consideration for the design as illustrated on the site plans. The proposal complies with the standard D.2.b.

Finding: The subject property slopes downward from Orchard Heights Road NW in the south, to the abutting proposed apartment complex to the north. The footprint of the building, location of fire accessway, common open space, and parking lots on the site all take into consideration the topography of the site. The proposed design is consistent with this design guideline.

Site Access Requirements (Section 2.D.3):

- 1) *Promote via an internal circulation plan, accessibility to and from the site for both automobiles and pedestrians.***

Applicant's Response: The development provides paved access ways and pedestrian paths throughout the site.

Finding: Vehicle access to the site is taken from the Linwood Street extension. The proposed internal driveway and parking lot within the development provides access throughout the site.

Pedestrian accessibility is provided through the network of pedestrian paths proposed throughout the site. These paths provide a connection from the building to the parking lots and the public sidewalk system.

The proposed design is consistent with this design guideline.

- 2) *Incorporate into the site design methods to minimize vehicle and pedestrian conflicts.***

Applicant's Response: As shown on the site plan, there are paved sidewalks and marked crosswalks to provide safe and convenient pedestrian access. The use of sidewalks, crosswalks, and adequate vehicle circulation helps minimize vehicle and pedestrian conflicts. Thus the proposal complies with the standard D.3.b.

Finding: As is indicated by the applicant and on the site plan, pedestrian access through the site is provided by pathways which connect the parking lots to the building and the public sidewalk system and Linwood Street. Pedestrian access is marked in the parking lots and where it crosses the accessway drive, helping to minimize vehicle and pedestrian conflicts. The proposed design is consistent with this design guideline.

- 3) *Where possible, connect driveway access to collector or frontage streets rather than directly onto arterial streets.***

Applicant's Response: The subject property has street frontage along Orchard Heights Road and Linwood Street which is designated as a collector. Access onto Orchard Heights will not be allowed. All access will be taken from Linwood Street. Thus the proposal complies with the standard D.3.b.

Finding: The site takes driveway access only onto the Linwood Street extension, which is classified as a collector street. The proposed driveway access is consistent with this guideline.

- 4) *Where possible, consolidate driveway access with driveways serving adjacent sites.***

Applicant's Response: There are no other driveways abutting the subject property that can be utilized. The proposal complies with the standard D.3.b.

Finding: This design guideline requires, in summary, that where possible driveway access to adjacent sites should be consolidated. This design guideline does not, however, mandate that driveway access be consolidated where it is not desirable or physically possible.

An apartment complex is proposed to the north of the care facility. These two sites are designed as two separate sites, to be operated by separate parties. Shared access is not proposed, and considering the scale of the two proposed developments, shared access

would not necessarily be beneficial or practical in this case. Under the circumstances of this case, the proposed design is consistent with this design guideline.

5) ***Locate parking so as to minimize views of parking areas from the public right-of-way and abutting properties.***

Applicant's Response: The parking areas are sited in front of the building and landscaped to such an extent that the parked cars and hard surfaced areas have minimal visual impact on the public street. The proposal complies with standard D.3.b.

Finding: Much of the proposed parking will be located north of the proposed building, away from Orchard Heights Road, which will be the busier of the two street frontages. The parking that is adjacent to the streets will be landscaped to minimize views from the public right-of-way. The proposed design is consistent with this design guideline.

5. **BUILDING MASS AND FACADE DESIGN**

General Building Mass and Facade Requirements (Section 2.E.2):

1) ***Site buildings with sensitivity to topography and natural land form.***

Applicant's Response: See site plan. The applicant's development meets the standards under E.2.b..

Finding: Staff concurs with the applicant's statement. The proposed building and parking lot are located on the site to respond to the topography of the lot and required setbacks. The proposed design is consistent with this design guideline.

2) ***Reinforce the human scale of development and avoid buildings with long monotonous exterior walls.***

Applicant's Response:

See site and elevation plans for description of exterior walls, facade treatment, window and door location, width and location of pedestrian paths, and plant materials.

The proposal is for a Residential Care Facility with assisted living and 119 independent living units within the buildings. The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings.

The building length of the individual units portion of the building does exceed 150 feet in length. Since this is not an apartment complex and the buildings needs to be connected to provide convenient and safety for its residents, it is difficult to meet this standard.

The design and use of the building also make it difficult to meet the building articulation standards. However, the building provides contrast throughout the site in regards to building materials, sign, size and location.

Multi-Family design standards are written for apartment developments, not residential care facilities. As shown on the plans, the facility will meet Building Code and Planning Code. It will also be design to be visually appealing.

Finding: The findings provided in the applicant's statement above sufficiently address the guideline. The proposed design is consistent with this design guideline.

Compatibility Requirements (Section 2.E.3):

- 1) ***Provide contrast and compatibility throughout the site in regards to building design, size, and location.***

Finding: Contrast and compatibility is provided throughout the site in regards to building design, size, and location. This is achieved through the windows, offsets, building heights/number of stories, materials, balconies, and building orientation provided within the design. The proposed design is consistent with this design guideline.

- 2) ***Provide an appropriate transition between new structures onsite with existing structures on abutting sites.***

Finding: The abutting property to the west contains a single-family dwelling and the abutting property to the east contains a light-impact use. The proposed design includes a building that is three stories in height. The abutting properties to the west contain single-family residential structures. The proposal provides an appropriate transition between the surrounding residential structures through the use of a Category "E" bufferyard, which will be 40 feet wide, various landscaping elements, and a 6-foot wall. The proposed design is consistent with this design guideline.

- 3) ***Use architectural elements and facade materials to provide continuity throughout the site.***

Finding: As is indicated by the applicant's representative and illustrated within the elevations drawings of the proposed building, the proposed design utilizes a number of elements such as siding, window treatment, and roofing materials to provide continuity of design throughout the site. The proposed design is consistent with this design guideline.

- 4) ***Design and construct the majority of dwelling units as close as possible to the street right-of-way.***

Applicant's Response: See the site plan.

Finding: The site plan contains one large building, which is placed appropriately in relation to the abutting streets, given the required bufferyards and topography of the site, and complies with this guideline.

- 5) ***Incorporate architecturally defined and covered entryways that are easily identified with architectural features.***

Applicant's Response: The entryways are illustrated on the elevations. Thus the standard under E.3.b is met.

Finding: The entryways are acknowledged well in the building design, and are easily identified. The entryway articulation is also appropriate to the scale of the building. The proposed design is consistent with this design guideline.

Building Articulation Requirements (Section 2.E.4):

- 1) ***To minimize the appearance of building bulk, establish a building offset interval along structure facades and incorporate the disbursement of windows within building walls.***
- 2) ***Provide articulation at the common entry way to all residential buildings.***

3) **Construct building roofs that are functional and reinforce the residential character of the neighborhood.**

Applicant's Response: The proposal is for a Residential Care Facility with assisted living and 119 independent living units within the buildings. The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings.

The building length of the individual units portion of the building does exceed 150 feet in length. Since this is not an apartment complex and the buildings needs to be connected to provide convenient and safety for its residents, it is difficult to meet this standard.

The design and use of the building also make it difficult to meet the building articulation standards. However, the building provides contrast throughout the site in regards to building materials, sign, size and location.

Multi-Family design standards are written for apartment developments, not a residential care facility. As shown on the plans, the facility will meet Building Code and Planning Code. It will also be design to be visually appealing.

Finding: The proposed building designs include regular offset intervals and roof articulation that help to reduce the appearance of building mass and bulk. The use of windows, balconies, and entry articulation also contribute to a reduction in the overall appearance of mass and bulk within the buildings. The proposed design is consistent with this design guideline.

6. **RECYCLING**

On-Site Design and Location of Facilities (Section 2.F.1):

1) **Provide facilities to allow recycling opportunities for tenants as conveniently located as the trash receptacles and in compliance with any applicable federal, state or local laws.**

Applicant's Response: See site plan for location of the trash/recycle enclosure. The proposal complies with F.1.b.

Finding: The proposed design includes a centrally located recycling area which will serve the tenants of the development. The proposed design is consistent with this design guideline.

2) **Construct container areas that are compatible in material and design with the building materials used within the development.**

Applicant's Response: See elevation and landscaping plans for construction materials and screening of the trash enclosure. The proposal complies with F.1.b.

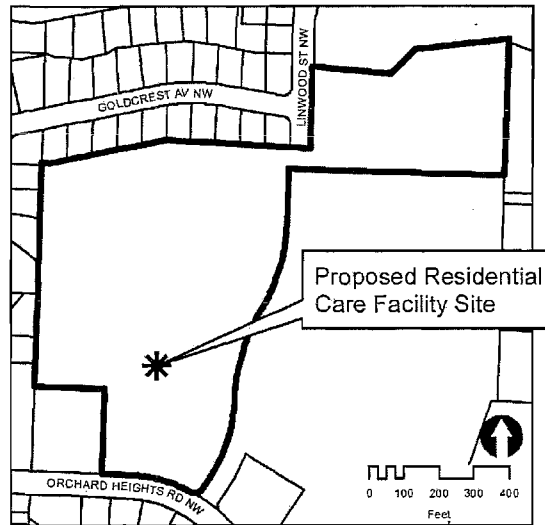
Finding: The recycle enclosure detail included with the site plan indicates a block walls with a pitched roof design. This design will screen the containers from view and match the high quality of other building materials used at the site. The proposal is consistent with this design guideline.

3) **Locate recycling facilities to provide adequate access for franchised haulers and with containers sufficient to allow collection of all recyclables that are managed by the haulers.**

Applicant's Response: The proposal complies with F.1.b.

Finding: The proposed trash and recycling area is located on the site to provide for convenient access by the franchised garbage hauler. Access to the trash and recycling area is unobstructed by buildings or other structures. The proposed design is consistent with this design guideline.

FINDINGS APPLYING TO THE TYPE II SITE PLAN REVIEW FOR A PROPOSED 119-UNIT RESIDENTIAL CARE FACILITY



SRC 163.070(b) states that approval of a Type II Site Plan Review application shall be granted if the decision authority finds that:

- (1) The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116;
- (2) 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;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (4) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

Analysis of Type II Site Plan Review Criteria:

Criterion (1): The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116.

Applicant's Statement: Please see Attachment 9 for the Applicant's findings.

Finding: The applicant proposes a new one-story 119-unit residential care facility with off-street parking areas. The subject property is split-zoned RM1 (Multiple Family Residential) and RM2 (Multiple Family Residential). The applicant has applied for a consolidated zone change request to

change the zoning of the RM1 portion of the site to RM2. Residential Care Facilities are classified under Standard Industrial Classification Major Group 836, and are permitted in the RM2 zone.

The proposal meets or can meet all applicable development standards. The following is a summary of the development standards applicable to this proposal.

Building Height

Within the RM2 zone, building or structures, other than dwellings, erected, altered, or enlarged shall not exceed a height of 50 feet. The proposed care facility satisfies the maximum height requirement.

Design Review

The proposed care facility is made up of 76 "Independent Living" units and 46 "Assisted Living" units. The applicant's statement indicates that each of the "Independent Living" units will have their own kitchen and bathroom facilities, thereby meeting the definition of "multiple family development". Therefore, multiple family design review applies to the independent living portion of the care facility. The applicant has applied for discretionary design review, consolidated with this site plan review request. To ensure the project receives design review approval, staff recommends the following condition of approval:

Condition 1: The consolidated Discretionary Design Review for the residential care facility shall be approved.

Dwelling Unit Density

The proposed care facility will contain a total of 119 units, 76 of which will be fully independent with their own bathroom and kitchen facilities. The RM2 zone requires a minimum dwelling unit density of 12 units per acre, and a maximum of 28 units per acre. Based on the 4.9 acre size of the care facility site, a minimum of 59 and maximum of 138 dwelling units are required. The proposal complies with this standard. The review of dwelling unit density assumes the site is both changed to completely RM2 zoning and partitioned as proposed of the applicant's site plan. Therefore staff recommends the following conditions of site plan approval:

Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.

Condition 3: Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.

Off Street Parking and Loading (SRC Chapter 133)

The minimum off-street parking requirement for the proposal is established through the consolidated Zoning Adjustment request for a parking determination. Staff recommends an off-street parking requirement of one space per three beds within the facility. This yields a minimum of 40 spaces required for the proposed 119 unit facility, assuming one bed per unit. The applicant's site plan proposes 78 total parking stalls, which meets the recommended standard. To ensure the proposal receives approval for the needed parking determination, staff recommends the following condition:

Condition 4: The consolidated Zoning Adjustment to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c), shall be approved.

The site plan also complies with the minimum loading space requirements of SRC Table 133-2 and all other parking area development standards.

Required Yards

For residential care facilities, interior required yards are the landscaped bufferyards of SRC chapter 132. The proposed use is a heavy impact use pursuant to SRC Table 132-1 because the proposed care facility is over 100,000 square feet in gross floor area. To the west there are single family dwellings, which are classified as residential abutting uses, requiring a Category "E" 40-foot-wide landscaped bufferyard. In this case, the Public Works Department has given permission to allow a fire accessway in the E bufferyard. A 6-foot-tall wall is required within the Category E bufferyard. The site plan proposes a fence. To ensure the required wall is provided, the following condition is recommended:

Condition 5: A 6-foot-tall wall is required within the Category E bufferyard along the western property lines, where the care facility abuts single family residential uses.

To the north an apartment complex is proposed, which is also over 100,000 square feet in gross floor area and considered an abutting heavy impact use. No buffer is required between uses of like impact.

Yards adjacent to the streets are a required minimum of 20 feet, which is provided.

Lot Coverage, Landscaping, and Screening

The site was reviewed for compliance with all other applicable development standards of SRC Chapter 148, 130, and 132, and was found to comply.

Criterion (2): 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.

Applicant's Statement: Please see Attachment 9 for the Applicant's findings.

Finding: The existing configuration of Orchard Heights Road NW and the applicant's proposed design of future Linwood Street NW do not meet current standards for their classification of street per the Salem Transportation System Plan. Dedication and construction of an extension of Linwood Street NW south the Orchard Heights Road NW is necessary to provide access to the proposed care facility. Linwood Street NW shall be designed to Collector "B" standards to accommodate for a higher level of residential property access and on street parking. In addition, the applicant's TIA describes that a left-turn lane is required from eastbound Orchard Heights Road NW to northbound Linwood Street NW, and that left and right turn lanes are required on Linwood Street NW at Orchard Heights Road NW. In order to fully meet this criterion and to ensure the required street improvements and right-of-way dedication are provided by the applicant, consistent with SRC 77.150 and the applicant's TIA, the following conditions are recommended:

Condition 6: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Condition 7: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition 8: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Safe pedestrian access to and from the subject property is not currently provided because sidewalks are lacking in Orchard Heights between the subject property and the elementary, middle, and high schools toward the west. In order to provide adequate pedestrian connectivity, the applicant shall construct street and sidewalk improvements along the north side of Orchard Heights Road NW, approximately 475 feet to the west, the following condition is recommended:

Condition 9: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

Criterion (3): Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Applicant's Statement: Please see Attachment 9 for the Applicant's findings.

Finding: The proposal includes new parking areas, with drive aisles and parking stalls of sufficient width and depth to meet the standards of SRC Chapter 133, Off-Street Parking and Loading. The site plan proposes site access via a single driveway onto the Linwood Street extension. This driveway access meets minimum spacing requirements in the Public Works Design Standards to provide for safe turning movements into and out of the property.

The applicant's proposed alignment of Linwood Street connecting to Orchard Heights Road NW meets the arterial spacing requirements in the Public Works Design Standards to provide for safe turning movements into and out of the property.

The City Traffic Engineer has approved the future Linwood Street NW connection to Orchard Heights Road NW based on a sight distance analysis provided in previous applications for the subject property.

Staff finds that the proposal meets this criterion.

Criterion (4): The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

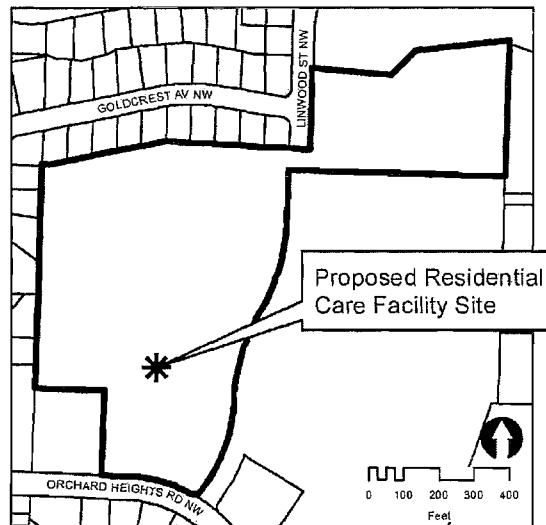
Applicant's Statement: Please see Attachment 9 for the Applicant's findings.

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

The applicant's site plan shows a partial extension of public sewer to serve the proposed development. As a condition of sewer service, the development shall provide public sewers to serve adjacent upstream parcels in order to provide for an orderly development of the drainage area (PWDS-Sewer (II)(2.00)). To ensure this required sewer service is constructed by the applicant, the following condition is recommended:

Condition 10: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

FINDINGS APPLYING TO THE DETERMINATION OF MINIMUM PARKING SPACE REQUIREMENTS FOR A RESIDENTIAL CARE FACILITY USE



SRC Chapter 133, Table 133-1, specifies the minimum number of off-street parking spaces required for each type of land use. Some uses, such as residential care facilities, are not included in Table 133-1. Where a land use is not included in the table, a zoning adjustment is required to determine the appropriate off-street parking requirement.

The intent and purpose of an adjustment are to: "allow reasonable and economically practical development of property where special conditions warrant limited deviation." SRC 116.020 states that an adjustment may be granted upon finding that:

- a) The intent and purpose behind the specific provision sought to be adjusted is either clearly inapplicable under the circumstances of the particular proposed development, or the particular development as proposed otherwise clearly satisfies the intent and purpose for the provision sought to be adjusted; and, in either case, the proposed development will not unreasonably impact surrounding existing or potential uses and development; or
- b) Specific criteria for the grant of a particular kind of adjustment specified elsewhere in this zoning code are met.

Furthermore, SRC 116.030(d) states that an adjustment may be granted:

- d) Where otherwise specifically permitted under this zoning code, and then only within any limits specified in the grant of such authority.

In this case, the particular kind of adjustment is specified in SRC 133.100(c), which states:

For any proposed use not shown on Table 133 1, the administrator shall determine the parking space requirement for the most nearly similar use listed in Table 133 1 with regard to traffic generation, and render such determination as an adjustment pursuant to SRC Chapter 116.

Applicant's Statement: The intent and purpose of an adjustment is to "allow reasonable and economically practical development of the property where special conditions warrant limited deviation" (SRC 116.010).

There is no intent and purpose statement in the parking chapter in the zone code under Chapter 133. However, Salem's zone code requires that uses be served by off-street rather than on-street parking; be owned by the owner of the property served by the parking; be improved to specific standards and be physically accessible to the users of the particular use that is served by the parking. Other City standards require that parking lots be drained and not cause loose materials from spreading on city streets.

The proposal is to develop the site with a 119-bed residential care facility (Standard Industrial Classification (SIC) #836) on property zoned RM2. Salem's parking standards do not address parking needs for a residential care facility. The proposal is for residential care facility with a majority of individuals who require 24-hour supervision but who do not generally need medical care beyond routine health checks and medication monitoring. The proposal will also include independent living units that will be for residents who require assistance, but do not require 24-hour supervision and have units with their own kitchen and bathroom facilities. Forty-three of the units will be for assisted living residential and 76 units will be designated for independent living residents. Therefore, there will be a total of 119 units (119 beds) within the entire facility.

A majority of the residents of this facility do not drive and are generally people in declining years and health who need assisted care for self-preservation. They will be served by medical van transportation and visitors' passenger vehicles. The facility will be served by commercial vans or by private passenger vehicles for delivery of supplies used with the facility.

There are Salem Area Mass Transit facilities on Orchard Heights. The nearest transit service available to the site is provided via Route 10 (Orchard Heights) and Route 10X (Orchard Heights Express) on Orchard Heights Road.

Linwood Drive will be located along the east property line of the site and provide access to Orchard Heights Road to the south. Linwood Drive will be designated as a "collector" street and will therefore, provide on-street parking.

A more practical and economical approach would be to require parking based upon one parking space per three beds. This would be consistent with the Nursing and Personal Care Facilities (SIC 805) as outlined under SRC Table 133-1 (15)(A). Based upon this approach, there would be 40 parking spaces to serve the facility. This does not eliminate the required ADA parking space or the loading space for delivery vans or medical transport.

Bike parking is not specified for this type of use in Table 133-1. A bike rack for staff and visitors can be provided either outdoors or indoors. Generally one bike rack accommodating 4-5 bicycles is sufficient for a small facility of this type.

The site plan for the proposal shows 78 parking spaces. This is sufficient parking for this type of use and the minimal transportation impact that it generates . . . The proposed parking area will comply with the Parking and Loading Area Development Requirements under SRC 133.200 and the Driveway Development Standards of SRC 133.210. The Site Plan Review application currently in review assures compliance with development standards. The amount of parking should be based

upon the number of beds or clients and on-site employees as these types of facilities generate minimal traffic due to the inability or limited amount of the clients that drive.

Finding: Review of the Salem Zoning Code for required off-street parking for the proposal revealed that residential care facilities (SIC 836) are not included in the Minimum Parking Space Requirements Table (SRC Table 133-1). The procedure for determining minimum parking space requirements for uses not included in Table 133-1 is defined in SRC 133.100(c), as stated above.

Pursuant to SRC 133.100(c), Planning staff consulted with the City Traffic Engineer regarding trip generation estimates for residential care facilities in order to compare that information with possible similar uses listed in Table 133-1. City staff concluded that based on the Institute of Traffic Engineers Trip Generation Manual (ITE), the trip generation for a residential care facility use is most similar to a Nursing and Personal Care Facility.

The proposed development is classified by the SIC 8361 as a "Residential Care Facility", which the Standard Industrial Classification (SIC) Manual describes as:

Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element.

The land use that most closely matches the SIC 8361 description in the ITE Manual is Land Use No. 253 "Congregate Care Facility". It is described as:

Congregate care facilities are independent living developments that provide centralized amenities such as dining, housekeeping, transportation and organized social/recreation activities. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance.

The Congregate Care and Nursing Home ITE uses and their trip generation rates are compared below.

ITE 253 – Congregate Care Facility (Residential Care Facility) = 2.02 daily trips per "dwelling unit"

ITE 620 – Nursing Home = 2.37 daily trips per "bed"

The ITE description of Nursing Home is:

...a facility whose primary function is to care for persons who are unable to care for themselves. Examples of such facilities include rest homes and chronic care and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Nursing homes are occupied by residents who do little or no driving; traffic is generated by employees, visitors and deliveries.

This description is consistent with the SIC definition of Nursing and Personal Care.

Since the parking chapter of SRC Chapter 133 does not include residential care facilities, SRC 133.100(c) indicates that:

For any proposed use not shown on Table 133-1, the administrator shall determine the parking space requirement for the most nearly similar use listed in Table 133-1 with regard to traffic generation, and render such determination as an adjustment pursuant to SRC Chapter 116.

As demonstrated above, the most closely related use to a residential care facility, which also has similar traffic generation characteristics, is "Nursing Home". A nursing home requires a parking rate of one parking space per three beds in SRC Table 133-1.

Based on this analysis of trip generation, staff concurs with the applicant's statement and determines that one vehicular parking space per three beds and a minimum of one bicycle parking space per 30 beds is appropriate. Staff recommends the following condition of approval:

Condition 1: The proposed residential care facility use is subject to the minimum parking space requirement of one vehicular parking space per three beds, no maximum parking space requirement, and a minimum bicycle parking space requirement of one bicycle parking space per 30 beds.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the facts and findings of the staff report and APPROVE, by resolution, the following actions for Comprehensive Plan Change/Neighborhood Plan Change/Zone Change/Design Review/Site Plan Review/Adjustment 11-13, on property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103):

- A. APPROVE the Salem Area Comprehensive Plan (SACP) Map designation change request from "Single Family Residential" to "Multi-Family Residential" on an approximately 0.96 acre portion of the subject property;
- B. APPROVE the West Salem Neighborhood Plan Map change request from "Single Family" to "Multi-Family" on an approximately 0.96 acre portion of the subject property;
- C. APPROVE the Zone Change request from RA (Residential Agriculture) to RM2 (Multiple Family Residential) on an approximately 0.96 acre portion of the subject property;
- D. APPROVE the Zone Change request from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property;
- E. APPROVE the Site Plan Review with Administrative Multiple Family Development Design Review for the Apartment Complex subject to the following conditions of approval:

Condition 1: The consolidated Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly on an approximately 0.96 acre portion of the subject property shall be approved.

Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.

Condition 3: Prior to building permit issuance, the site plan shall be revised to ensure Multiple Family Design Standard E.3.b.1) is satisfied at the location of proposed Building No. 10.

- Condition 4: Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.
- Condition 5: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 6: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 7: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 8: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 9: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

F. APPROVE the Discretionary Design Review for the residential care facility;

G. APPROVE the Site Plan Review for the residential care facility subject to the following conditions of approval:

Condition 1: The consolidated Discretionary Design Review for the residential care facility shall be approved.

- Condition 2: The consolidated Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property shall be approved.
- Condition 3: Prior to building permit issuance, the concurrent request to partition the subject property (Partition Case 11-05) shall be approved and the plat shall be recorded.
- Condition 4: The consolidated Zoning Adjustment to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c), shall be approved.
- Condition 5: A 6-foot-tall wall is required within the Category E bufferyard along the western property lines, where the care facility abuts single family residential uses.
- Condition 6: Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 7: Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 8: Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 9: As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall extend a minimum 5-foot-wide sidewalk westerly along Orchard Heights Road, connecting to the existing sidewalk approximately 475 feet to the west. The improvements described in this condition shall be designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.
- Condition 10: Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100). The improvement described in this condition shall be .

designed and approved prior to building permit issuance and shall be completed by the applicant and accepted by the Public Works Director prior to occupancy.

- H. APPROVE the Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836), pursuant to SRC 133.100(c), subject to the following condition of approval:

Condition 1: The proposed residential care facility use is subject to the minimum parking space requirement of one vehicular parking space per three beds, no maximum parking space requirement, and a minimum bicycle parking space requirement of one bicycle parking space per 30 beds.

- Attachments:**
1. Public Hearing Notice
 2. Vicinity Map and Explanatory Maps
 3. Applicant's Statement for CPC/NPC/ZC Request on 0.96 acres
 4. Applicant's Map for CPC/NPC/ZC request on 0.96 acres
 5. Applicant's Statement for Zone Change on 9.5 acres
 6. Applicant's Map for Zone Change on 9.5 acres
 7. Applicant's Statement for Site Plan Review for Apartments Complex
 8. Plans for Apartments Complex
 9. Applicant's Statement for Site Plan Review for Residential Care Facility
 10. Plans for Residential Care Facility
 11. Applicant's Statement for Parking Determination for Residential Care Facility
 12. Public Works Department Memorandum
 13. Salem-Keizer School District Comments

Prepared by: Bryan Colbourne, Planner III



G:\CD\PLANNING\CASE APPLICATION FILES 2011\CPC-ZC Comp Plan Change-Zone Change\1-Staff Reports\CPC-ZC-DR-SPR-ADJ11-13.bgc.doc



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Comprehensive Plan Change/Zone Change/Design Review/Type II Site Plan Review/Zoning Adjustment Case No.CPC-ZC-DR-SPR-ADJ11-13
AMANDA APPLICATION NO:	11-117190-ZO
HEARING INFORMATION:	Salem Planning Commission, Tuesday, January 10, 2012, 5:30 p.m., Council Chambers, Room 240, Civic Center
PROPERTY LOCATION:	1400 Block of Orchard Heights Road NW, SALEM OR / 97304
OWNER / APPLICANT:	LINDBECK FAMILY, LLC
AGENT:	BRIAN MOORE, MOUNTAIN WEST INVESTMENT CORPORATION
DESCRIPTION OF REQUEST:	<p>A consolidated application for a proposed 180-unit apartment complex with off-street parking area and a 119-unit residential care facility with off-street parking area that contains:</p> <ol style="list-style-type: none">(1) a Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map designation from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential) and amend the West Salem Neighborhood Plan map accordingly, on an approximately 0.96 acre portion of the subject property;(2) a Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property;(3) a Design Review for the new apartment complex;(4) a Type II Site Plan Review for the new apartment complex;(5) a Design Review for the new residential care facility;(6) a Type II Site Plan Review for the new residential care facility; and(7) a Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility (Standard Industrial Classification [SIC] 836) pursuant to SRC 133.100(c); <p>For property approximately 16.8 acres in size, currently split-zoned RM2, RM1, and RA, and located at the 1400 Block of Orchard Heights Road NW (Polk County Assessor's Map and Tax Lot numbers: 073W16C / 00103).</p>
CRITERIA TO BE CONSIDERED:	<p>❖ Comprehensive Plan Change</p> <p>Pursuant to SRC 64.090(d), the testimony and evidence for the COMPREHENSIVE PLAN CHANGE must be directed to the following criteria:</p> <ol style="list-style-type: none">1. A lack of appropriately designated suitable alternative sites within the vicinity for a proposed use in regard to (a) size, or (b) location; or2. A major change in circumstances affecting a significant number of properties within the vicinity such as: (a) the construction of a major capital improvement, or (b) previously approved plan amendments for properties in the area; and3. The proposed plan change considers and accommodates as much as possible all applicable statewide planning goals; and4. The proposed change is logical and harmonious with the land use pattern for the greater area as shown on the detailed and general plan maps; and5. The proposed change conforms to all criteria imposed by applicable goals and policies of the comprehensive plan in light of its intent statements; and6. The proposed change benefits the public. <p>❖ Zone Change</p> <p>Pursuant to SRC 113.150(b), the testimony and evidence for the ZONE CHANGE must be directed to the following criteria:</p>

ATTACHMENT 1

1. The existence of a mistake in the compilation of any map, or in the application of a land use designation to the property;
2. A change in the social, economic, or demographic patterns of the neighborhood or the community;
3. A change of conditions in the character of the neighborhood;
4. The effect of the proposal on the neighborhood;
5. The physical characteristics of the subject property, and public facilities and services; and
6. Any other factor that relates to the public health, safety, and general welfare that the Review Authority identifies as relevant to the proposed change.

❖ **Design Review**

Pursuant to SRC Chapter 120, the Salem Planning Commission is charged to review certain development applications as specified in the Salem Development Design Review Handbook for conformance with development design guidelines or standards, and shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the design guidelines or standards. Conditions of approval, if any, shall be limited to project modifications required to enable the project to better meet the intent of the design guidelines.

❖ **Type II Site Plan Review**

Pursuant to SRC 163.070(b), approval of a TYPE II SITE PLAN REVIEW application shall be granted if:

- (1) The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116;
- (2) 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;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (4) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

❖ **Zoning Adjustment**

Pursuant to SRC 116.020, an ADJUSTMENT may be granted by the Hearings Officer only upon finding: (a) The intent and purpose behind the specific provision sought to be adjusted is either clearly inapplicable under the circumstances of the particular proposed development, or the particular development as proposed otherwise clearly satisfies the intent and purpose for the provision sought to be adjusted; and, in either case, the proposed development will not unreasonably impact surrounding existing or potential uses and development; or (b) Specific criteria for the grant of a particular kind of adjustment specified elsewhere in this zoning code are met.

Pursuant to SRC 133.100(c), the Hearings Officer shall determine the parking space requirement for the most nearly similar use listed in Table 133-1 with regard to traffic generation, and render such determination as an ADJUSTMENT pursuant to SRC Chapter 116.

**HOW TO PROVIDE
TESTIMONY:**

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Bryan Colbourne, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-588-6173 ext 7463; E-mail: bcolbourne@cityofsalem.net

NEIGHBORHOOD ORGANIZATION:

West Salem Neighborhood Association, Janet Noakes, Land Use Chair; Phone: (503) 391-7563; Email: janetnoakes@yahoo.com

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

www.cityofsalem.net/Departments/CommunityDevelopment/Planning/PlanningCommission/Pages/default.aspx

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

December 21, 2011

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

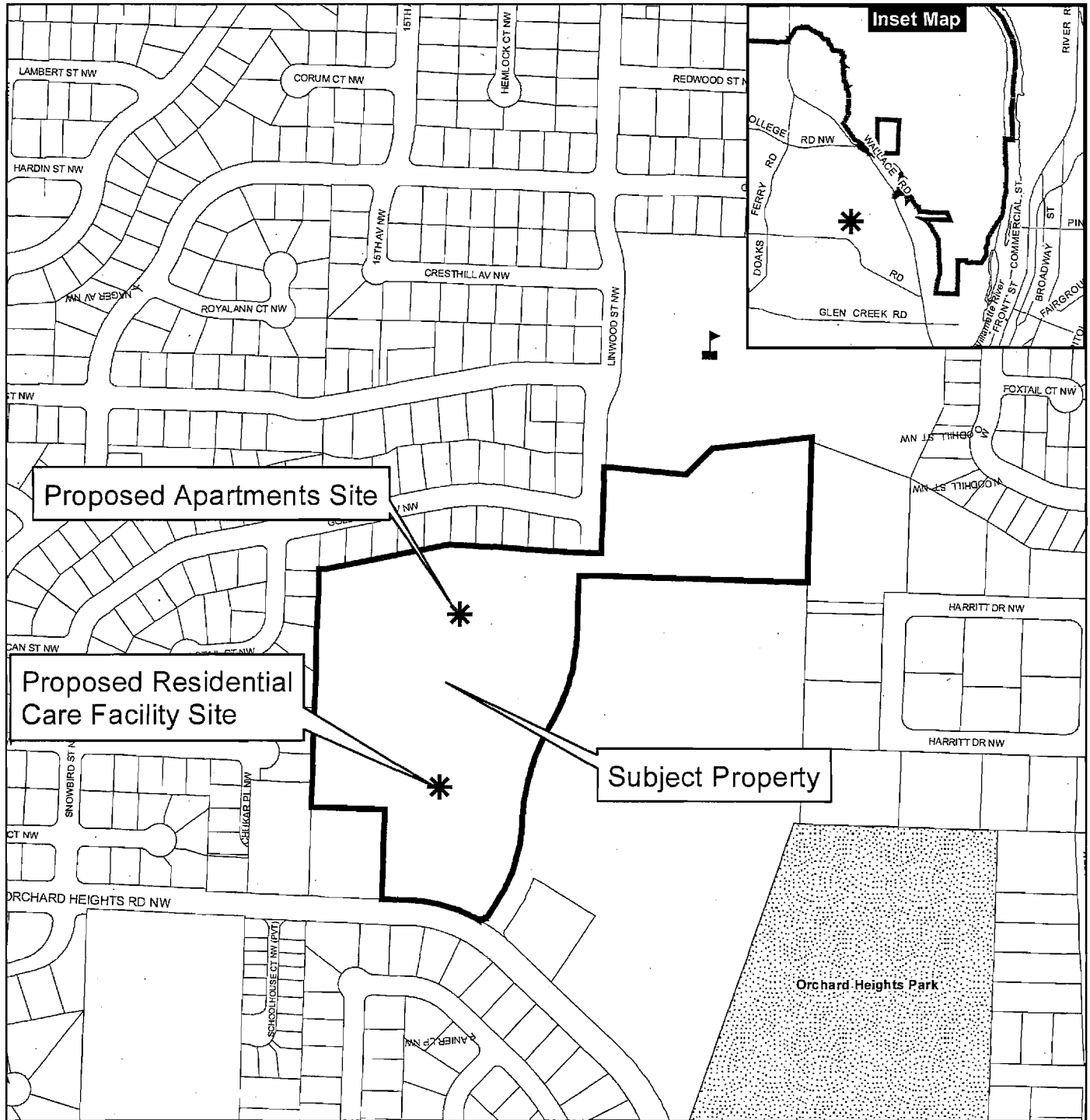
G:\CD\Planning\Case Application Files 2011\CPC-ZC ... \CPC-ZC-DR-SPR-ADJ11-13HearingNotice.doc

It is the City of Salem's policy to assure that no person shall be discriminated on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities.

Individuals needing special accommodations such as sign or other language interpreters to participate in the meeting, must request such services at least two working days (48 hours) in advance by calling the Community Development Department at 503-588-6173 (Text Telephone: 503-588-6353) Equipment for the hearing impaired is available upon request.

Vicinity Map

Taxlot: 073W16C 00103



Legend

- | | | |
|-----------------------|---------------------------|---------|
| Taxlots | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District | Schools |
| City Limits | | |

CITY OF Salem

 AT YOUR SERVICE

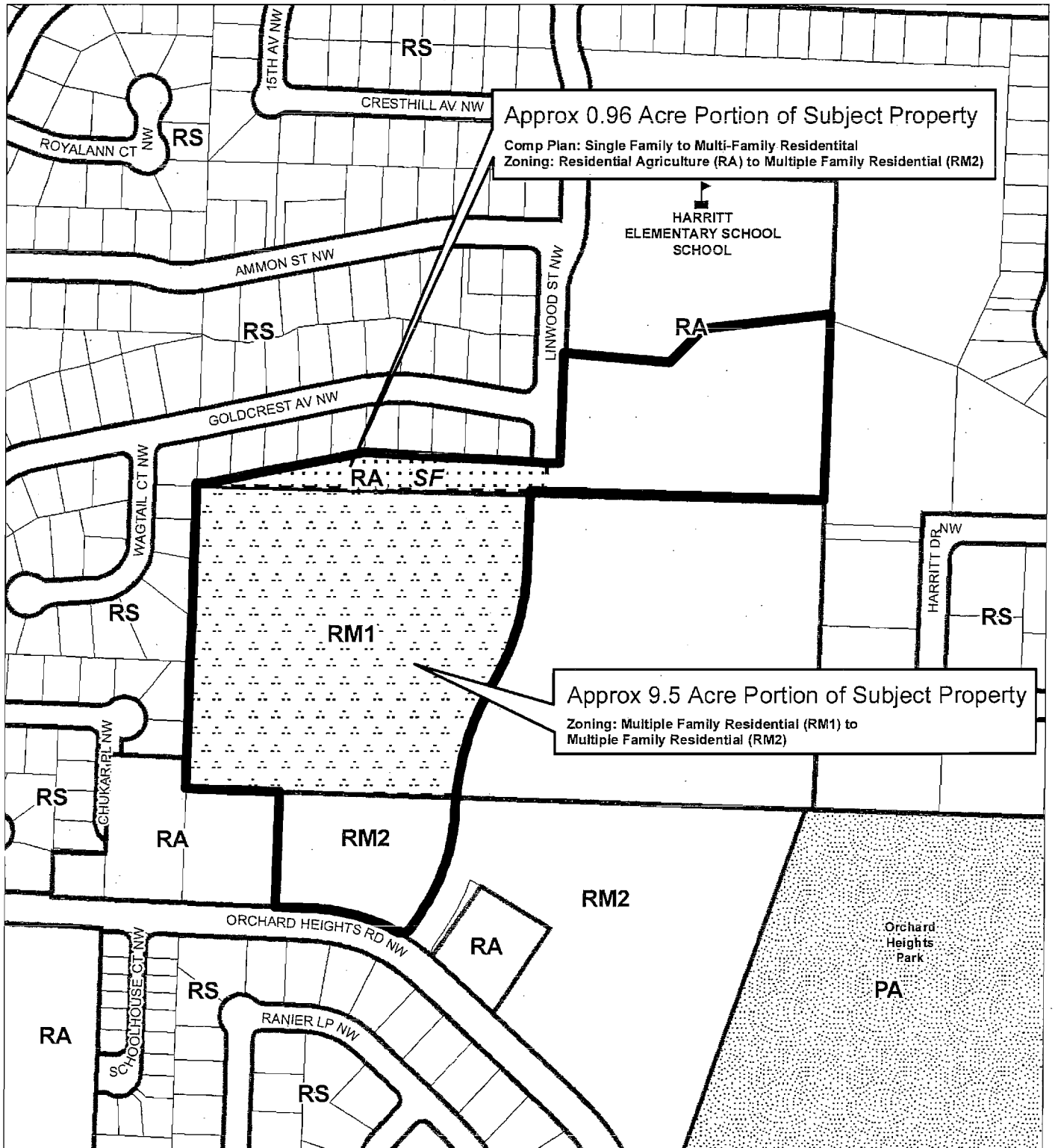
 Community Development Dept.

This
eve
use
and
rese

ATTACHMENT 2

Comprehensive Plan Change / Zone Change 11-13

As Part of Consolidated Application CPC-ZC-DR-SPR-ADJ-11-13



Legend

- RS** Existing Base Zoning
- SF** Existing Comprehensive Plan
- Area of Proposed Changes
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

0 50 100 200 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

Orchard Heights: Comprehensive Plan Change and Zone Change

Background:

The subject property is approximately 16.87 acres in size and located on Orchard Heights Road NW (7.3.16C/Tax Lot 103). The subject property is zoned RA (Residential Agriculture), RM1 (Multi-Family Residential 1), and RM2 (Multi-Family Residential 2). The subject property is designated as "Multi-Family Residential" and "Single Family Residential" on the Salem Area Comprehensive Plan (SACP) Map.

The subject property is located within the Salem Urban Growth Boundary and in the corporate city limits.

On September 15, 2011, the applicant met with City Staff to discuss the development of the subject property.

The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project.

The applicant has submitted a partition application to divide the property into three parcels, a zone change application to rezone the RM1 portion of the property to RM2, a Design Review application, and a Site Plan Review application. All these applications are currently in with the City of Salem and in review.

Proposal:

The applicant is proposing to rezone the 0.96 acre RA portion of the property to RM2 and change the comprehensive plan designation of the RA portion from "Developing Residential" to "Multi-Family Residential". See Site Plan.

The applicant's original submittal shows the parking and access way within this RA zoned property. The applicant evaluated the design of the site and found the best way to provide a large buffer for properties to the north, was to place parking and access on the RA portion of the site instead of buildings.

The parking and accessways are dependent upon the main use, apartments, on the same premises. Staff has determined that parking and accessways are not an accessory use or permitted use within the RA zone. Therefore, the applicant has decided to submit a CPC/ZC application for the rezoning of the RA portion of the site to RM2. The RA portion of the site will continue to be used for parking and accessway; no buildings will be placed on this 0.96 acre portion of the property.

The applicant has also submitted a Partition, Zone Change application, Site Plan Review application, and a Design Review application that include this site.

The applicant would like all of these applications to go through the Collective (a.k.a. Consolidated) process before the Planning Commission.

EXISTING SITE CONDITIONS

The applicant is requesting a CPC/ZC to the 0.96 RA portion of the site to RM2, along with changing the comprehensive plan designation of the 0.96 acre RA portion to "multi-family residential".

The entire property has street frontage on Orchard Heights and Linwood Street. The site is currently vacant, but will be developed as an apartment complex and a Residential Care Facility (on the southern portion). As shown on the site plan, access onto Linwood will be located to the east of the development.

Site Plan:

A site plan has been provided.

Vicinity Information:

The subject property is located on the north side of Orchard Heights Road NW. The vicinity map is attached as shown. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

North: RS (Single Family Residential); existing single family dwellings

RA (Residential Agriculture); Harritt Elementary School

East: RA (Residential Agriculture); existing single family dwelling

RM1 and RM2 (Multi-Family Residential 1 & 2); vacant land

South: Across Orchard Hts Rd-RS (Single Family Residential); single family dwellings

West: RS (Single Family Residential); existing single family dwellings

RA (Residential Agriculture); existing single family dwelling

Applicable Detail Plans:

Detailed plans are prepared as policy guides to the Salem Area Comprehensive Plan and are specific plans for a particular geographic area of the city, or for the provision or performance of some particular service or function. Site Plan's have been provided showing the zoning of the site and the proposed zoning.

Salem Transportation System Plan (STSP): The STSP uses a Street Classification System to determine the functional classification of each street within the city's street system. The subject property abuts Linwood Street to the east. Linwood Street will extend to Orchard Height to the south and provide access to the subject property and adjacent properties.

The functional classifications for the streets are Parkway, Local Road, and Minor Arterial, respectively.

The Linwood extension will be classified as a collector on the STSP. Orchard Heights will continue to be classified as a minor arterial.

APPLICANT'S REASONS ADDRESSING THE COMPREHENSIVE PLAN CHANGE CRITERIA

SRC 64.040(g) defines a minor plan change as a single proceeding for amending the Comprehensive Plan map affecting less than five privately and separately owned tax lots. This request is a Category 2 minor plan change under SRC 64.050, which is a quasi-judicial act. The burden of proof in meeting the approval criteria rests with the proponent of the change (SRC 64.090(a)).

This is a minor plan change in that it only involves the land that the applicant owns. The minor plan change is consistent with the overall objectives of the SACP. No substantive changes are needed to SACP policies or text amendments to accomplish the change in designation. The applicant has the option of addressing either Criteria 1 or 2 and must address Criteria 3-6.

"Criterion 1: A lack of appropriately designated suitable alternative sites within the vicinity for a proposed Use. Factors in determining the suitability of alternative sites are limited to one or both of the following:

- (a) **Size: Suitability of the size of the alternative sites to accommodate the proposed use; or**
- (b) **Location: Suitability of the location of the alternative sites to permit the proposed use; or**

Vicinity Area



The site was chosen due to location, existing level of development in the area, and access to major streets. In order to address these criteria, vicinity for determining "suitable alternative sites" is necessary. Therefore, the vicinity has been determined to be within a specific area bounded by Wallace Road, Orchard Heights Road, Brush College Road, and Doaks Ferry Road shown in Attachment 1.

Size/Location: The applicant is proposing to change the comprehensive plan designation of the 0.96 acres RA portion of the site to "Multi-Family Residential". This change makes sense since the majority of the property is already designated as "Multi-Family Residential." This change will be consistent with the zoning and designation of the entire site. Mixed zoned properties are difficult to develop and usually result in a CPC/ZC.

The applicant is proposing to develop the subject property with an apartment development south of this RA piece. In order to provide a 40-60 foot setback along the north property line of the site, the applicant evaluated the design of the site and found the best way to provide a large buffer for properties to the north, was to place parking and access on the RA portion of the site instead of buildings. The RA portion of the site will continue to be used for parking and

accessway; no buildings will be placed on this 0.96 acre portion of the property. There is a lack of appropriately designated sites within this vicinity that could accommodate the additional parking for the apartments. Surrounding properties are zoned RS and do not allow parking areas for apartment uses. The portion of the property to the south is zoned RM1 and RM2, however, in order to move the parking to the southern portion of the site, the development would have to be resigned and the placement of buildings toward the north property line would occur. The applicant wants to provide a large bufferyard along the north property line, not buildings or single family dwellings (which are allowed). Therefore, No buildings will be placed within this portion of the site.

There is RM zoned property located along Wallace Road and Brush College Road. These sites are either developed or not large enough. There are some sites along Wallace Road that are zoned RM. However, the location of a sites along Wallace Road may pose access issues for a development of this size. This site gives the applicant the ability to provide transition housing. Apartments and a Residential Care Facility along the southern portion abutting Orchard Heights. Along with provide a large bufferyard to the north within this 0.96 acre RA zoned portion of the site. No other site within the area gives the developer this ability. There are no parcels the size of the subject property zoned RM2 along Orchard Heights Road or within the vicinity.

As shown on the City land use map there is no property contiguous to the existing site that is appropriately designated for the proposed use on the RA portion of the site (other than the piece to the east), and there is none in the necessary proximity Orchard Height Road. The only appropriately designated property within the necessary proximity to the existing site is the property directly to the east (Tax Lot 102) of the site that is zoned RM and is currently owned by the same owner. However, due to the location of the Linwood Street extension, the site to the east is not a suitable site to be developed with parking for the Apartment Development. The most feasible process is to rezone the RA portion of subject property to allow it to be developed with parking and an accessway for the apartment development to the south of this RA portion.

This 0.96 acre RA portion of the site is in the ideal location due to access, and the proposed development of the apartments on the same premises. Rezoning this site will allow the applicant place parking and accessways within this area, while keeping a large bufferyard along the north property line. As stated above, the applicant will not place any buildings within this 0.96 acre portion of the site.

In conclusion, there are no sites for the proposed use located along Orchard Heights Road, Wallace Road, Brush Collage Road, or Doaks Ferry Road that provide the necessary access, area large enough, or which are appropriately designated. There are no appropriately designated alternative sites within the vicinity for the proposed use based. Therefore, the proposal satisfies this criterion.

Suggested Conditions of Approval: No buildings shall be placed within the 0.96 acre northern portion of the site. This area shall only be designated for parking and accessway areas.

Criterion 3 is addressed as follows:

The following Statewide Planning Goals apply to this proposal:

The request is in conformance with State Wide Planning and all applicable land use standards imposed by state law and administrative regulation, which permit applications to be filed. Development of the subject property can meet the minimum standards of the zone code and the

STSP. The proposal complies with the applicable intent statements of the SACP as addressed in this report. The applicant has presented evidence sufficient to prove compliance with these standards.

Goal 1 – Citizen Involvement:

The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project. See attached notice.

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies, and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. As stated above, on October 17th, the applicant will be attending the West Salem Neighborhood Association meeting to discuss their proposal with the Association and neighbors. The Neighborhood Association meeting gives adjacent property owners and citizen's an additional opportunity to be involved in the Land-Use process for this development. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Goal 2 – Land Use Planning

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Salem Area Comprehensive Plan (SACP) is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the SACP and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the comprehensive plan change/zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed comprehensive plan/zone change, along with findings and evidence to support the partitioning, zone change, site plan review, and design review applications. For these reasons, the proposal conforms to the land use planning process established by this Goal.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there are no mapped wetlands or waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will be applied at the time of development and will ensure compliance with Goal 5. The applicant will provide a tree plan, identifying the location and size of all existing trees on the site.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required as part of the Partition application.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential

development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Goal 6 – Air, Water and Land Resources Quality

The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The City has identified the process through which water, sewer and storm drainage will be supplied to the site as stated in the October 6, 2011 preapplication conference letter to the applicant, see attached letter. Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary street, Orchard Heights. This is a major traffic route in the area. Orchard Heights is designated as a minor arterial in the Salem Transportation System Plan (STSP). The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact. The TIA will identify the traffic needs for the site and mitigation measures.

The site is mostly vacant. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land. The City's adopted facility plans implement Goal 6.

Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Salem identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal provides improved public pedestrian connections via hard-surfaced sidewalks. Harritt Elementary School is located to the north of the site and Orchard Heights park to the east of the site. These two sites provide adequate parks and recreation within the area. However, at the time of development, the multi-family development on the site will have common open space and private open space for the residents. Therefore, the proposal complies with this Goal.

Goal 10 – Housing

As stated above, in 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RM1 and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS). The RA portion of the site remained the same.

The applicant's proposal is to rezone the 0.96 acre RA portion of the site to RM2 to allow parking and accessways on the site while maintaining setbacks that exceed the minimums. The applicant is also requesting a comprehensive plan change to the 0.96 acre RA portion of the property from "developing residential" to "multi-family residential".

As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone helps allow parking and an accessway on the site as a permitted use, while helping to meet multi-family designated property needs within the Salem Urban Growth Boundary.

The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines that exceed the minimums.

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

The City's subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in Salem.

Goal 11 - Public Facilities and Services

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Polices and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the Salem urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

Traffic from this site is diverted away from residential areas and has convenient access to the existing streets. Aesthetics and landscaping will be considered in the design of the circulation system to cut down on headlight glare, heat, and improved traffic direction.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Goal 12 – Transportation

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. Since Linwood Street is identified on the Salem Transportation System Plan, the Linwood Street extension will provide a needed connection to the already existing street system. The major streets are in place due to previous development.

Since parking and an accessway will be located on the 0.96 acre RA zoned parcel and will not generate any additional traffic. No buildings will be located on this portion of the site.

A Traffic Impact Analysis is in the process of being finished.

Criterion 4 is addressed as follows:

The subject property is in an area characterized by single family uses and vacant multi-family land.

The development of the site and the 0.96 acre RA zoned portion will be according to City landscaping and bufferyard standards and other improvement standards which are the minimum community development "harmony" standards established by the City. By meeting these

requirements at the development stage, the development will meet the City's adopted community development standards which are designed to make abutting land uses compatible with each other.

Development standards of the City further direct harmonious design with regard to the amount and direction of outdoor lighting, bufferyards, improved access, street improvements, paved parking lots and paved surfaces to limit dust. Transportation facilities are in place and Linwood Street will be extended to Orchard Heights.

West Salem Neighborhood Plan:

West Salem does have an adopted Neighborhood Plan that was adopted by City Council on April 7, 2004. The Plans Goals and Policies are to maximize the use of land within the current UGB; provide a mixture of housing types for all income levels; encourage higher densities, infill, and mixed-use opportunities, where appropriate, to minimize the need for UGB expansion.

According to the West Salem Neighborhood Plan Policies, housing needs should require 15 percent alternative housing types in new-single family subdivisions greater than 5 acres to promote diversity of housing throughout West Salem; locate multiple-family housing complexes near existing or proposed shopping services; and encourage infill development that is compatible with the adjacent established neighborhood character.

Even though no buildings will be constructed on this portion of the site, the rezoning of the RA portion of the site will help to maximize the densities allowed in the area while providing a mixture of housing in a single family residential area and will be consistent with the proposed RM1 and RM1 zoning on the southern portion of the site.

One of the recommended changes to the Generalized Land Use Map within the West Salem Neighborhood Plan is to rezone the northeastern RA zoned portion of the site to RM2. See attached map. The rezoning of the 0.96 acre RA portion (northern portion) of site will be consistent with this proposed change that is proposed for the RA zoned portion across Linwood Street to the east.

The West Salem Neighborhood Plan is provided in order to help development be developed logically and harmonious to the area. The rezoning of the RA property to RM2 will be harmonious and consistent with the West Salem Neighborhood Plan.

Criterion 5 is addressed as follows:

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

According to the SACP, the cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acre of residential development.

The comprehensive plan change/zone change will allow the this portion of property to be developed at a higher density, therefore, meeting or exceeding the dwelling average. The majority of the site will be developed as a multi-family dwellings and Residential Care Facility, therefore, meeting the dwelling requirements.

Residential Development Policies

Establishing Residential Uses: The applicant's proposal is to rezone the 0.96 acre RA-portion of property to RM2 to allow parking and accessways within that area of the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary. Therefore, establishing a mixture of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS). While the RA portions remained RA. The comprehensive plan designation for the site is "Developing Residential" and "Multi-Family Residential". The rezoning of the RA portions to RM2 will be consistent with the SMFLS study, State Wide Planning Goal 10, and current housing needs in the in area.

The comprehensive plan change/zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available

along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing and vacant multi-family designated land. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide a 40-60 foot bufferyard along the north property line that exceeds the minimum and a 30 foot bufferyard along the west property line.

Circulation System and Through Traffic: The subject property is located along Orchard Heights Road and has direct access onto Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

Alternative Housing Patterns: The adjacent properties are vacant or developed as single-family dwellings. In order to provide an alternative housing pattern in the neighborhood, the proposed development will provide a higher density of needed housing along Orchard Heights Road.

Requests for Rezoning: The subject property is designated for Developing Residential and Multi-family development. The request is just to change the Developing Residential designation of the 0.96 acre RA zone portion of the site to Multi-Family Residential. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development. The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and process in place to help implement multi-family design standards. The applicant's development will be in compliance with the Multi-Family Design Standards as outlined in SRC Chapter 148 and the City of Salem Design Handbook. The applicant has submitted Design Review and Site Plan Review applications concurrently with the Comprehensive Plan Change/Zone Change request.

Criterion 6 is addressed as follows:

The public is benefitted by creating a well-located parcel of multi-family land; it will increase the City and State tax base; it will be an attractive and efficient development; will identify and mitigate any hazards areas in reasonable and a responsible manner; and will provide the ability to enhance the otherwise only Multi-family designated parcel along Orchard Heights.

As stated above, the applicant evaluated the design of the site and found the best way to provide a large buffer for properties to the north, was to place parking and access on the RA portion of the site instead of buildings. The public will benefit from this CPC/ZC, since it will allow the applicant's parking and accessway to be placed in the RA portion instead of buildings. Therefore, proving a large landscaped bufferyard along the north property line.

The City has facilitated this development and this site by making it a part of the SMFLS Study and the West Salem Neighborhood Plan and by recognizing there is generally a need for multi-family housing in this area. The rezoning and design review address planning issues such as use, adequate parking, open space, access, internal circulation, public facilities, topography, drainage, and access. Site constraints such as configuration, frontage and topography are always taken into consideration for lot layout and access. Enhanced vehicular and pedestrian circulation is critical to City as well as the applicant.

In summary, by establishing a use that is consistent with the future residential needs in the area, by addressing how residential needs of the Salem area are being met by this proposal, and by providing higher density for housing needs and a logical transition from the existing single family dwellings to the north and west.

APPLICANT'S RESONS ADDRESSING THE ZONE CHANGE CRITERIA

The intent and purpose of zone changes is described in SRC 113.100(a). In this section, it is recognized that due to a variety of factors including normal and anticipated growth, changing development patterns and concepts, and other factors which cannot be specifically anticipated, the zoning pattern cannot remain static. The zone change review process is established as a means of reviewing proposals and determining when they are appropriate.

The subject property is currently zoned RA, RM1, and RM2 but is underdeveloped.

The proposed RM2 zone will implement the requested "Multi-Family Residential" SACP map designation.

Criterion (a) is addressed as follows:

Applicant Response To SRC 113.150(a): The burden of proof for the change has been presented by the applicant in the materials submitted with the application. The subject property already has a Comp. Plan designation of "Multi-Family Residential" and "Developing Residential". The impact of rezoning the RA portion of the site is not significant. RA zoning allows one single family dwelling per 4,000 square foot lot. The RM2 zoning requires a minimum of 12 units per acres with a maximum of 28 units per acre allowed. However, rezoning this site will allow the applicant to place parking and accessways within this area, while keeping a large bufferyard along the north property line. As stated above, the applicant will not place any buildings within this 0.96 acre portion of the site.

With the current zoning as is, the site could be fully developed with multi-family dwellings on the entire site, with a higher density than proposed. The zone change allows the applicant to develop as a multi-family development with parking on the northern portion and as a Residential Care Facility along Orchard Heights.

The zone change will allow the subject property to be developed with uses that are visually appealing, less dense, and provide more than adequate setbacks. The development of the 0.96 acre RA zoned portion, as shown on the site plan, as parking and an accessway creates less an impact on the site and traffic then if the site were developed just as multi-family dwellings. Therefore, this criterion is met.

Criterion (b) is addressed as follows:

Applicant Response To SRC 113.150(b):

Residential Development Goal

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

According to the SACP, the cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acre of residential development.

The zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average. The majority of the site will be developed as a multi-family dwellings and Residential Care Facility, therefore, meeting the dwelling requirements.

Residential Development Policies

The Residential Development Goals and Policies have been address above as well.

Establishing Residential Uses: The applicant's proposal is to rezone the 0.96 acre RA portion of property to RM2 to allow parking and accessways within that area of the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary. Therefore, establishing a mixture of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS). While the RA portions remained RA. The comprehensive plan designation for the site is "Developing Residential" and "Multi-Family Residential". The rezoning of the RA portions to RM2 will be consistent with the SMFLS study, State Wide Planning Goal 10, and current housing needs in the in area.

The comprehensive plan change/zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing and vacant multi-family designated land. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide a 40-60 foot bufferyard along the north property line that exceeds the minimum and a 30 foot bufferyard along the west property line.

Circulation System and Through Traffic: The subject property is located along Orchard Heights Road and has direct access onto Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

Alternative Housing Patterns: The adjacent properties are vacant or developed as single-family dwellings. In order to provide an alternative housing pattern in the neighborhood, the proposed development will provide a higher density of needed housing along Orchard Heights Road.

Requests for Rezoning: The subject property is designated for Developing Residential and Multi-family development. The request is just to change the Developing Residential designation of the 0.96 acre RA zone portion of the site to Multi-Family Residential. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development . The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and process in place to help implement multi-family design standards. The applicant's development will be in compliance with the Multi-Family Design Standards as outlined in SRC Chapter 148 and the City of Salem Design Handbook. The applicant has submitted Design Review and Site Plan Review applications concurrently with the Comprehensive Plan Change/Zone Change request.

Salem-Keizer Housing Needs Analysis:

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone of the 0.96 acre RA zoned portion helps with the deficit of gross acres of residential land while helping to meet housing needs.

Criterion (b) (1) is addressed as follows:

There is no identified mistake in the compilation of the electronic or historical zoning map for this area. The code allows for zoning modifications when a change of circumstance has occurred, and this more aptly describes the circumstances surrounding this particular case. A change in circumstances rather than mapping errors has occurred. Therefore, there is no mapping mistake identified for the subject property. Therefore, this criterion is not applicable.

Criterion (b) (2) is addressed as follows:

The economic, demographic, and social nature of this area is in the process of changing. The housing needs in West Salem have changed as outlined the West Salem Neighborhood Plan and the Salem-Keizer Needed Housing Study. The City zone and Neighborhood maps show that changes are occurring with the designation of areas too higher density residential and by creating commercial/social service nodes along Orchard Heights Road. The proposed zone change fits the current and future residential development pattern of the vicinity and the housing needs as outlined in the Salem-Keizer Housing Analysis Study. The Housing Needs Analysis states that, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone of the 0.96 acre RA zoned portion helps with the deficit of gross acres of residential land while helping to meet housing needs. Therefore, this criterion is met.

Criterion (b) (3) is addressed as follows:

The character of the neighborhood in the vicinity of the subject property is changing. Commercial and employment nodes along with other future multi-family zoned property have been identified within the area through the West Salem Neighborhood Plan. The West Salem Neighborhood Plan identifies needed housing changes in the neighborhoods and changes to surrounding commercial areas.

Therefore, the multi-family development of the site will be consistent with the future of this neighborhood. The residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area. The development will also meet Design Standards that are consistent with and enhance the character neighborhood.

Criterion (b) (4) is addressed as follows:

Rezoning the northern 0.96 acres of RA land on the site should have a positive effect on the neighborhood by allowing the applicant to place parking in this area and providing a large bufferyard with no buildings along the north property line. All necessary public facilities are required to be made available to the subject property, and adequate transportation facilities are already in place.

Impacts will not occur until actual development occurs and will include visual differences due to new structures, new public facilities installation, paving and landscaping where the existing site is predominately a field. An overall positive finding can be made that the effects of the proposal are appropriate considering the impact on the existing single family-density neighborhood, the physical characteristics of the site, and the availability of public facilities and services to be extended upon development. The development will take an undeveloped site and create a development that is visual appealing to the neighborhood. Design Standards are in place to help eliminate any impacts to the neighborhood and create a positive development.

Finally, there are no foreseeable adverse effects of the proposal to adjacent properties. The adjacent properties have public street frontage on and access to major streets. Interior site development standards are specified by code and can be met upon development. In order to provide screening and privacy for adjacent properties, the development will provide setbacks that exceed the minimums. Therefore, this criterion is met.

Criterion (b) (5) is addressed as follows:

There are no unusual or unforeseen conditions affecting the subject property which make the need for additional review apparent at this time. The CPC/ZC process is the beginning of the review process for development of this site. However the applicant will address any other factors related to public health, safety, and general welfare deemed relevant. The conditions include but may not be limited to: increased traffic, noise, increased hard surfaces, new landscaping and disruptions to the site due to construction. All public facilities can be provided to the subject property as needed.

The standards of the zone and the public works requirements for public health and safety should effectively address any concerns regarding public health and safety. Public Works Department will review and address applicable public facility improvements needed for the level of development. Sanitary sewer and water can be provided to establish the necessary linkages required for emergency vehicle access and water for fire-fighting purposes. No adverse effects should occur due to storm drainage and sewage considerations. The subject property does not contain any sensitive environmental areas such as streams, ponds, or sensitive wildlife habitats. No separate biological studies are needed to determine sensitive habitat areas as none exist. The site's physical attributes and natural or scenic views have to be considered in the development of the site. A landscaping plan with irrigation is required to be submitted with a building permit application. Improved pedestrian access to the public sidewalks system facilitates the State's Transportation Planning Rule by creating an environment where access to mass transit is encouraged and can be incorporated into any on-site development.

CONCLUSIONS

We believe that requested Comprehensive Land Plan Change/Zone Change application is appropriate for the subject property for the reasons describe herein. The proposal is consistent and in compliance with the applicable goals and policies of the Comprehensive Plan and the Statewide Planning Goals, and satisfies all applicable criteria. As demonstrated herein, the "Multi-Family Residential" land use designation and corresponding RM2 zoning designation is appropriate for the subject property.

We believe that the materials submitted address all the relevant City criteria for a Comprehensive Plan Change/Zone Change. Obviously, there are other approval processes needed for the development of the property at the time proceeding actual development. For these reasons, we believe that the proposal is warranted and that the Planning Commission has sufficient findings to grant the proposal as requested.

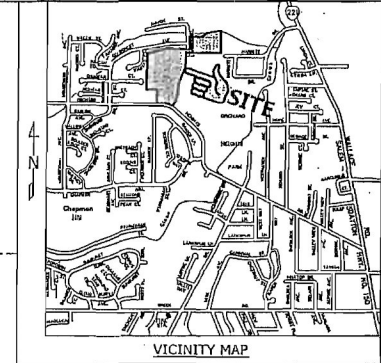
We would also request that staff review our suggested Condition of Approval below:

Suggested Conditions of Approval: No buildings shall be placed within the 0.96 acre northern portion of the site. This area shall only be designated for parking and accessway areas.

Owner/Developer:
Mountain West Investments Inc.
 201 FERRY ST. S.E. SUITE 400
 SALEM, OREGON 97301

LINDBECK PROPERTY

SEC. 16, T. 7 S., R. 3 W., W.M.
 CITY OF SALEM
 POLK COUNTY, OREGON

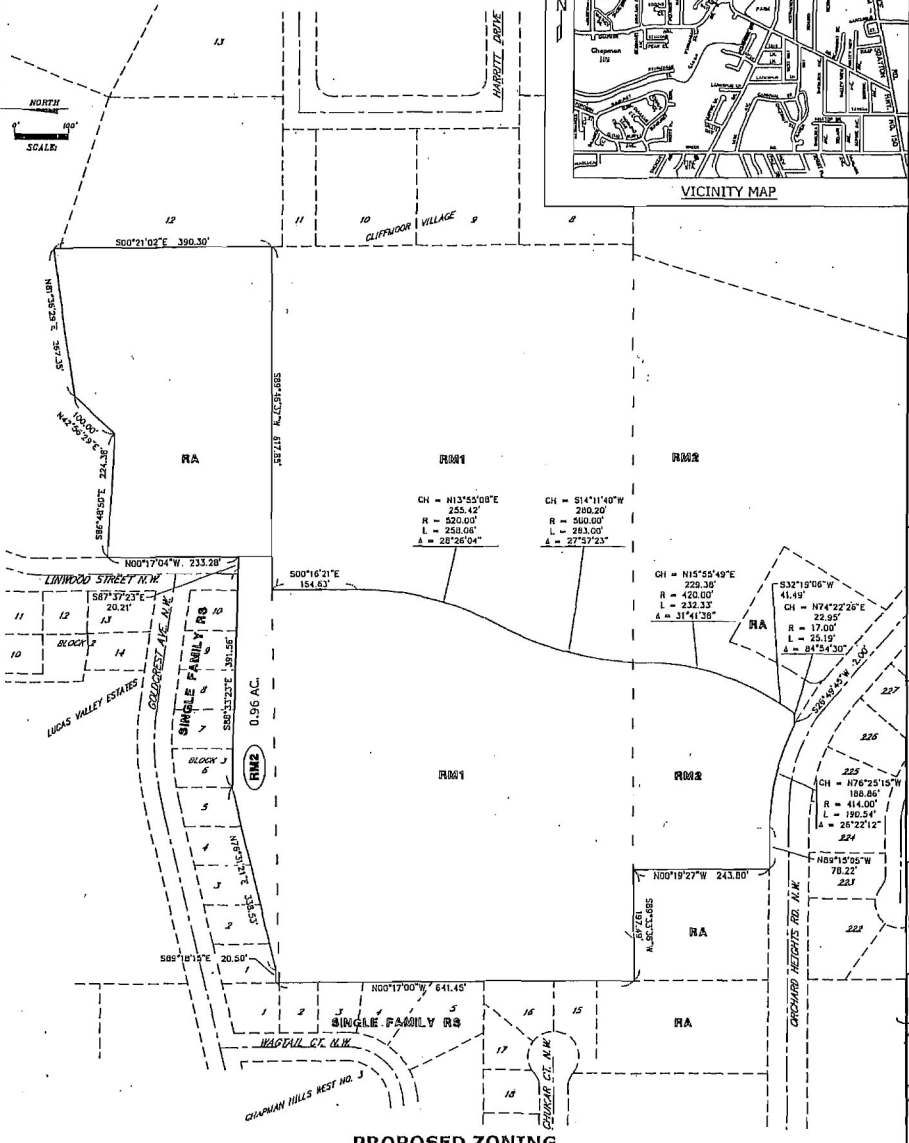
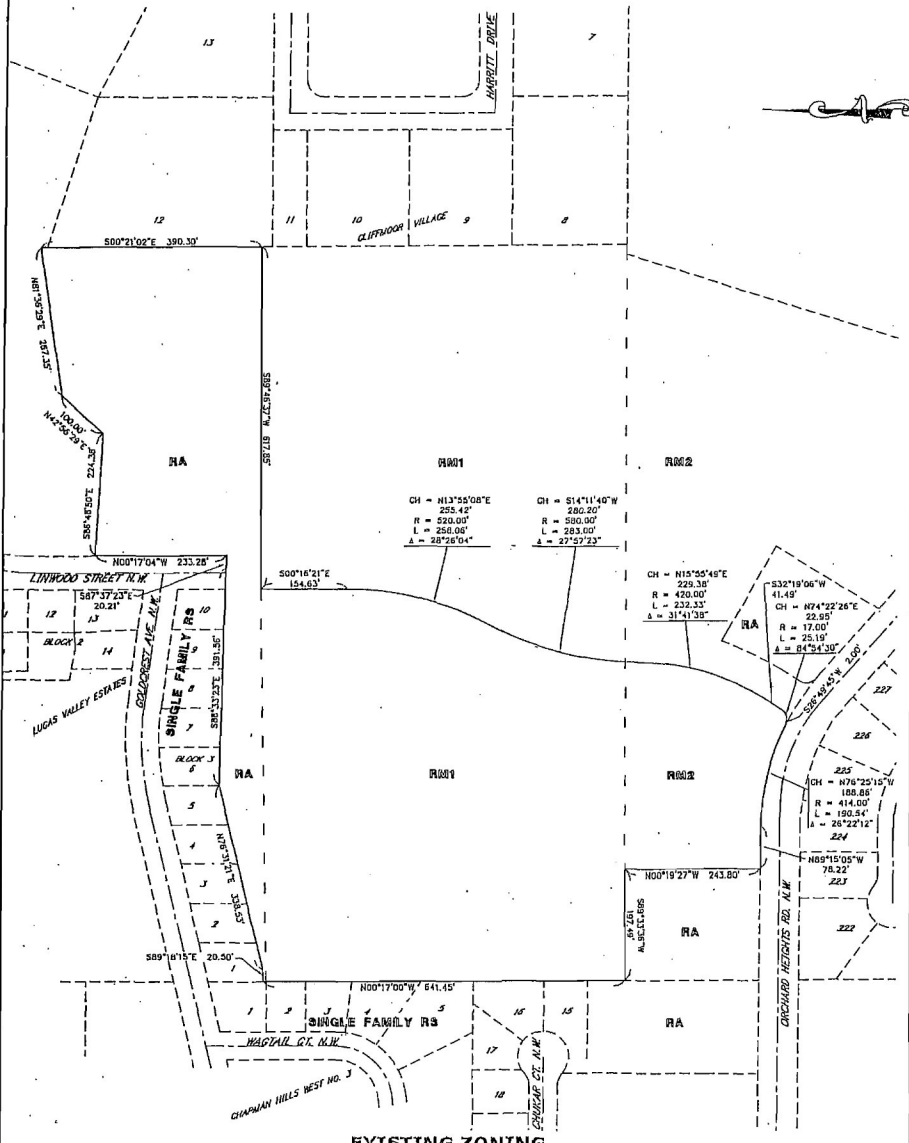


CPC / ZC
 MAP

LINDBECK
 PROPERTY

NO CHANGES, MODIFICATIONS OR
 REPERCUSSIONS TO BE MADE TO
 THIS MAP WITHOUT THE WRITTEN
 AUTHORIZATION FROM THE DESIGN
 ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]
 SCALE: AS SHOWN
 APP. BUILD:



ORCHARD HEIGHTS/LINDBECK PROPERTY Zone Change

Background:

The subject property is approximately 16.87 acres in size and located on Orchard Heights Road NW (7.3.16C/Tax Lot 103). The subject property is zoned RA (Residential Agriculture), RM1 (Multi-Family Residential 1), and RM2 (Multi-Family Residential 2). The subject property is designated as "Multi-Family Residential" and "Single Family Residential" on the Salem Area Comprehensive Plan (SACP) Map.

The subject property is located within the Salem Urban Growth Boundary and in the corporate city limits.

On September 15, 2011, the applicant met with City Staff to discuss the development of the subject property.

The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project.

Vicinity Information:

The subject property is located on the north side of Orchard Heights Road NW. The vicinity map is attached as shown. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

North: RS (Single Family Residential); existing single family dwellings

RA (Residential Agriculture); Harritt Elementary School

East: RA (Residential Agriculture); existing single family dwelling

RM1 and RM2 (Multi-Family Residential 1 & 2); vacant land

South: Across Orchard Hts Rd-RS (Single Family Residential); single family dwellings

West: RS (Single Family Residential); existing single family dwellings

RA (Residential Agriculture); existing single family dwelling

Proposal:

The applicant is proposing to rezone the RM1 portion of the property to RM2. The applicant has also submitted a Partition application, a Site Plan Review application, and a Design Review application.

The applicant would like all four of these applications to go through the Collective (a.k.a. Consolidated) process before the Planning Commission.

APPLICANT'S REASONS ADDRESSING THE ZONE CHANGE CRITERIA

The intent and purpose of zone changes is described in SRC 113.100(a). In this section, it is recognized that due to a variety of factors including normal and anticipated growth, changing development patterns and concepts, and other factors which cannot be specifically anticipated, the zoning pattern cannot remain static. The zone change review process is established as a means of reviewing proposals and determining when they are appropriate.

The subject property is currently zoned RA, RM1 and RM2 but underdeveloped. The proposal is to rezone the RM1 portion of the subject property to RM2. The RA portion of the site will remain as RA.

SRC 113.150 Criterion:

- (a) ***The applicant for any quasi-judicial zone change, other than a zone change which involves the classification of zoning for newly annexed areas that most closely corresponds to the county zoning, has the burden of proving justification for the change. The greater the impact of the proposed zone changes on the area, the greater the burden of proving the justification on the proponent.***

Applicant Response To SRC 113.150(a): The burden of proof for the change has been presented by the applicant in the materials submitted with the application. The subject property already has a Comp. Plan designation of "Multi-Family Residential" and "Developing Residential". The impact of rezoning the RM1 portion of the site is not significant. RM1 zoning requires a minimum of 8 units per acres with a maximum of 14 units per acre allowed. The RM2 zoning requires a minimum of 12 units per acres with a maximum of 28 units per acre allowed. With the current zoning as is, the site could be fully developed with multi-family dwellings on the entire site, with a higher density than proposed. The zone change allows the applicant to develop Parcel 2 as a multi-family development and develop Parcel 3 as a Residential Care Facility. Developing Parcel 2 as multi-family, the applicant is able to provide a 40 to 80 foot bufferyard along the north property and keep with the character of the neighborhood.

The zone change will allow the subject property to be developed with uses that are visually appealing, less dense, and provide more than adequate setbacks. The development of multi-family dwellings and a residential care facility creates less an impact on the site and traffic then is the site were developed just as multi-family dwellings.

- (b) ***The proposal must be supported by proof that the proposed zone change is consistent with goals and policies of the comprehensive plan in light of their intent statements; those portions of adopted neighborhood plans that are part of the comprehensive plan; and any standards imposed by state***

land use law. In addition, the following factors should be evaluated by the Review Authority, and shall be addressed in the decision:

Applicant Response To SRC 113.150(b):

Residential Development Goal

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

According to the SACP, the cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acre of residential development.

The zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average.

Residential Development Policies

Establishing Residential Uses: The applicant's proposal is to rezone the RM1 portion of the site to RM2 to allow a higher density to be built on the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary. Therefore, establishing a mixture of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate

public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RA, RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS). The comprehensive plan designation for the site is Developing Residential and Multi-Family Residential. The rezoning of the RM1 portion to RM2 will be consistent with the SMFLS study, State Wide Planning Goal 10, and current housing needs in the in area.

The zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide a 40 to 60 foot bufferyard along the north property line and a 30 foot bufferyard along the west property line.

Circulation System and Through Traffic: The subject property is located along Orchard Heights Road and has direct access onto Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. The major streets are in place due to previous development.

Alternative Housing Patterns: The adjacent properties are vacant or developed as single-family dwellings. In order to provide an alternative housing pattern in the neighborhood, the proposed development will provide a higher density of needed housing along Orchard Heights Road.

Requests for Rezoning: The subject property is designated for Multi-family development. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development . The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and process in place to help implement multi-family design standards. The applicant's development will be in

compliance with the Multi-Family Design Standards as outlined in SRC Chapter 148 and the City of Salem Design Handbook. The applicant has submitted Design Review and Site Plan Review applications concurrently with the Zone Change request.

West Salem Neighborhood Plan:

West Salem does have an adopted Neighborhood Plan that was adopted by City Council on April 7, 2004. The Plans Goals and Policies are to maximize the use of land within the current UGB; provide a mixture of housing types for all income levels; encourage higher densities, infill, and mixed-use opportunities, where appropriate, to minimize the need for UGB expansion.

According to the West Salem Neighborhood Plan Policies, housing needs should require 15 percent alternative housing types in new-single family subdivisions greater than 5 acres to promote diversity of housing throughout West Salem; locate multiple-family housing complexes near existing or proposed shopping services; and encourage infill development that is compatible with the adjacent established neighborhood character.

The rezoning of the RM1 portion of the site will help to maximize the densities in the area while providing a mixture of housing in a single family residential area. The rezoning of the property will provide 180 needed multi-family units within the area. There have been several commercial/employment center nodes identified along Orchard Heights for future development. This development will be in a location with accessible to the future commercial developments/nodes. Therefore, meeting the guidelines of providing housing within in areas with services. The development of the site will encourage a mixture of housing types and higher densities within an infill lot.

The RA zoned portion of the site will remain as RA in order to provide a 40 to 60 foot buffer from the existing single family dwellings to the north of the site. Sufficient setbacks along the west property lines are provided as well with about 40 foot setbacks.

One of the recommended changes to the Generalized Land Use Map within the West Salem Neighborhood Plan is to rezone the northeastern RA zoned portion of the site to RM2. See attached map. The rezoning of the RM1 portion of the site to RM2 will be consistent with this proposed change.

The West Salem Neighborhood Plan land use designations match the comprehensive plan for the property.

Salem-Keizer Housing Needs Analysis:

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portion of the subject property can be

developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs.

State Wide Planning Goals and Policies:

The request is in conformance with State Wide Planning and all applicable land use standards imposed by state law and administrative regulation, which permit applications to be filed. Development of the subject property can meet the minimum standards of the zone code and the STSP. The proposal complies with the applicable intent statements of the SACP as addressed in this report. The applicant has presented evidence sufficient to prove compliance with these standards.

Goal 1 – Citizen Involvement:

The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project. See attached notice.

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies, and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. As stated above, on October 17th, the applicant will be attending the West Salem Neighborhood Association meeting to discuss their proposal with the Association and neighbors. The Neighborhood Association meeting gives adjacent property owners and citizen's an additional opportunity to be involved in the Land-Use process for this development. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Goal 2 – Land Use Planning

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Salem Area Comprehensive Plan (SACP) is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the SACP and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed zone change. For these reasons, the proposal conforms to the land use planning process established by this Goal.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there are no mapped wetlands or waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will be applied at the time of development and will ensure compliance with Goal 5. The applicant will provide a tree plan, identifying the location and size of all existing trees on the site.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required as part of the Partition application.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Goal 6 – Air, Water and Land Resources Quality

The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The City has identified the process through which water, sewer and storm drainage will be supplied to the site as stated in the October 6, 2011 preapplication conference letter to the applicant, see attached letter. Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary street, Orchard Heights. This is a major traffic route in the area. Orchard Heights is designated as a minor arterial in the Salem Transportation System Plan (STSP). The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact. The TIA will identify the traffic needs for the site and mitigation measures.

The site is mostly vacant. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land. The City's adopted facility plans implement Goal 6.

Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Salem identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal provides improved public pedestrian connections via hard-surfaced sidewalks. Harritt Elementary School is located to the north of the site and Orchard Heights park to the east of the site. These two sites provide adequate parks and recreation within the area. However, at the time of development, the multi-family development on the site will have common open space and private open space for the residents. Therefore, the proposal complies with this Goal.

Goal 10 – Housing

As stated above, in 1998, in order to meet State Wide Planning Goal 10 (Housing), the subject property was rezoned to RA, RM1, and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS).

The applicant's proposal is to rezone the RM1 portion of the site to RM2 to allow a higher density to be built on the site while maintaining setbacks that exceed the minimums. As stated above, according to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portions of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

The development will also be located in an area in close proximity to existing and proposed services. Harritt Elementary School is located to the north of the subject property and Orchard Height Park to the east. Commercial Services are currently available along Wallace Road and will be available on Orchard Heights as identified in the West Salem Neighborhood Plan.

The existing neighborhood consists of single family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide 40 to 60 foot bufferyards along property lines.

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

The City's subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in Salem.

Goal 11 - Public Facilities and Services

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the Salem urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

Traffic from this site is diverted away from residential areas and has convenient access to the existing streets. Aesthetics and landscaping will be considered in the design of the circulation system to cut down on headlight glare, heat, and improved traffic direction.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time

development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Goal 12 – Transportation

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Orchard Heights Road. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation. Since Linwood Street is identified on the Salem Transportation System Plan, the Linwood Street extension will provide a needed connection to the already existing street system. The major streets are in place due to previous development.

A Traffic Impact Analysis is in the process of being finished.

SRC 113.150 Criterion (b) (1):

- (1) *The existence of mistake in the compilation of any map, or in the application of a land use designation to the property;***

Applicant Response To SRC 113.150 (b)(1): There is no identified mistake in the compilation of the electronic or historical zoning map for this area. The code allows for zoning modifications when a change of circumstance has occurred, and this more aptly describes the circumstances surrounding this particular case. A change in circumstances rather than mapping errors has occurred. Therefore, there is no mapping mistake identified for the subject property. Therefore, this criterion is not applicable.

- (2) *A change in the social, economic, or demographic patterns of the neighborhood or the community;***

Applicant Response To SRC 113.150 (b)(2): The economic, demographic, and social nature of this area is in the process of changing. The housing needs in West Salem have changed as outlined the West Salem Neighborhood Plan and the Salem-Keizer Needed Housing Study. The City zone and Neighborhood maps show that changes are occurring with the designation of areas too higher density residential and by creating commercial/social service nodes along Orchard Heights Road. The proposed zone change fits the current and future residential development pattern of the vicinity and the housing needs as outlined in the Salem-Keizer Housing Analysis Study. The Housing Needs Analysis states that, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. Although the RM1 and RM2 portion of the subject property can be developed as multi-family dwellings, the rezone helps maximize the density while helping to meet housing needs within the area. Therefore, this criterion is met.

(3) A change of conditions in the character of the neighborhood;

Applicant Response To SRC 113.150 (b)(3): The character of the neighborhood in the vicinity of the subject property is changing. Commercial and employment nodes along with other future multi-family zoned property have been identified within the area through the West Salem Neighborhood Plan. The West Salem Neighborhood Plan identifies needed housing changes in the neighborhoods and changes to surrounding commercial areas.

Therefore, the multi-family development of the site will be consistent with the future of this neighborhood. The residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area. The development will also meet Design Standards that are consistent with and enhance the character neighborhood.

(4) The effect of the proposal on the neighborhood;

Applicant Response To SRC 113.150 (b) (4): A RM2 development should have a positive effect on the neighborhood by providing a needed housing type in the area, while recognizing the physical characteristics of the site and the necessary provision of public facilities and services. All necessary public facilities are required to be made available to the subject property, and adequate transportation facilities are already in place.

Impacts will not occur until actual development occurs and will include visual differences due to new structures, new public facilities installation, paving and landscaping where the existing site is predominately a field. An overall positive finding can be made that the effects of the proposal are appropriate considering the impact on the existing single family-density neighborhood, the physical characteristics of the site, and the availability of public facilities and services to be extended upon development. The development will take a undeveloped site and create a development that is visual appealing to the neighborhood. Design Standards are in place to help eliminate any impacts to the neighborhood and create a positive development.

Finally, there are no foreseeable adverse effects of the proposal to adjacent properties. The adjacent properties have public street frontage on and access to major streets. Interior site development standards are specified by code and can be met upon development. In order to provide screening and privacy for adjacent properties, the RA portion of the site will remain and will provide a 40 to 60 foot buffer along the north property line. Therefore, this criterion is met.

(5) The physical characteristics of the subject property, and public facilities and services; and

Applicant Response To SRC 113.150 (b)(5): There are no unusual or unforeseen conditions affecting the subject property which make the need for additional review apparent at this time. The ZC process is the beginning of the review process for

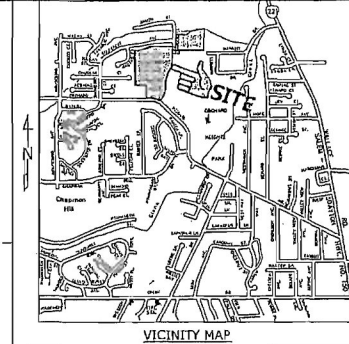
development of this site. However the applicant will address any other factors related to public health, safety, and general welfare deemed relevant. The conditions include but may not be limited to: increased traffic, noise, increased hard surfaces, new landscaping and disruptions to the site due to construction. All public facilities can be provided to the subject property as needed.

The standards of the zone and the public works requirements for public health and safety should effectively address any concerns regarding public health and safety. Public Works Department will review and address applicable public facility improvements needed for the level of development. Sanitary sewer and water can be provided to establish the necessary linkages required for emergency vehicle access and water for fire-fighting purposes. No adverse effects should occur due to storm drainage and sewage considerations. The subject property does not contain any sensitive environmental areas such as streams, ponds, or sensitive wildlife habitats. No separate biological studies are needed to determine sensitive habitat areas as none exist. The site's physical attributes and natural or scenic views have to be considered in the development of the site. A landscaping plan with irrigation is required to be submitted with a building permit application. Improved pedestrian access to the public sidewalks system facilitates the State's Transportation Planning Rule by creating an environment where access to mass transit is encouraged and can be incorporated into any on-site development.

Owner / Developer:
Mountain West Investments Inc.
 201 FERRY ST, S.E. SUITE 400
 SALEM, OREGON 97301

LINDBECK PROPERTY

SEC. 16, T. 7 S., R. 3 W., W.M.,
 CITY OF SALEM
 POLK COUNTY, OREGON



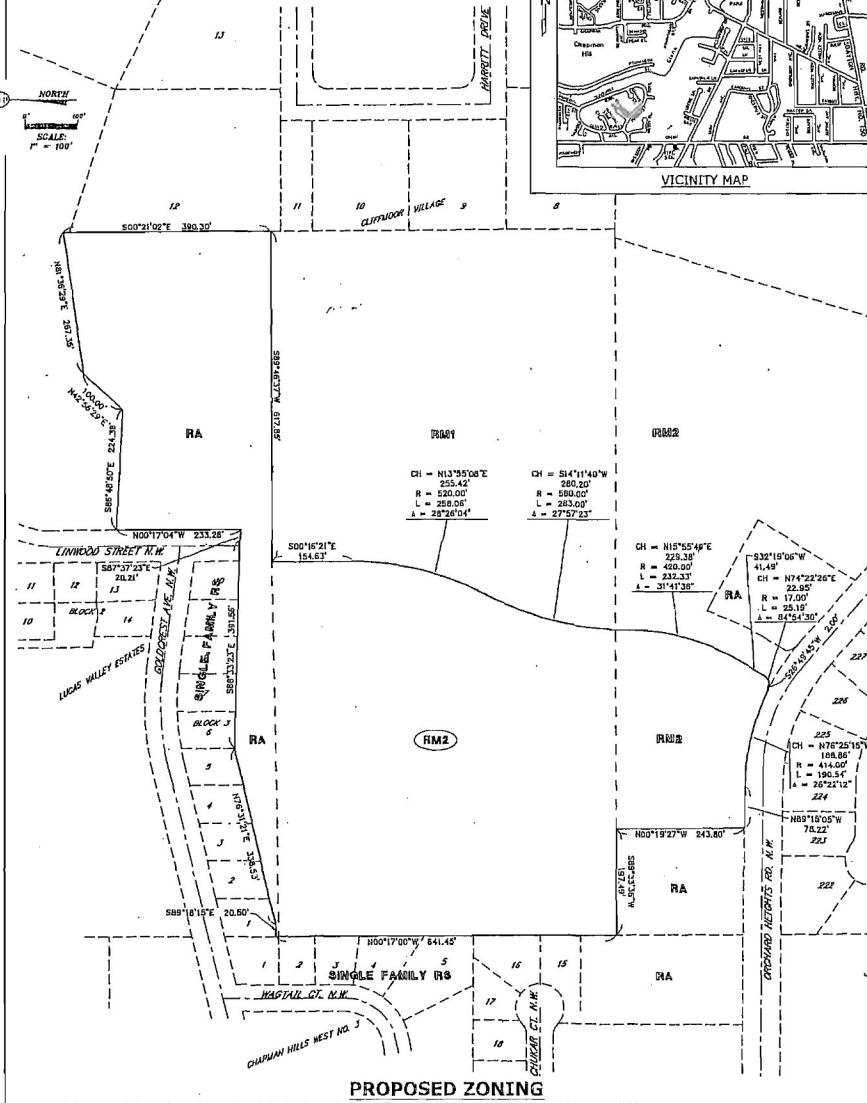
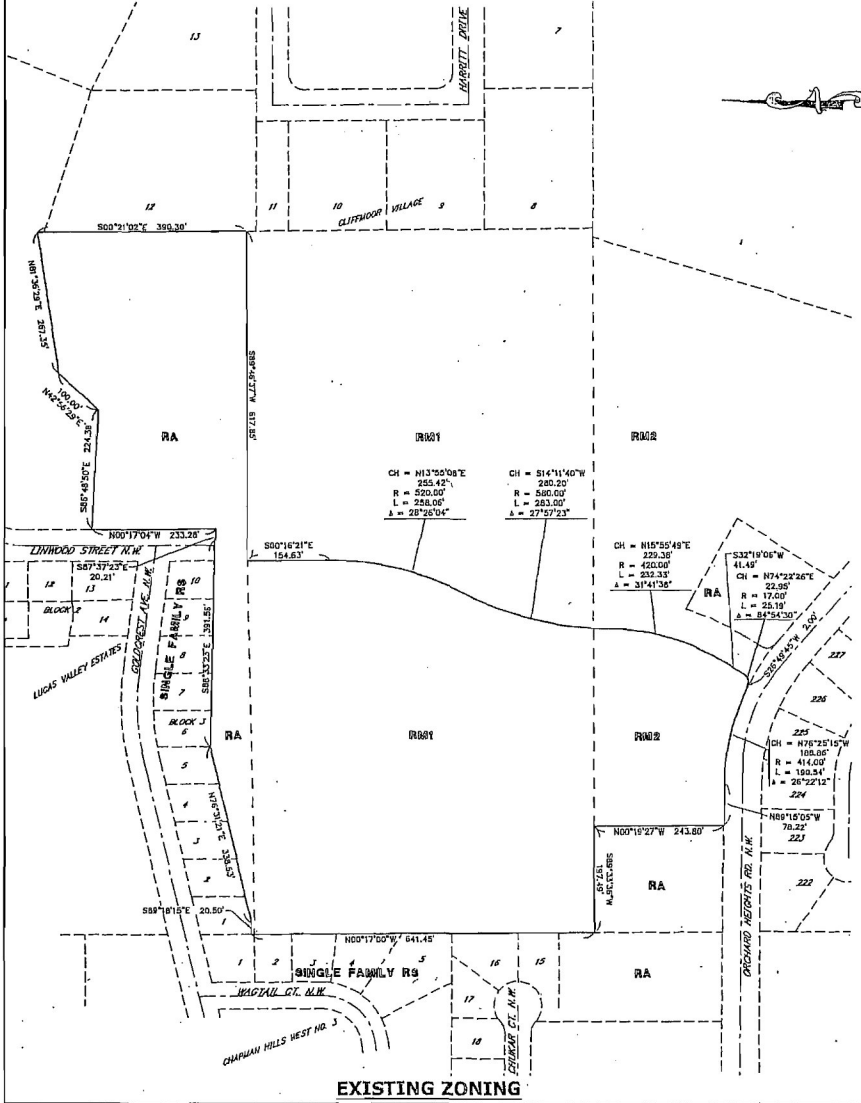
ZONE CHANGE MAP

LINDBECK PROPERTY

NO DIMENSIONS, NOT TO SCALE. THESE DIMENSIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

UNLIMITED QUANTITY PERMITTED
 UNLIMITED PERCENT CHANGING PERMITTED
 UNLIMITED PERCENT CHANGING PERMITTED
 UNLIMITED PERCENT CHANGING PERMITTED

Drawn: [Signature]
 Checked: [Signature]
 Scale: AS SHOWN
 No. 5553



MEMO



Date: October 20, 2011

To: Glenn Gross
Community Development
Room 305
555 SE Liberty Road
Salem, Oregon 97302

RE: *Type II Site Plan Review/180 unit
apartment complex/1400 Block of
Orchard Heights RD NW*

Background:

On September 15, 2011, a Pre-Application Conference (Pre-Application Conference No. 11-43) was held to discuss the development of property located in the 1400 block of Orchard Heights Road (073W16C/103). It was determined that a Type II Site Plan Review application is required for the development of a **180 unit apartment complex (Parcel 2)**.

The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project.

Proposal:

The applicant is proposing the development of a 180 unit multi-Family development on Parcel 2 of the proposed partitioning. The property is located in the 1400 block of Orchard Heights Road (073W16C/103).

Type II Site Plan Review Criteria (SRC 163.070(b)) States:

- (1) *The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an*

appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116.

Applicant Response: The subject property is zoned RA and RM2 (See submitted Zone Change application) and multi-family dwellings are a permitted under SRC Chapter 148. It was determined at the Pre-App that a Site Plan Type II was needed due to the requirement of a TIA (Traffic Impact Analysis). On September 28, 2011, the applicant submitted the required TGE form to Public Works for review. Due to the amount of trips the 180 unit development will generate, a TIA is required. A TIA is currently being worked on and will be submitted to the City of Salem when all the Traffic Analysis is complete. The applicant has addressed and met all required development standards per SRC Chapter 145 (Residential Agriculture), Chapter 148 (Multi-Family Residential), Chapter 132 Landscaping, Chapter 133 Parking, and the Development Design Handbook (A Design Review Application has been submitted for the Apartment project on Parcel 2). See Site Plan.

As shown on the Site Plan the applicant has met all Code requirements. The site plan shows the vehicle and pedestrian circulation pattern; parking stalls and aisle way locations and dimensions; handicap parking locations; building setbacks and sizes; areas to be landscaped; outdoor lighting location; and service areas. Site grading and location of utilities and hydrants are illustrated on separate plans.

(2) *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.*

Applicant Response: The 180 apartment complex will have direct access onto Linwood Street to the east. Linwood Street will run along the east side of the subject property, thus linking the sites to existing and proposed transportation system. The major streets are in place due to previous development. Orchard Height (located to the south of the subject property) is a minor arterial and provides connection to the street system that serves the area. Proposed Linwood Street (to the east of the site) will be designated as a collector street. Linwood Street will provide access and connections to Orchard Heights Road and the surrounding existing neighborhoods.

The street system adjacent the property will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject properties once the access ways are hard-surfaced and physically connected to the public street system.

The development will have direct access onto Linwood Street (new right-of-way extension) to the east of the site. Linwood Street will provide access to the already existing street system within the area. The apartment development's parking areas and two-way driveways provide for orderly and efficient circulation of traffic into and out of the proposed development.

The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access. Traffic from this site is diverted away from residential areas to the north by providing the Linwood Street connection to Orchard Heights Road, and will have convenient access to the existing streets. As stated above, a TIA is currently being worked on and will be submitted to the City of Salem when all the Traffic Analysis is complete.

- (3) ***Parking areas and driveways are designated to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.***

Applicant Response: As stated above, the apartment development will have circulation to and from the development via a two-way driveway system and access onto Linwood Drive located along the east property line. The developments parking areas and two-way driveways provide for an orderly and efficient circulation of traffic into and out of the proposed development.

The apartment development will provide 322 vehicle parking spaces within landscaped parking areas. The development will have paved 5-foot wide sidewalks throughout the site. The sidewalks will provide connections to building entrances, parking areas, and recreation areas on the site. The sidewalks will provide safe and efficient circulation throughout the site and to proposed sidewalks along Linwood Drive.

The site plan for the apartment development illustrates the location of the pedestrian and vehicular circulation pattern. The pedestrian sidewalks next to the buildings are hard surfaced and separated from the parking areas by means of raised concrete. The pedestrian pathway will be marked or striped across the aisle ways to direct pedestrian traffic. The parking spaces will be striped to direct and make visible the traffic pattern. Bicycle parking is provided for as required.

- (4) ***The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.***

As shown on utility plans submitted, the development will be adequately served with City water; sewer, storm drainage, and other needed utilities.

CONCLUSION:

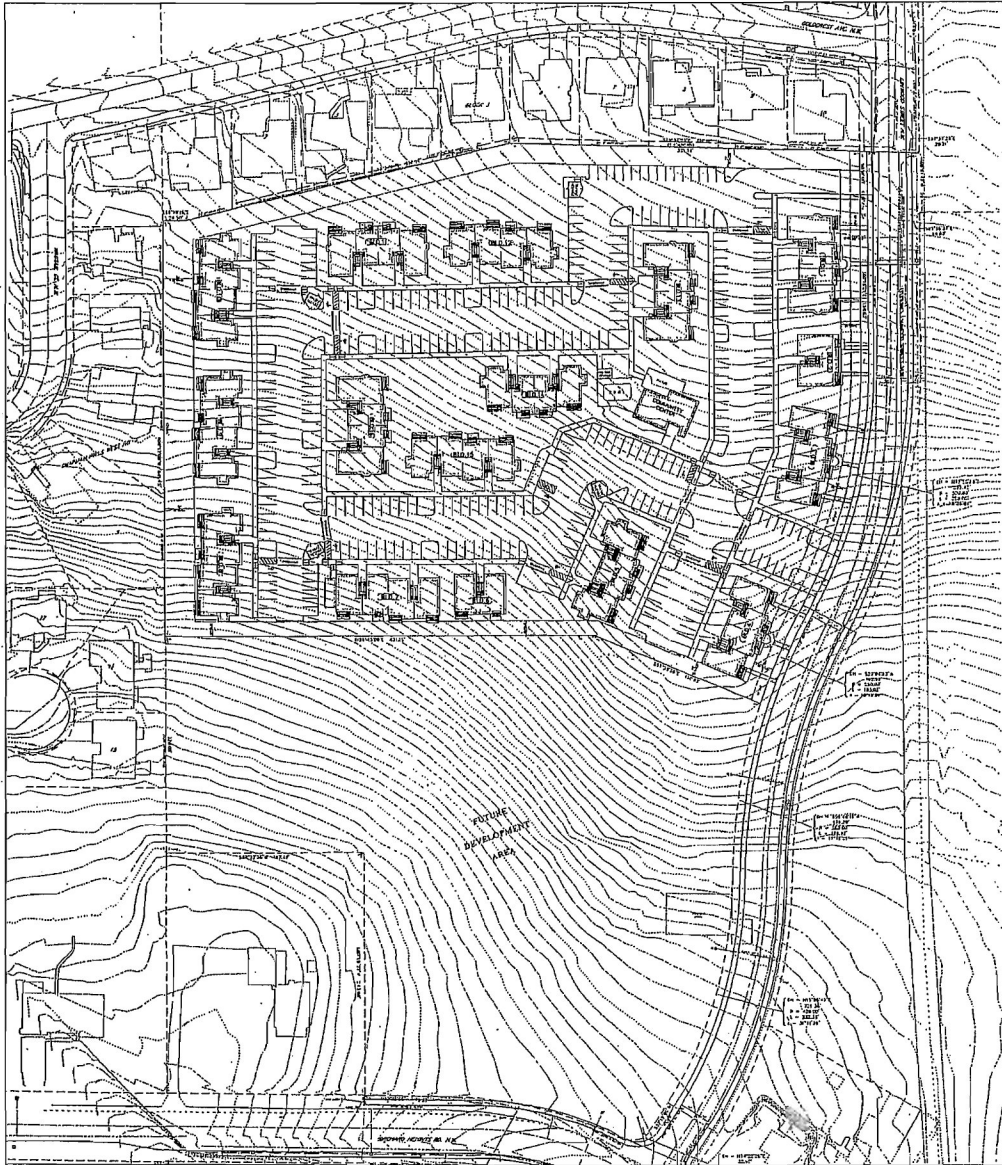
We believe that the materials submitted to the City of Salem address the code requirements for Type II Site Plan Review, which is the process required for this proposal. No variances to standards have been identified as needed to date by staff for processing this request.

The applicants' goal is and remains to be, to develop the site as effectively as practical to enhance its prime location. The applicant feels that the site is suitable for a multi-family development as proposed. The development provides a means to enhance the lot with landscaping and new structures designed to meet Design Standards.

This concludes the applicants' report addressing the Type II Site Plan Review standards required by the City. If you have any questions or need additional information, please call Mark Grenz, P.E., at Multi/Tech Engineering, Inc., Salem, OR at (503) 363-9227.

cc: File #5553

D:\Planning Division\2011 Staff Reports\Lindbecksiteplanii.#5553.Salem.Docx

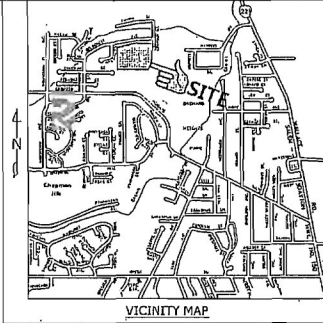


**LINDBECK
PROPERTY**

SEC. 16, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

Owner:
LINDBECK FAMILY LLC
2255 ELLIS AVE. NE
SALEM, OREGON 97301

Developer:
MOUNTAIN WEST INVESTMENTS CORP.
201 FERRY ST. SE SUITE 400
SALEM, OREGON 97301



MULTI / TECH
ENGINEERING SERVICES, INC.
1000 NE 10th St., 2nd Fl., Salem, OR 97301
503.595.1111

COVER SHEET

**LINDBECK
PROPERTY**

SUMMARY TABLE:

SITE AREA	337,051 S.F.
EXISTING ZONE	RM2
GROSS FLOOR AREA	169,005 S.F.
BUILDING HEIGHT	33'-7"
TOTAL PARKING STALLS	321
STANDARD STALLS	221
COMPACT STALLS	91
HANDICAP STALLS	9
TOTAL LOT COVERAGE	201,837 S.F. (62.5%)
LANDSCAPE COVERAGE	126,214 S.F. (37.5%)

(PLANTING OF STREET TREES WILL BE REQUIRED AT TIME OF DEVELOPMENT)



SHEET INDEX

C1.1	COVER SHEET
C1.2	EXISTING CONDITIONS PLAN
C1.3	SITE PLAN
C2.1	PRIVATE UTILITY PLAN
C3.1	PUBLIC UTILITY PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
TYPE "A" & "B" UNITS	
A1.1	LOWER FLOOR PLAN
A1.2	MIDDLE & UPPER FLOOR PLAN
A1.3	BUILDING ELEVATIONS
TYPE "A" & "C" UNITS	
A2.1	LOWER FLOOR PLAN
A2.2	MIDDLE & UPPER FLOOR PLAN
A2.3	BUILDING ELEVATIONS
TYPE "B" & "C" UNITS	
A3.1	LOWER FLOOR PLAN
A3.2	MIDDLE & UPPER FLOOR PLAN
A3.3	BUILDING ELEVATIONS
TYPE "C" & "D" UNITS	
A4.1	LOWER FLOOR PLAN
A4.2	MIDDLE & UPPER FLOOR PLAN
A4.3	BUILDING ELEVATIONS

NO CHANGE, IDENTIFICATIONS OR REVISIONS TO THIS DRAWING WITHOUT THE SIGNATURE OF THE DESIGNER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

ALL CITY REQUIREMENTS SHALL BE COMPLIED WITH UNLESS OTHERWISE SPECIFIED.

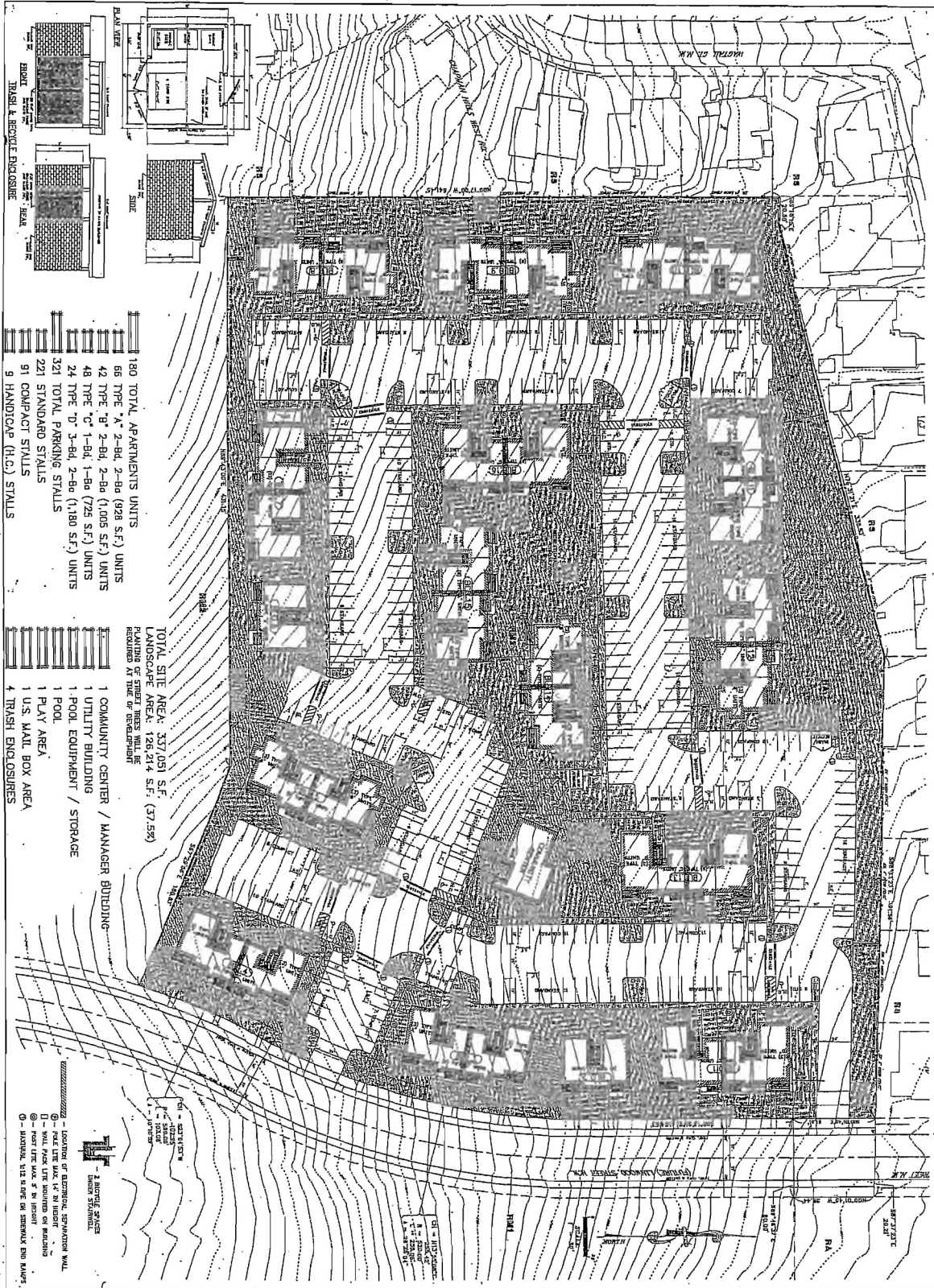
DESIGNED BY: J.S.C.
DRAWN BY: J.S.C.
CHECKED BY: J.S.C.
SCALE: AS SHOWN
DATE: 08/20/2010



JOB # 5557
C1.1



<p>C1.2</p>		<p>DESIGNER: M.D.C. DRAWN: D.G.G. CHECKED: M.D.C. DATE: OCT. 2011 SCALE: AS SHOWN AS-BUILT:</p>	<p>QUALITY CONTROLLED BY: M.D.C. QUALITY NOT SHOWN OTHERWISE</p>	<p>NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.</p>	<p>LINDBECK PROPERTY</p>	<p>EXISTING CONDITIONS PLAN</p>	<p>MULTI/TECH ENGINEERING SERVICES, INC. 12345 Main St., Suite 100, Newark, NJ 07102 973.261.1111 Fax: 973.261.1112</p>
--------------------	--	--	---	---	-------------------------------------	--	---



C1.3

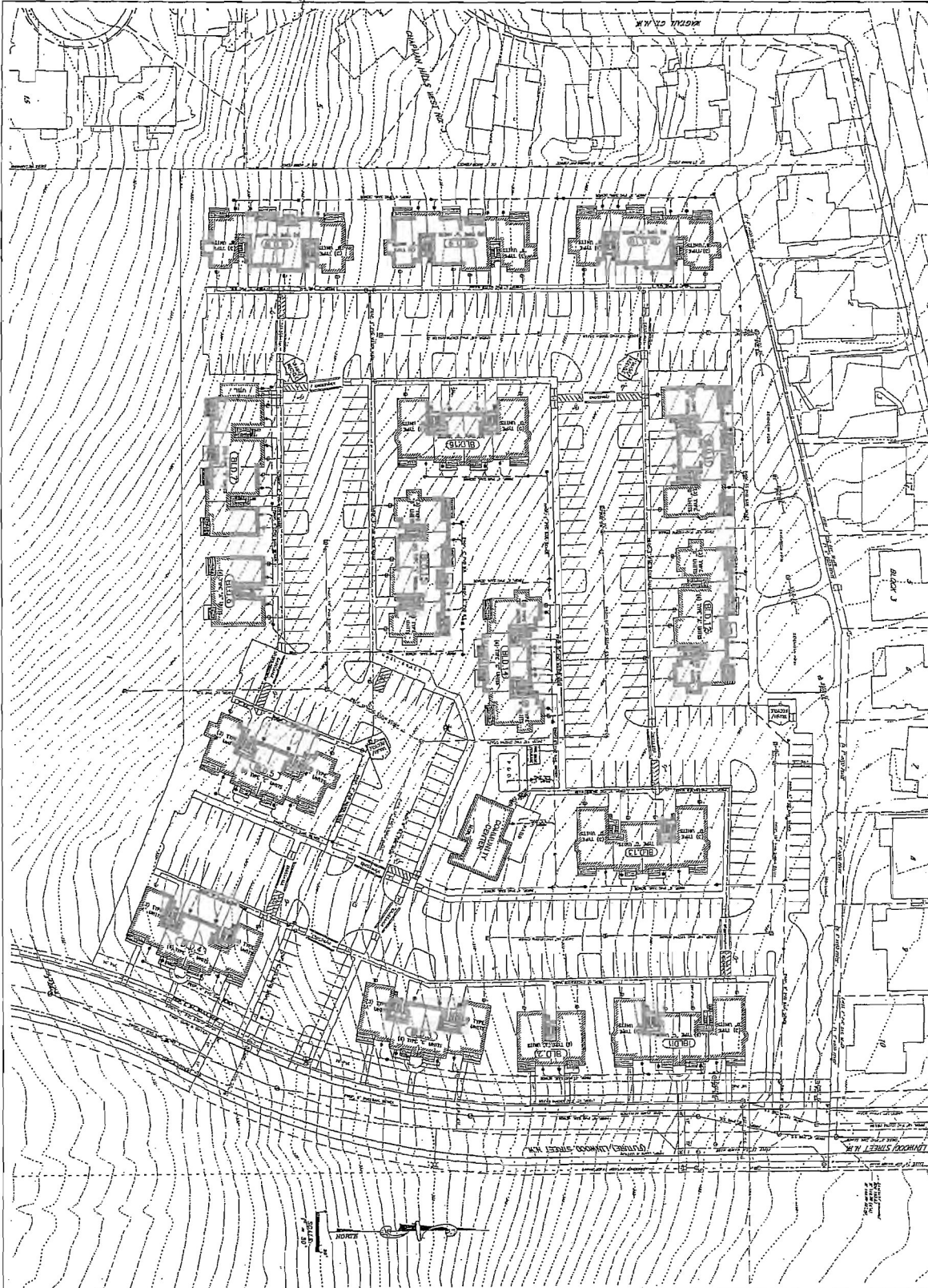
Design: H.O.G.
 Drawn: D.G.G.
 Checked: H.O.G.
 Date: OCT. 2014
 Scale: AS SHOWN
 As-Built:

NO CHANGES, MODIFICATIONS OR
 ADDITIONS TO BE MADE TO
 THESE DRAWINGS WITHOUT WRITTEN
 AUTHORIZATION FROM THE DESIGN
 ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

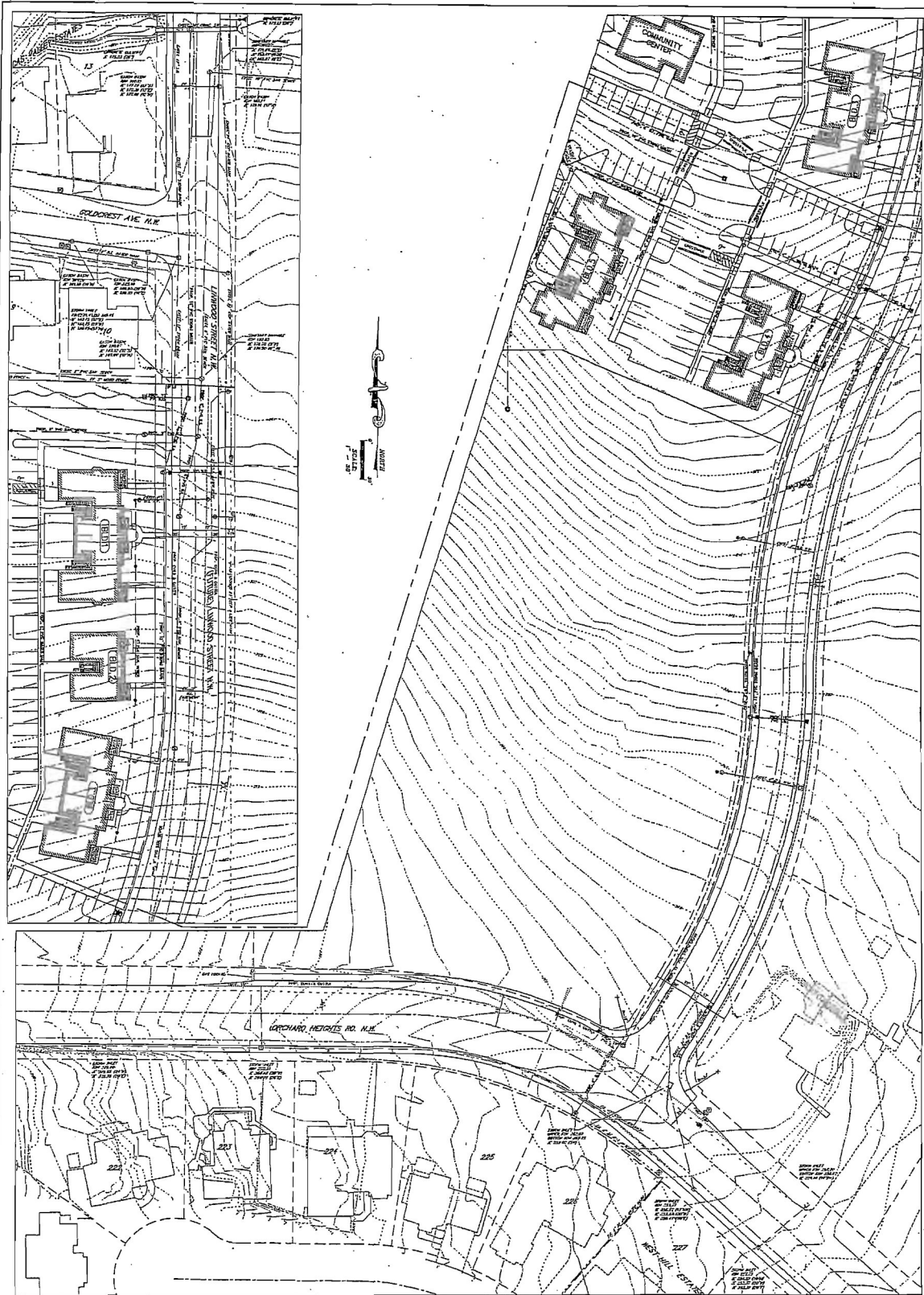
**LINDBECK
 PROPERTY**

SITE PLAN

MULTI/TECH
 ENGINEERING ARCHITECTS, INC.
 1400 15TH ST. S.W. #1000, SEASIDE, OR 97138
 TEL: 503.755.1100 FAX: 503.755.1101
 WWW.MULTITECH-OR.COM



C2.1		DESIGNER M. S. G.	NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	LINDBECK PROPERTY	PRIVATE UTILITY PLAN	 MULTI/TECH <small>ENGINEERING SERVICES, INC.</small> <small>1425 S. DIXIE HWY., R.F.D. 2040, RALEIGH, N.C. 27603</small> <small>PHONE 252-328-1111 FAX 252-328-1112</small>
	DRAWN BY D. S. G.	CHECKED BY M. S. G.				



C3.1



DESIGNED BY: A.D.E.
 DRAWN BY: A.D.E.
 CHECKED BY: A.D.E.
 DATE: OCT. 2011
 SCALE: AS SHOWN
 AS-BUILT:

ALL DESIGN ENGINEERING DONE FROM
 LIABILITY IF NOT EXPLICITLY APPROVED

NOT FOR
 CONSTRUCTION
 UNLESS SHOWN
 OTHERWISE

NO CHANGES, MODIFICATIONS OR
 REPRODUCTIONS TO BE MADE TO
 THESE DRAWINGS WITHOUT WRITTEN
 AUTHORIZATION FROM THE DESIGN
 ENGINEER.

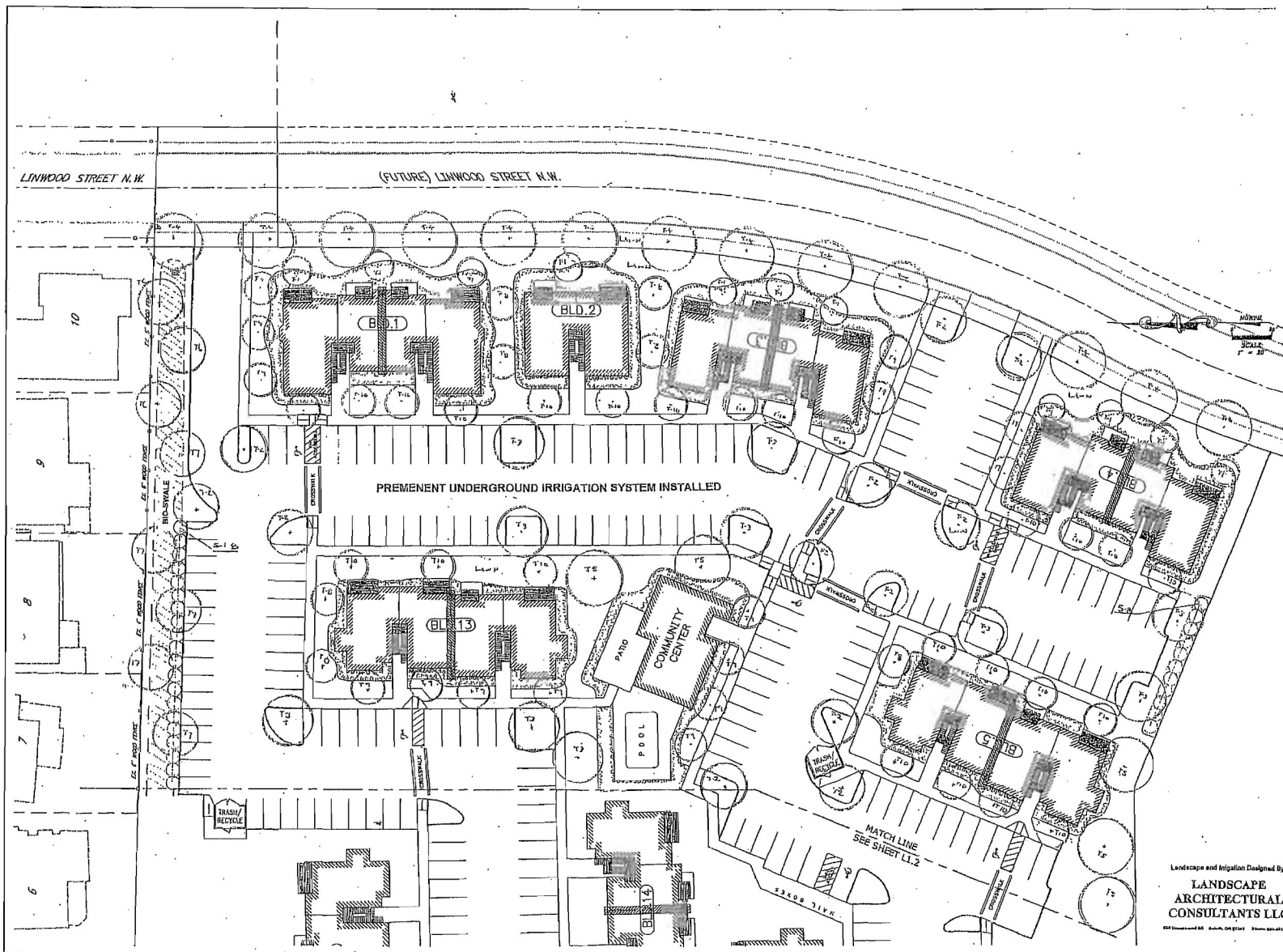
DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

LINDBECK
 PROPERTY

PUBLIC
 UTILITY
 PLAN



1372 23RD ST., S.E. GRAND RAPIDS, MI 49508
 (616) 942-2222 FAX: (616) 942-2222



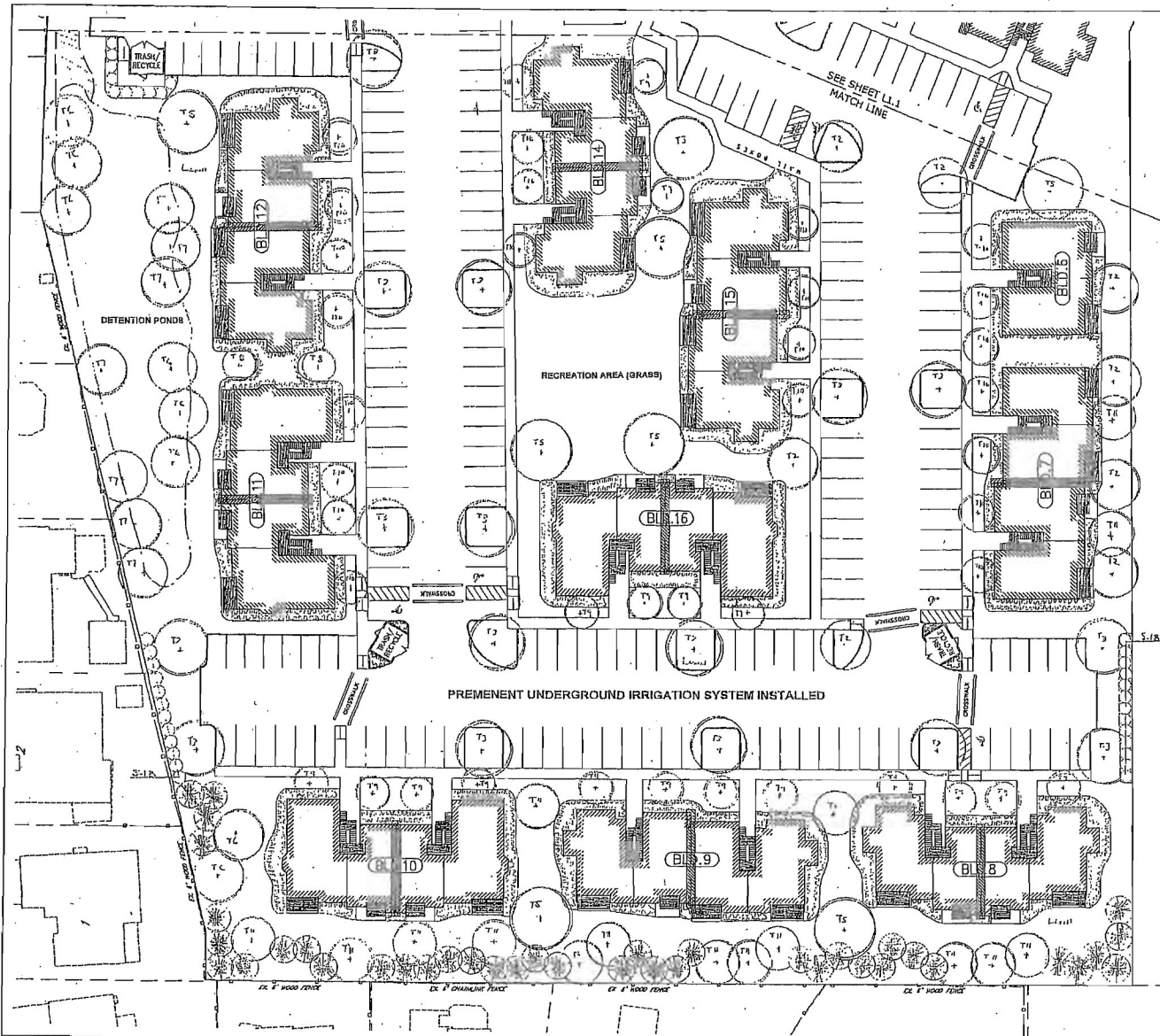
LANDSCAPE PLAN

LINDBECK PROPERTY

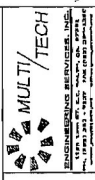
WE CHANGING ARCHITECTURE TO BE PART OF THE SOLUTION. WE CHANGING ARCHITECTURE TO BE PART OF THE SOLUTION. WE CHANGING ARCHITECTURE TO BE PART OF THE SOLUTION. WE CHANGING ARCHITECTURE TO BE PART OF THE SOLUTION. WE CHANGING ARCHITECTURE TO BE PART OF THE SOLUTION.

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT: [Project Name]

Landscape and Irrigation Designed By:
LANDSCAPE ARCHITECTURAL CONSULTANTS LLC
 108 # 5533



Landscape and Irrigation Designed By:
LANDSCAPE ARCHITECTURAL CONSULTANTS LLC
 888 Commercial St. Suite 100, St. Paul, MN 55102-1000



LANDSCAPE PLAN

LINDBECK PROPERTY

NO CHANGES, MODIFICATIONS OR
 ADDITIONS TO THIS PLAN SHALL BE
 PERMITTED WITHOUT THE WRITTEN
 APPROVAL OF THE DESIGNER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

DATE: 08/13/13
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN

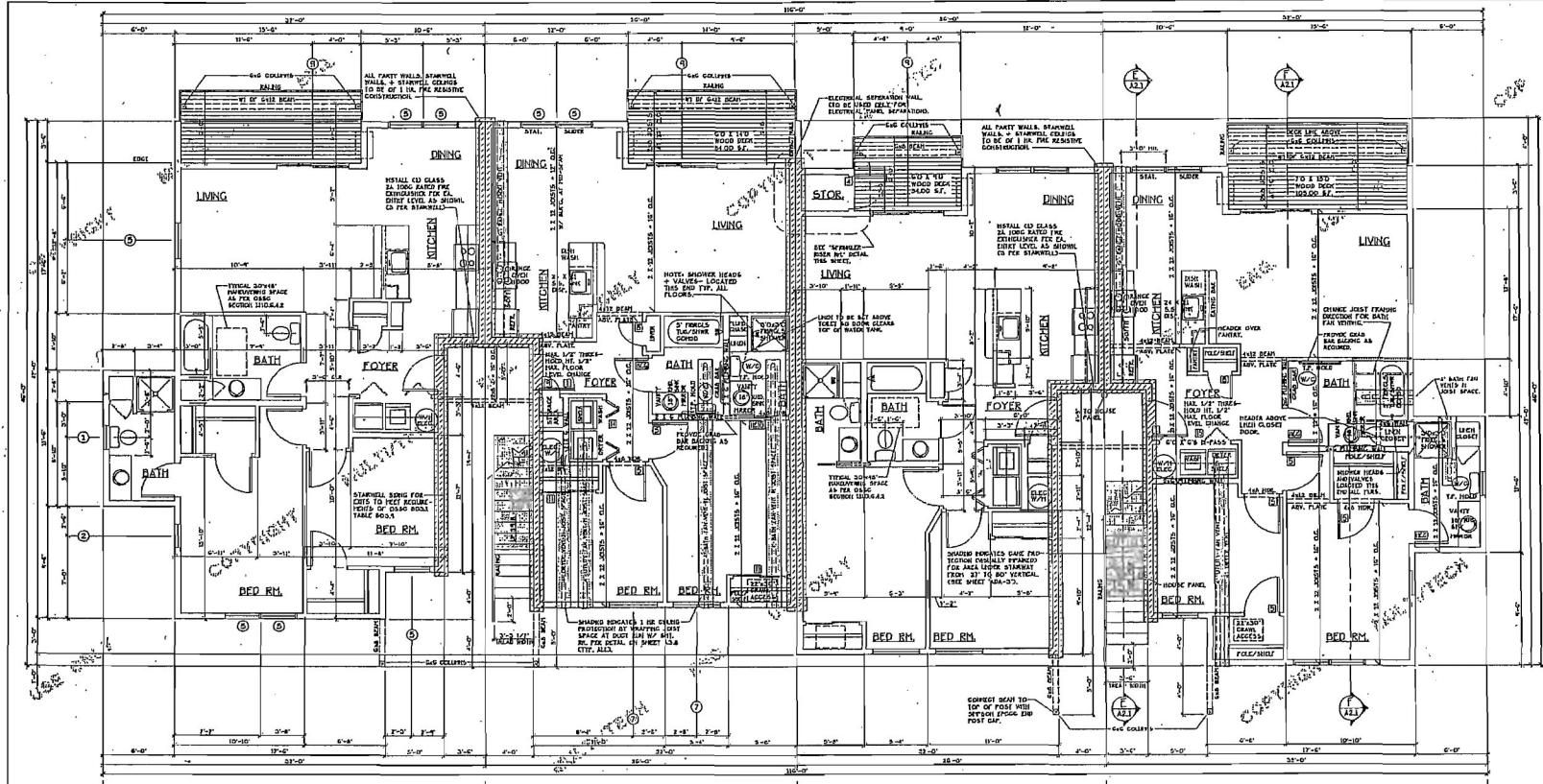
DATE: 08/13/13
 SCALE: AS SHOWN
 A.S. No.:

JOB # 2553

L1.2

AS SHOWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDICAP ADAPTATION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDICAP ADAPTATION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDICAP ADAPTATION OF THE BUILDING.

DESIGNED BY: P.L.M.
 DRAWN BY: S.A.L.
 CHECKED BY: D.M.
 DATE: OCT 2001
 SCALE: AS SHOWN



INTERIOR FRAMING
 TYPE B UNIT

INTERIOR FEATURES + JOIST FRAMING
 TYPE A UNIT

INTERIOR FRAMING
 TYPE A UNIT

INTERIOR FEATURES + JOIST FRAMING
 TYPE B UNIT

LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 CHANDICAP ADAPTABLE (ACCESSIBLE)

'A' UNIT = 928 S.F.
 'B' UNIT = 1005 S.F.

CONSTRUCTION TYPE V B SPRINKLED. ALL 1 HOUR PARTY WALLS, ELECTRICAL SEPARATION WALLS + STARWELL WALLS TO RECEIVE 5/8" TYPE 1 SHEET ROCK BOTH SIDES. ALL OTHER WALLS TO RECEIVE 1/2" SHEET ROCK.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A1.1 FOR MORE DETAILED CONSTRUCTION.

HANDICAP UNIT NOTES:
 1. AS PER 05-1104-2.2 AND 1104-1104-2.3, ALL DOORWAYS SHALL NOT BE LESS THAN 3'-0" CLEAR WIDTH. DOORWAYS OF ACCESSIBLE DOORWAYS SHALL BE LOCATED WITH A CLEARANCE OF 48" MINIMUM.

ROOM	DOOR SCHEDULE	FRAMES	REMARKS
101	101	101	
102	102	102	
103	103	103	
104	104	104	
105	105	105	
106	106	106	
107	107	107	
108	108	108	
109	109	109	
110	110	110	
111	111	111	
112	112	112	
113	113	113	
114	114	114	
115	115	115	
116	116	116	
117	117	117	
118	118	118	
119	119	119	
120	120	120	
121	121	121	
122	122	122	
123	123	123	
124	124	124	
125	125	125	
126	126	126	
127	127	127	
128	128	128	
129	129	129	
130	130	130	
131	131	131	
132	132	132	
133	133	133	
134	134	134	
135	135	135	
136	136	136	
137	137	137	
138	138	138	
139	139	139	
140	140	140	
141	141	141	
142	142	142	
143	143	143	
144	144	144	
145	145	145	
146	146	146	
147	147	147	
148	148	148	
149	149	149	
150	150	150	

ALL WINDOW AND PATIO DOOR HEADERS TO BE OF #1 4X12

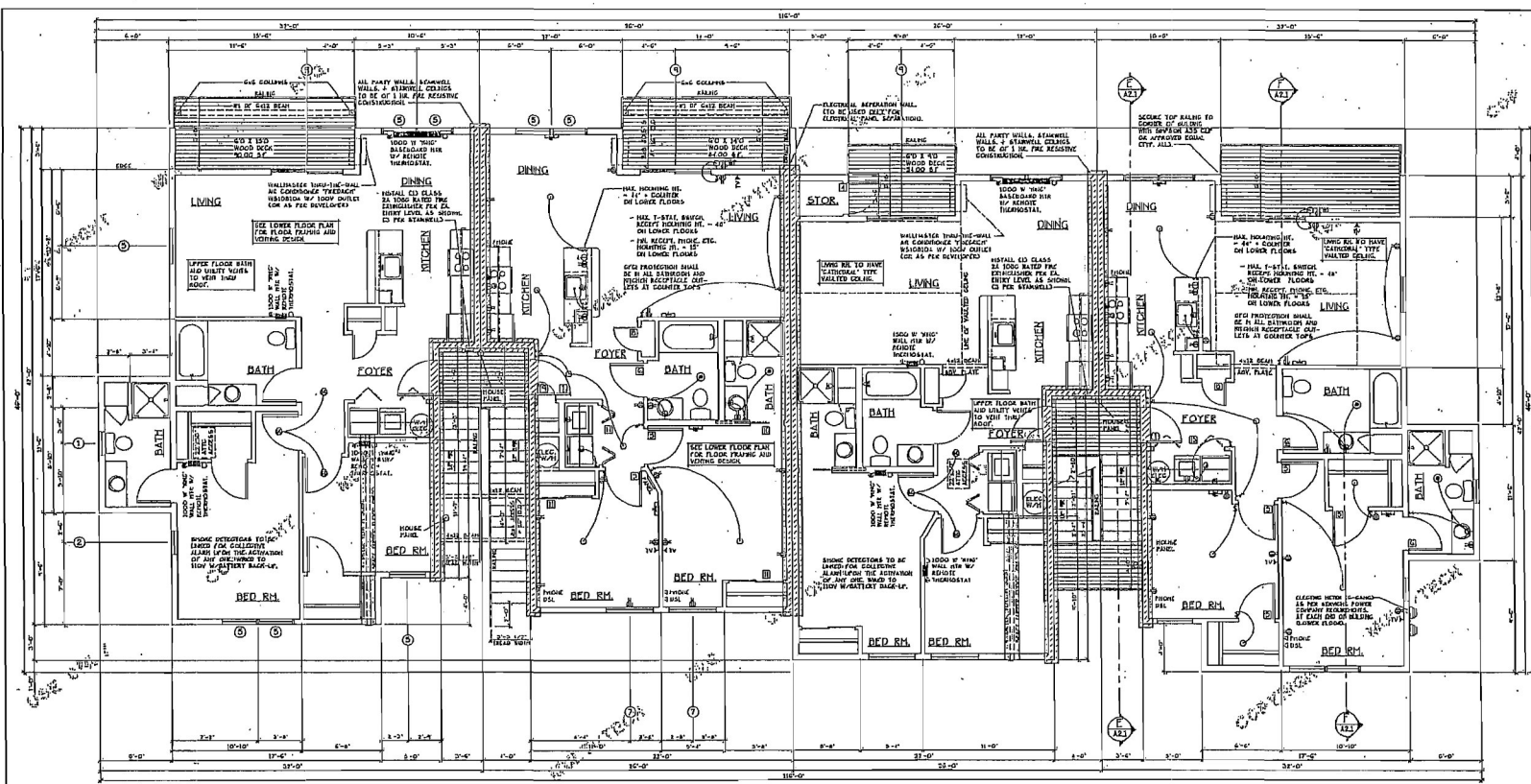
NO.	SIZE	TYPE	FIN.	COLO.	INSTR.	REMARKS	HEADERS
01	2'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
02	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	STATIONARY	2" x 4" 4X12
03	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
04	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN + SAFETY GLASSING	2" x 4" 4X12
05	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
06	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
07	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
08	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
09	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
10	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
11	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
12	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
13	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
14	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
15	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
16	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
17	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
18	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
19	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
20	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
21	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
22	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
23	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
24	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
25	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
26	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
27	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
28	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
29	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
30	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
31	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
32	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
33	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
34	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
35	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
36	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
37	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
38	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
39	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
40	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
41	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
42	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
43	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
44	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
45	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
46	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
47	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
48	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
49	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
50	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
51	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
52	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
53	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
54	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
55	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
56	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
57	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
58	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
59	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
60	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
61	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
62	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
63	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
64	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
65	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
66	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
67	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
68	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
69	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
70	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
71	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
72	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
73	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
74	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
75	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
76	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
77	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
78	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
79	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
80	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
81	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
82	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
83	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
84	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
85	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
86	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
87	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
88	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
89	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
90	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
91	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
92	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
93	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
94	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
95	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
96	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
97	3'0" x 3'0"	WIND. SCL.	REGULAR	TYPE	YES	SINGLE HUNG W/ SCREEN	2" x 4" 4X12
98	3'0" x 3'0"	WIND. SCL.	REGULAR				

MAIN & UPPER FLOOR PLAN

LINDBECK APARTMENT COMPLEX

NO DIMENSIONS TO BE MADE TO THIS DRAWING UNLESS SPECIFICALLY NOTED OTHERWISE.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: J.S.B.
 DRAWN: J.S.B.
 CHECKED: J.S.B.
 DATE: OCT 2001
 SCALE: AS SHOWN



CADET HEATING + SMOKE DETECTORS ELECTRICAL (C) - MECHANICAL/TECH CADET HEATING + SMOKE DETECTORS ELECTRICAL (C) - MECHANICAL/TECH

TYPE B UNIT TYPE A UNIT TYPE A UNIT TYPE B UNIT

MAIN FLOOR PLAN BLD. 8-10.12 + 15. UPPER FLOOR PLAN

'A' UNIT = 928 S.F. 'B' UNIT = 1005 S.F.

CONSTRUCTION TYPE V B SPRINKLED TO BE ALL 1 HOUR WALLS + 1 HOUR PARTY WALLS. ELECTRICAL SEPARATION WALLS + STAIRWELL WALLS TO RECEIVE 5/8" TYPE A SHEET ROCK ROUGH BARS. ALL OTHER WALLS TO RECEIVE 1/2" SHEET ROCK.

NO.	ROOM	FRAMES	REMARKS
1	LIVING	1200 W. 1/2" WOOD DOOR	
2	DINING	1200 W. 1/2" WOOD DOOR	
3	KITCHEN	1200 W. 1/2" WOOD DOOR	
4	FOYER	1200 W. 1/2" WOOD DOOR	
5	BATH	1200 W. 1/2" WOOD DOOR	
6	BED RM.	1200 W. 1/2" WOOD DOOR	
7	BED RM.	1200 W. 1/2" WOOD DOOR	
8	BED RM.	1200 W. 1/2" WOOD DOOR	
9	BED RM.	1200 W. 1/2" WOOD DOOR	
10	BED RM.	1200 W. 1/2" WOOD DOOR	
11	BED RM.	1200 W. 1/2" WOOD DOOR	
12	BED RM.	1200 W. 1/2" WOOD DOOR	
13	BED RM.	1200 W. 1/2" WOOD DOOR	
14	BED RM.	1200 W. 1/2" WOOD DOOR	
15	BED RM.	1200 W. 1/2" WOOD DOOR	
16	BED RM.	1200 W. 1/2" WOOD DOOR	
17	BED RM.	1200 W. 1/2" WOOD DOOR	
18	BED RM.	1200 W. 1/2" WOOD DOOR	
19	BED RM.	1200 W. 1/2" WOOD DOOR	
20	BED RM.	1200 W. 1/2" WOOD DOOR	
21	BED RM.	1200 W. 1/2" WOOD DOOR	
22	BED RM.	1200 W. 1/2" WOOD DOOR	
23	BED RM.	1200 W. 1/2" WOOD DOOR	
24	BED RM.	1200 W. 1/2" WOOD DOOR	
25	BED RM.	1200 W. 1/2" WOOD DOOR	
26	BED RM.	1200 W. 1/2" WOOD DOOR	
27	BED RM.	1200 W. 1/2" WOOD DOOR	
28	BED RM.	1200 W. 1/2" WOOD DOOR	
29	BED RM.	1200 W. 1/2" WOOD DOOR	
30	BED RM.	1200 W. 1/2" WOOD DOOR	
31	BED RM.	1200 W. 1/2" WOOD DOOR	
32	BED RM.	1200 W. 1/2" WOOD DOOR	
33	BED RM.	1200 W. 1/2" WOOD DOOR	
34	BED RM.	1200 W. 1/2" WOOD DOOR	
35	BED RM.	1200 W. 1/2" WOOD DOOR	
36	BED RM.	1200 W. 1/2" WOOD DOOR	
37	BED RM.	1200 W. 1/2" WOOD DOOR	
38	BED RM.	1200 W. 1/2" WOOD DOOR	
39	BED RM.	1200 W. 1/2" WOOD DOOR	
40	BED RM.	1200 W. 1/2" WOOD DOOR	
41	BED RM.	1200 W. 1/2" WOOD DOOR	
42	BED RM.	1200 W. 1/2" WOOD DOOR	
43	BED RM.	1200 W. 1/2" WOOD DOOR	
44	BED RM.	1200 W. 1/2" WOOD DOOR	
45	BED RM.	1200 W. 1/2" WOOD DOOR	
46	BED RM.	1200 W. 1/2" WOOD DOOR	
47	BED RM.	1200 W. 1/2" WOOD DOOR	
48	BED RM.	1200 W. 1/2" WOOD DOOR	
49	BED RM.	1200 W. 1/2" WOOD DOOR	
50	BED RM.	1200 W. 1/2" WOOD DOOR	

NO.	SIZE	TYPE	WGL	COLOR	FINISH	REMARKS	HEADERS
1	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
2	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
3	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
4	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
5	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
6	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
7	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
8	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
9	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
10	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
11	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
12	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
13	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
14	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
15	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
16	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
17	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
18	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
19	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
20	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
21	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
22	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
23	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
24	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
25	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
26	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
27	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
28	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
29	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
30	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
31	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
32	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
33	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
34	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
35	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
36	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
37	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
38	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
39	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
40	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
41	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
42	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
43	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
44	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
45	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
46	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
47	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
48	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
49	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412
50	1200 x 2400	WIND. SGL.	ALUMINUM	WHITE	YES	SINGLE HUNG W/ SCREEN	OF #1 412

SEE GENERAL STRUCTURAL NOTES ON SHEET A1.7 BEFORE BEGINNING ANY CONSTRUCTION.

WIND. SGL. + UPPER FLOOR DOORS ARE TO BE 1 1/2" MIN. THICK STAINLESS STEEL DOORS. ALL OTHER DOORS ARE TO BE 1 1/2" MIN. THICK STAINLESS STEEL DOORS. ALL OTHER DOORS ARE TO BE 1 1/2" MIN. THICK STAINLESS STEEL DOORS.

GENERAL NOTES:
 1. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.
 2. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.
 3. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.

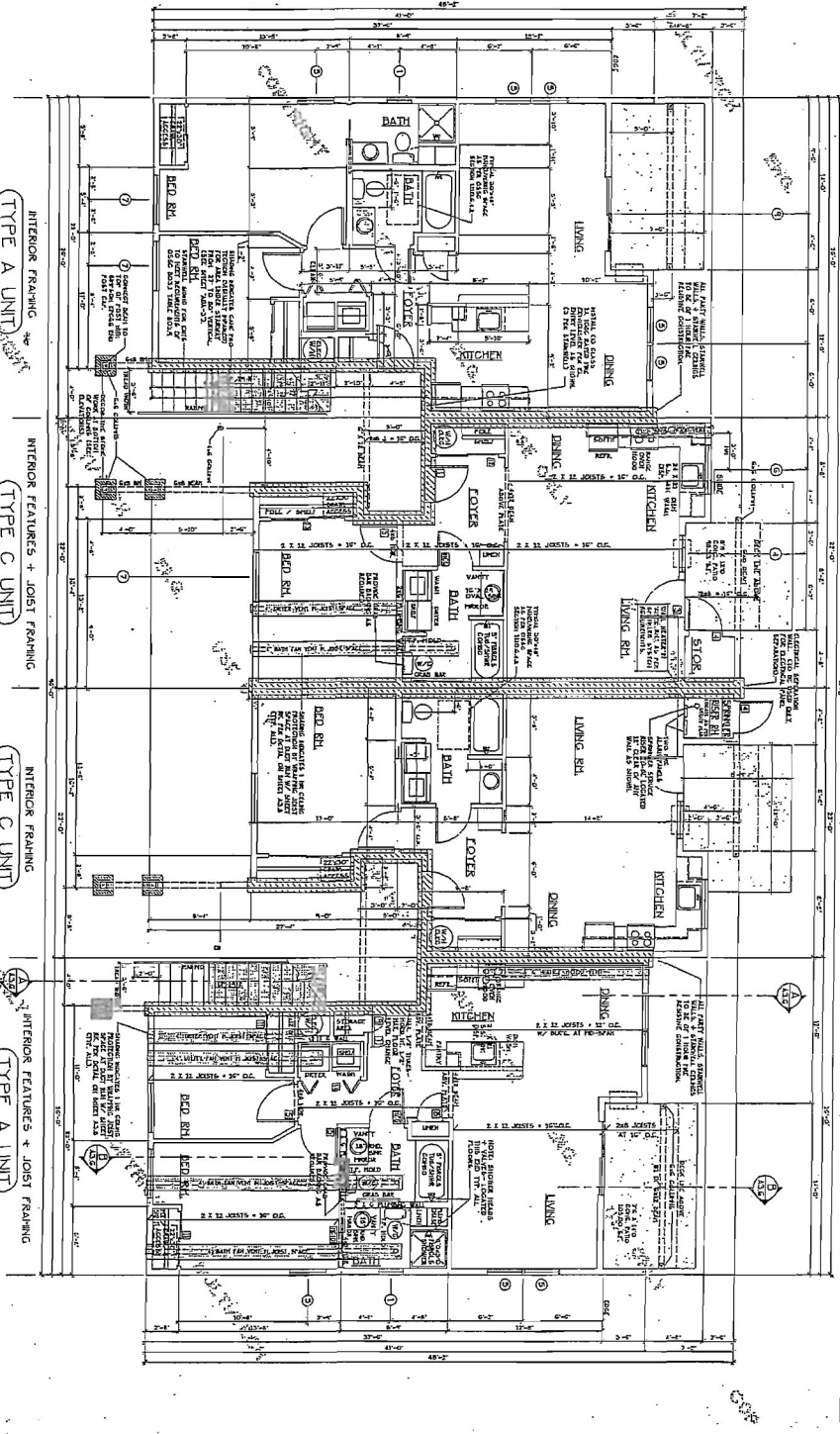
4. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.
 5. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.

6. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.
 7. ALL EXTERIOR WALLS TO BE 8" & 8" BRICK. ALL OTHER WALLS TO BE 1 1/2" MIN. THICK STAINLESS STEEL.

CONSTRUCTION TYPE V B SPRINKLED.

USE ONLY

CONSTRUCTION



LOWER FLOOR PLAN
 GRANDCAP ADAPTABLE/ACCESSIBLE
 A. UNIT = 428 S.F.
 C. UNIT = 725 S.F.

INTERIOR FRAMING TYPE A UNIT
 INTERIOR FRAMING TYPE C UNIT

INTERIOR FRAMING TYPE C UNIT
 INTERIOR FRAMING TYPE A UNIT

INTERIOR FRAMING TYPE C UNIT
 INTERIOR FRAMING TYPE A UNIT

INTERIOR FRAMING TYPE C UNIT
 INTERIOR FRAMING TYPE A UNIT

INTERIOR FRAMING TYPE C UNIT
 INTERIOR FRAMING TYPE A UNIT

INTERIOR FRAMING TYPE C UNIT
 INTERIOR FRAMING TYPE A UNIT

DOOR SCHEDULE

NO.	TYPE	FINISH	REMARKS
1	6'0" x 2'0" SWING	WOOD	ENTRY
2	6'0" x 2'0" SWING	WOOD	BED ROOM
3	6'0" x 2'0" SWING	WOOD	BATH
4	6'0" x 2'0" SWING	WOOD	KITCHEN
5	6'0" x 2'0" SWING	WOOD	LIVING
6	6'0" x 2'0" SWING	WOOD	DINING
7	6'0" x 2'0" SWING	WOOD	STAIR
8	6'0" x 2'0" SWING	WOOD	STAIR
9	6'0" x 2'0" SWING	WOOD	STAIR
10	6'0" x 2'0" SWING	WOOD	STAIR
11	6'0" x 2'0" SWING	WOOD	STAIR
12	6'0" x 2'0" SWING	WOOD	STAIR
13	6'0" x 2'0" SWING	WOOD	STAIR
14	6'0" x 2'0" SWING	WOOD	STAIR
15	6'0" x 2'0" SWING	WOOD	STAIR
16	6'0" x 2'0" SWING	WOOD	STAIR
17	6'0" x 2'0" SWING	WOOD	STAIR
18	6'0" x 2'0" SWING	WOOD	STAIR
19	6'0" x 2'0" SWING	WOOD	STAIR
20	6'0" x 2'0" SWING	WOOD	STAIR

WINDOW SCHEDULE

NO.	TYPE	FINISH	REMARKS
1	6'0" x 4'0" DOUBLE HUNG	WOOD	LIVING
2	6'0" x 4'0" DOUBLE HUNG	WOOD	DINING
3	6'0" x 4'0" DOUBLE HUNG	WOOD	KITCHEN
4	6'0" x 4'0" DOUBLE HUNG	WOOD	BATH
5	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
6	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
7	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
8	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
9	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
10	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
11	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
12	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
13	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
14	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
15	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
16	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
17	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
18	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
19	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM
20	6'0" x 4'0" DOUBLE HUNG	WOOD	BED ROOM

ALL WINDOW AND DOOR SCHEDULES TO BE OF 9' x 4' 1/2" HINGED.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 2. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE BUILDING CODE.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE ELECTRICAL CODE.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE MECHANICAL CODE.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE PLUMBING CODE.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE FIRE CODE.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE SAFETY CODE.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE HEALTH CODE.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE ENVIRONMENTAL CODE.
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE TRANSPORTATION CODE.
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE UTILITIES CODE.
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE ZONING CODE.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE ORDINANCES.

DESIGN: P.L.K.
 DRAWN: G.D.
 CHECKED: W.C.
 DATE: OCT 2011
 SCALE: AS SHOWN

LINDBECK
 APARTMENT COMPLEX

LOWER
 FLOOR PLAN

MULTI/TECH
 CONSULTANTS
 ENGINEERING SERVICES, INC.
 1111 1st Ave. S.E. Suite 200
 Seattle, WA 98104
 TEL: 206.461.1111 FAX: 206.461.1112
 WWW.MULTITECHCONSULTANTS.COM

A.2.1

USE ONLY

USE ONLY

COPYRIGHT

MULTI/TECH

USE ONLY

COPYRIGHT

MULTI/TECH

USE ONLY

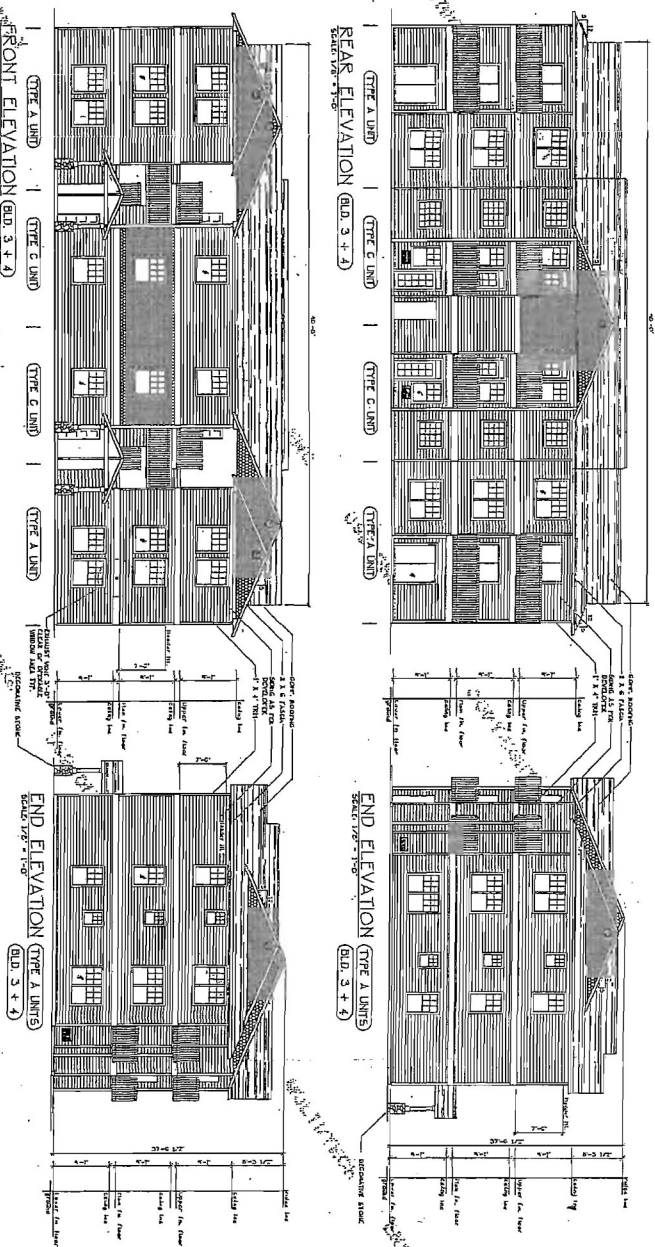
COPYRIGHT

MULTI/TECH

USE ONLY

REAR ELEVATION (BLD. 3 + 4)

END ELEVATION (TYPE A UNITS) (BLD. 3 + 4)



FRONT ELEVATION (BLD. 3 + 4)

END ELEVATION (TYPE A UNITS) (BLD. 3 + 4)

A.2.3



DESIGNED BY: S.L.M.
 DRAWN BY: C.D.
 CHECKED BY: W.D.E.
 DATE: OCT 2011
 SCALE: AS SHOWN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT THE AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

LINDBECK APARTMENT COMPLEX

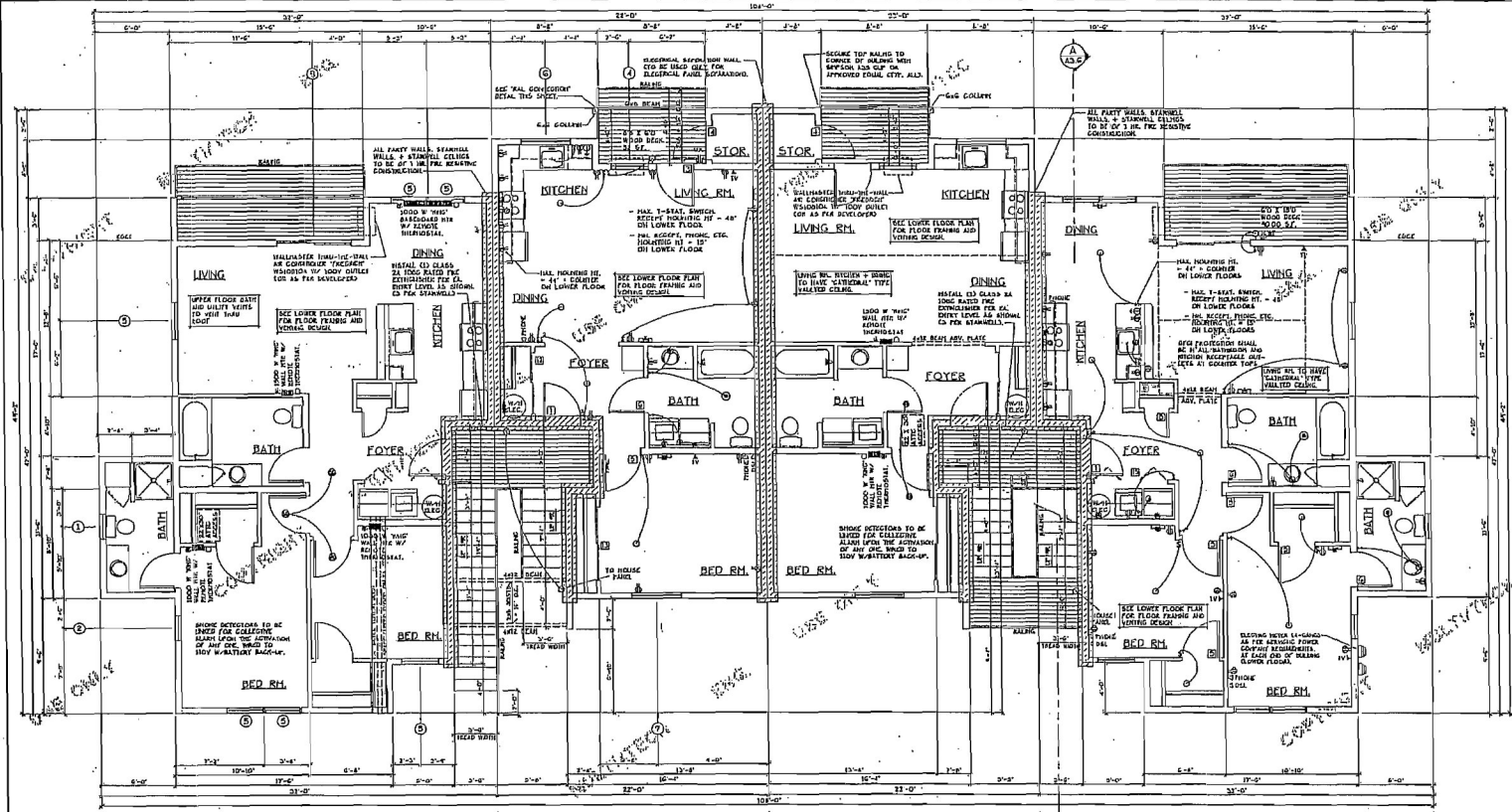
BUILDING ELEVATIONS

MULTI/TECH
 CONSULTANTS
 ENGINEERING SERVICES, INC.
 1155 West 27th Street, Suite 200
 Grand Rapids, MI 49508

MAIN & UPPER FLOOR PLANS

LINDBECK APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR ADDITIONS TO BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 'B' UNIT = 1005 S.F.
 'C' UNIT = 725 S.F.

UPPER FLOOR PLAN
 SCALE 1/4" = 1'-0"

CADET HEATING + SMOKE DETECTORS
 TYPE B UNIT
 BLD. 5 + 14

ELECTRICAL Ⓞ = WATER/AIR/TELE
 TYPE C UNIT
 CONSTRUCTION TYPE V B SPRINKLED TO BE ALL 1 HOUR WALLS + 1 HOUR PARTY WALLS. ELECTRICAL SEPARATION WALLS + STAIRWELL WALLS TO RECEIVE 3/4" TYPE V SHEET ROCK. BOTH SIDES. ALL OTHER WALLS TO RECEIVE 1/2" SHEET ROCK.

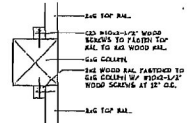
SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A3.2 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

NO.	TYPE	FINISH	REMARKS
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110
111	111	111	111
112	112	112	112
113	113	113	113
114	114	114	114
115	115	115	115
116	116	116	116
117	117	117	117
118	118	118	118
119	119	119	119
120	120	120	120

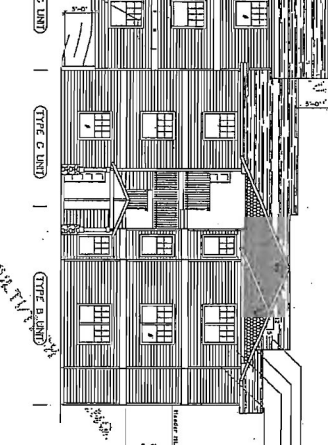
WINDOW SCHEDULE

NO.	TYPE	FINISH	REMARKS
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110
111	111	111	111
112	112	112	112
113	113	113	113
114	114	114	114
115	115	115	115
116	116	116	116
117	117	117	117
118	118	118	118
119	119	119	119
120	120	120	120

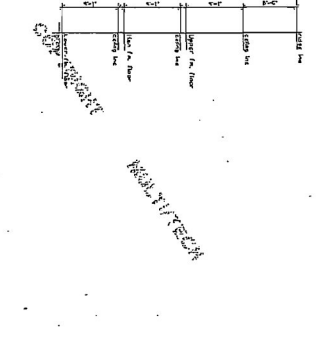


RAIL CONNECTION AT GxG COLUMN.
 SCALE 3/4" = 1'-0"
 CONSTRUCTION TYPE V B SPRINKLED.

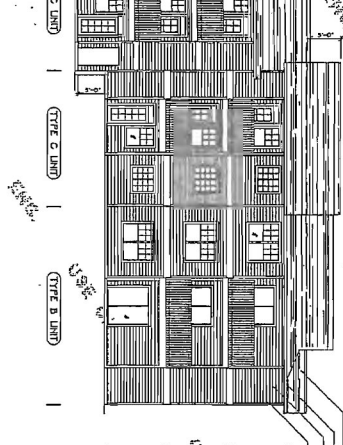
FRONT ELEVATION (BLD. 5 + 1X)
 (TYPE B UNIT) | (TYPE C UNIT) | (TYPE C UNIT) | (TYPE B UNIT)



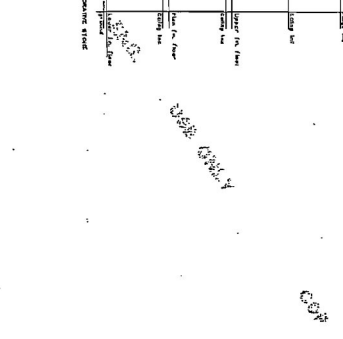
END ELEVATION (TYPE B UNITS)
 (BLD. 5 + 1X)



REAR ELEVATION (BLD. 5 + 1X)
 (TYPE B UNIT) | (TYPE C UNIT) | (TYPE C UNIT) | (TYPE B UNIT)



END ELEVATION (TYPE B UNITS)
 (BLD. 5 + 1X)



ENG.
 USE ONLY

COPYRIGHT

MULTI/TECH

ENG.

MULTI/TECH

ENG.

USE ONLY

ENG.

USE ONLY

LINDBECK
 APARTMENT COMPLEX

BUILDING
 ELEVATIONS

A33

Design: P.A.M.
 Drawn: G.D.
 Checked: M.O.G.
 Date: OCT 2011
 Scale: AS SHOWN

NO CHANGES, MODIFICATIONS OR
 REPRODUCTIONS TO BE MADE TO
 THESE DRAWINGS WITHOUT WRITTEN
 AUTHORIZATION FROM THE DESIGN
 ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

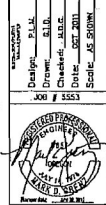
MULTI/TECH
 CONSULTANTS
 ENGINEERING SERVICES INC.
 1000 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202

SEE MULTI / TECH
 OTHER SHEETS
 ARCHITECTURAL REPRESENTATION, INC.
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303-733-1100
 FAX: 303-733-1101

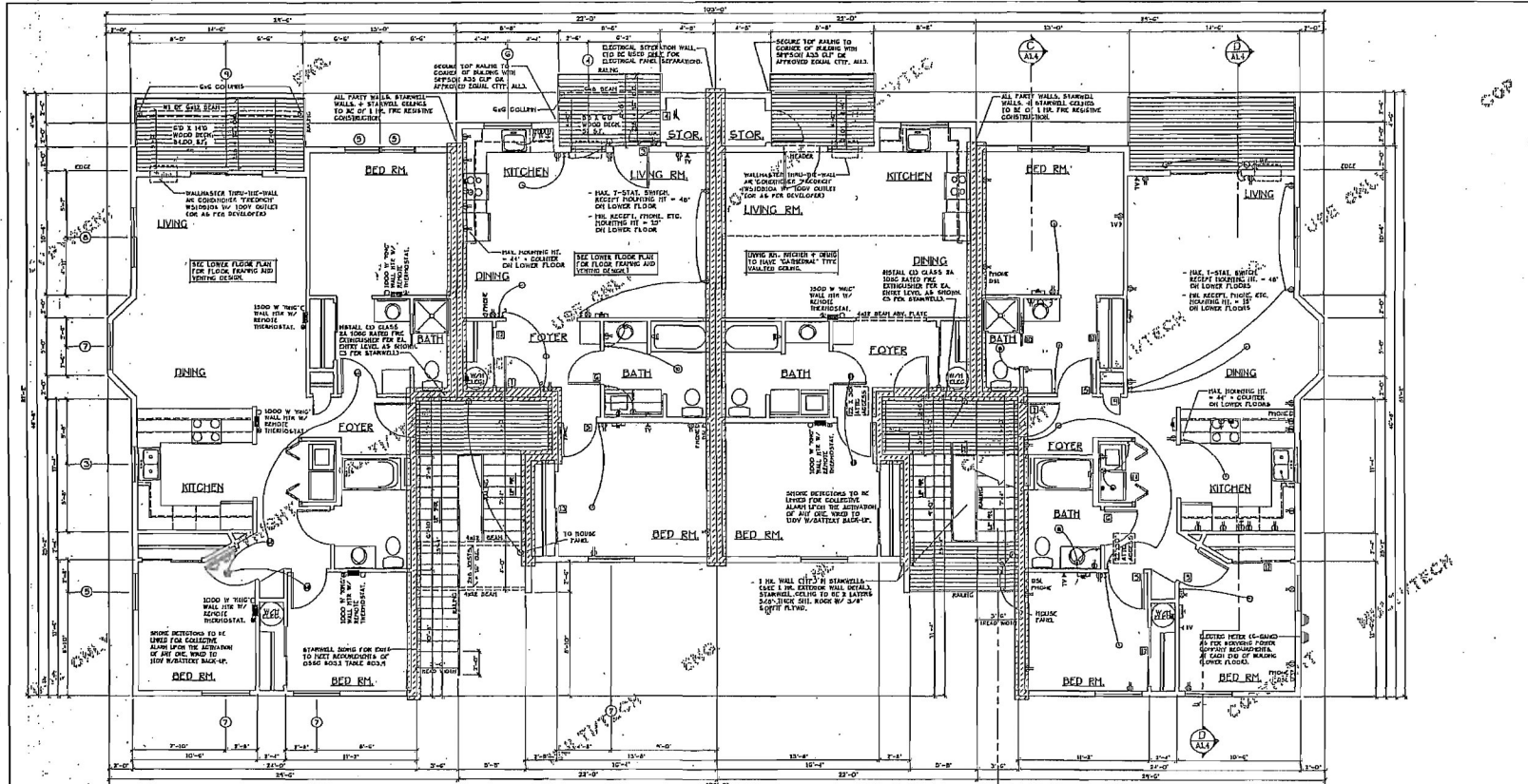
MAIN & UPPER FLOOR PLANS

LINDBECK APARTMENT COMPLEX

NO DIMENSIONS, UNLESS OTHERWISE INDICATED, TO BE MADE TO EXISTING CONDITIONS. DIMENSIONS INDICATED ARE TO BE TAKEN FROM THE PROVISIONAL AND CONSTRUCTION REPRESENTATION.
 Design: P.L.M.
 Drawn: S.B.D.
 Checked: M.B.C.
 Date: 02/20/01
 Scale: AS SHOWN
 JOB # 5553



A4.2



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 'C' UNIT = 725 S.F.
 'D' UNIT = 1180 S.F.

(TYPE D UNIT)
 BLD. 1,11,13 + 16

UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 (TYPE C UNIT)

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.1 BEFORE BEGINNING ANY CONSTRUCTION.

NOTES: UNIT + UPPER FLOOR BOARDS ARE TO BE THE SAME AS LOWER FLOOR BOARDS. BOARDS OFFERS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
 3/4" x 12" x 12"
 BATH: 1/2" x 12" x 12"

- GENERAL NOTES:
1. ALL EXTERIOR WALLS TO BE 2 R.C. BRICK, AND OTHER WALLS TO BE 2 R.C. BRICK UNLESS OTHERWISE NOTED.
 2. FMC FLOOR COVERED EXPOSED OVERLAP FLOORWALLS + 2" FILL AS PER ANCHOR AND BOLTS.
 3. PRIOR TO INSTALLATION OF PROGLASS TUB/DOORS + WINDOW UNITS, SHEET METAL SHALL BE APPLIED TO BRICK WALLS AS INDICATED ON DRAWING.
 4. ALL BATH FANS TO HAVE IAL TO OTEL.
 5. ELEVATOR GALLEYS IN 3RD FLOOR SHALL NOT BE BACK TO BACK AND MUST BE SEPARATED BY MINIMUM DISTANCE OF 4'-0".
 6. GALLEY WINDOWS, BUT THE 3 MARKING IS OCCURRED THE WALLS OF GALLEY SHALL BE ALTERNATE AT AN INTERVAL OF 100 FEET WITH 1 FOOT-WIDE AT THE FLOOR LEVEL.
 7. ALL EXTERIOR FLOOR LEAVES SHALL BE CONCRETE TO INDICATE PANELS LOCATED IN OFFICE UTILITY ROOMS + STORAGE ROOMS.

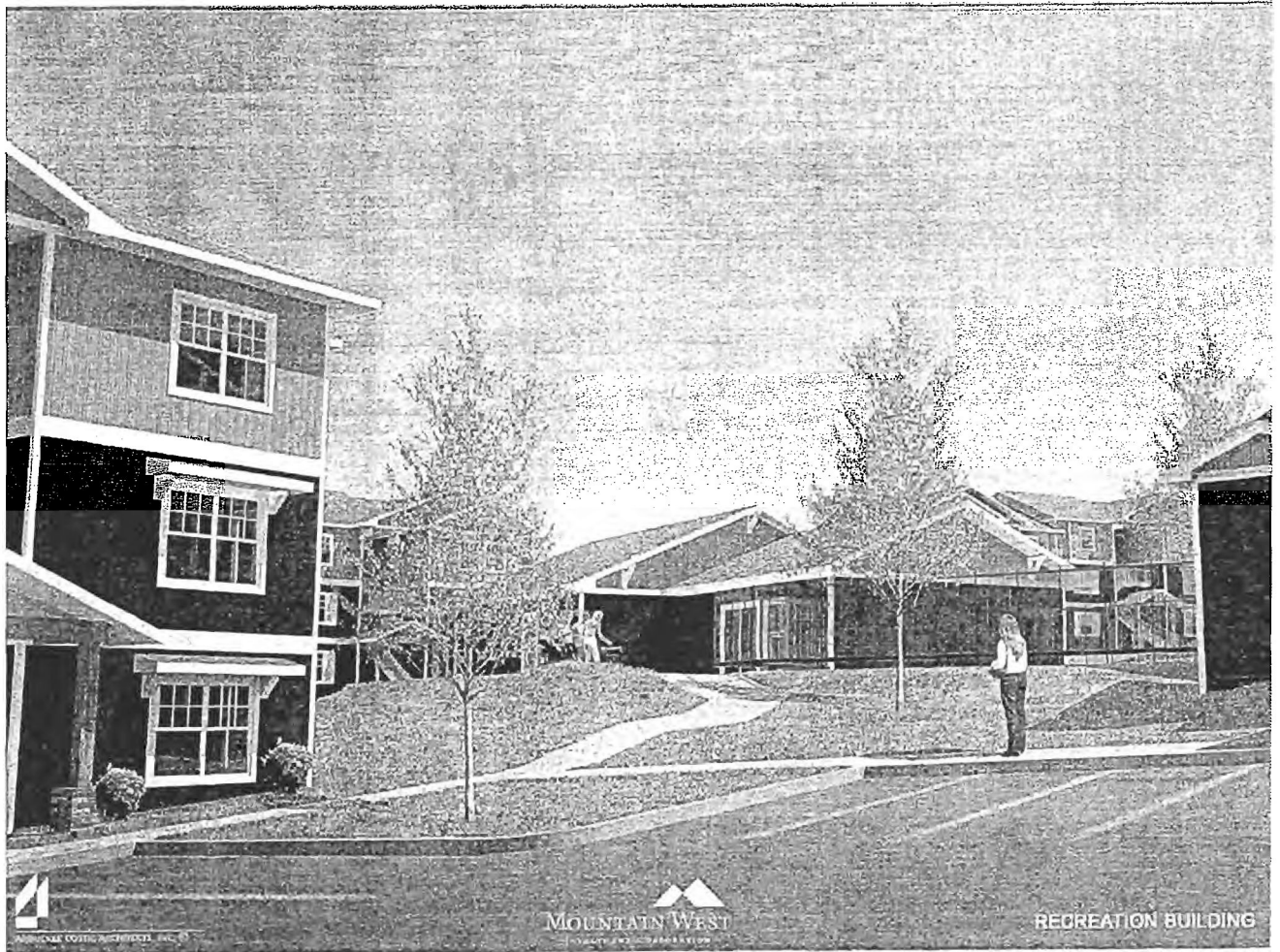
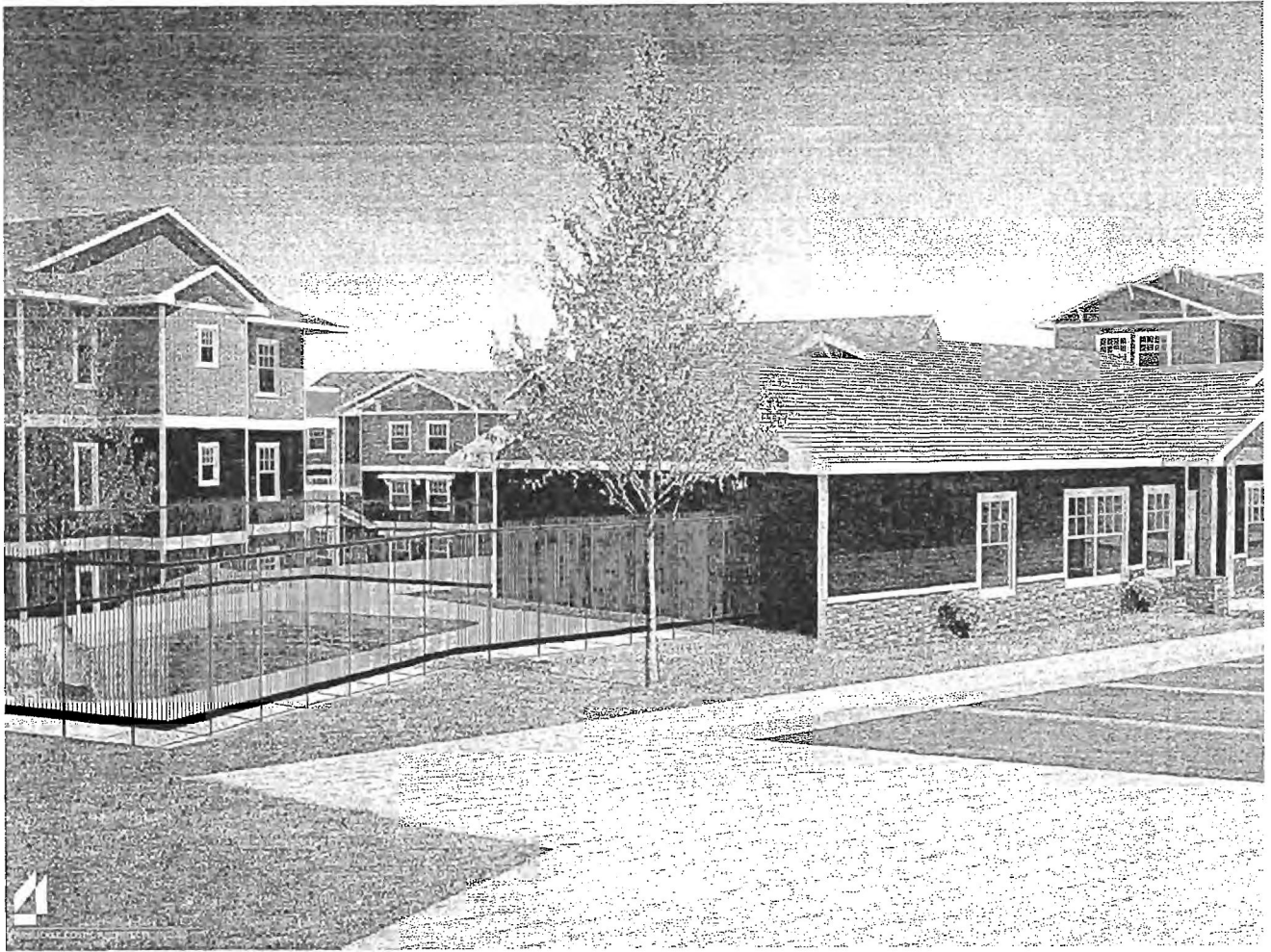
ROOMS	DOOR SCHEDULE	FRAMES	REMARKS
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110
111	111	111	111
112	112	112	112
113	113	113	113
114	114	114	114
115	115	115	115
116	116	116	116
117	117	117	117
118	118	118	118
119	119	119	119
120	120	120	120

ALL WOOD AND PATIO DOOR HEADERS TO BE DF #1 4x12

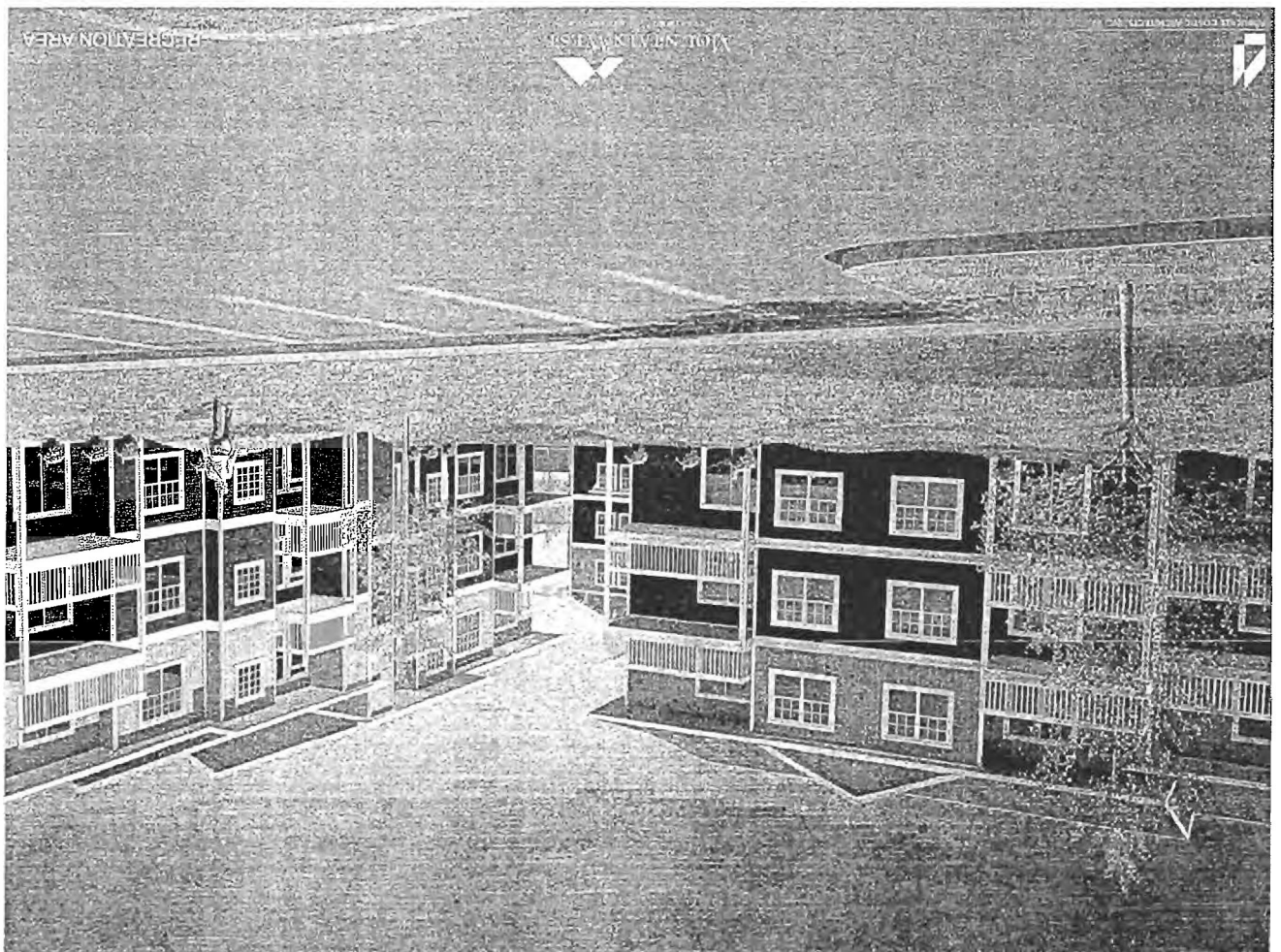
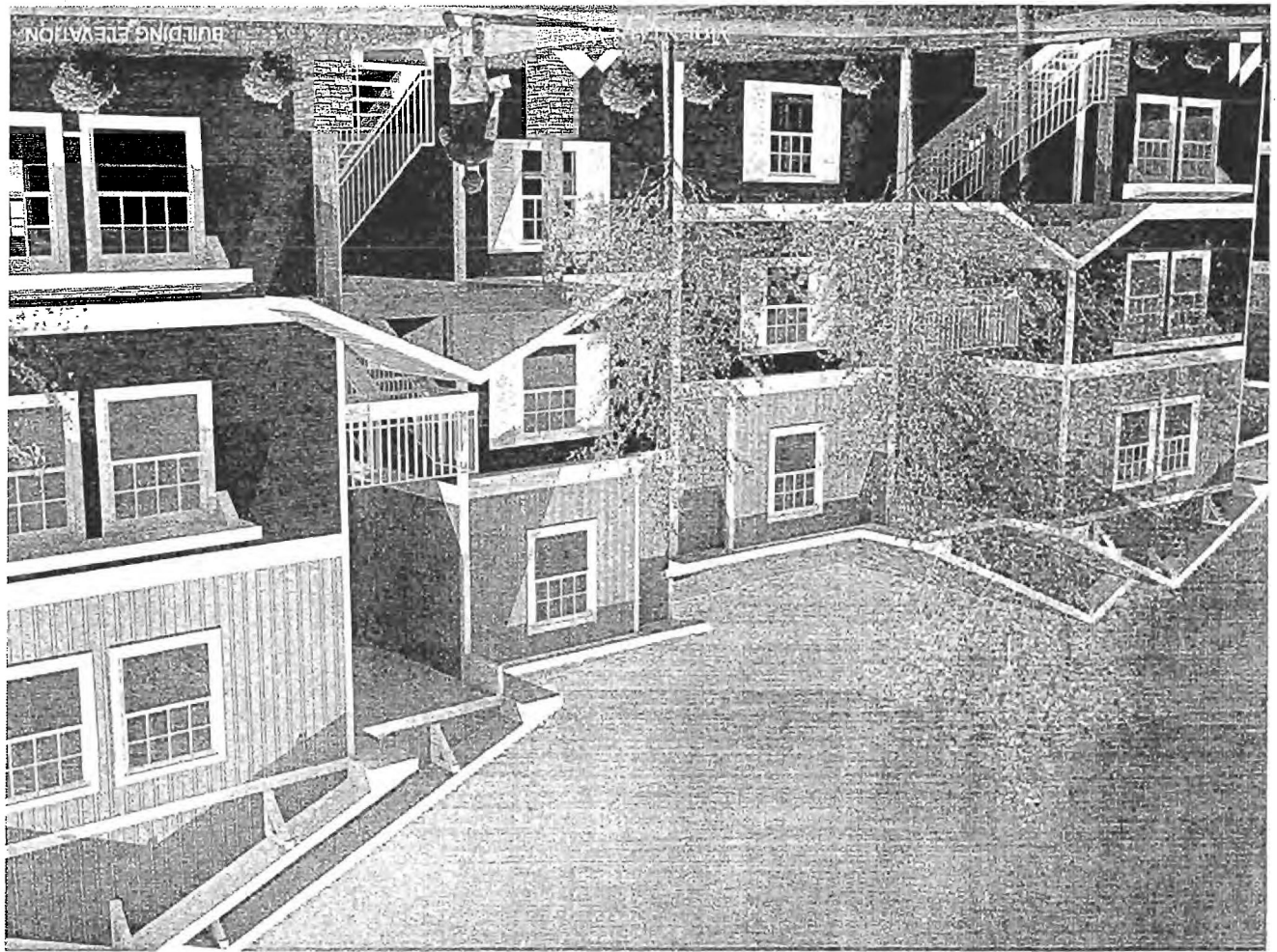
QTY	SIZE	TYPE	T&G	COLOR	FINISH	REMARKS	HEADERS
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12
1	30	2 0 0	WHT	SLGR	WHIT	1/2" SINGLE HANG W/ SCREEN	#1 4x12

CONSTRUCTION TYPE V B SPRINKLED.









MEMO



Date: October 28, 2011

To: Bryan Colbourne
Community Development
Room 305
555 SE Liberty Road
Salem, Oregon 97302

RE: Type II Site Plan Review/Residential Care
Facility/1400 Block of Orchard Heights
RD NW

Background:

On September 15, 2011, a Pre-Application Conference (Pre-Application Conference No. 11-43) was held to discuss the development of property located in the 1400 block of Orchard Heights Road (073W16C/103). It was determined that a Type II Site Plan Review application is required for the development of a **180 unit apartment complex (Parcel 2) and a Residential Care Facility (Parcel 3)**. Therefore, the applicant is processing the Site Plan Review application for the multi-family development (to the north) concurrently with the Site Plan Review application for the Residential Care Facility.

The subject property is located within the boundaries of the West Salem Neighborhood Association. On October 17th, the applicant attended the Neighborhood meeting to discuss the proposal. The West Salem Neighborhood Association and adjacent property owners had an opportunity to provide input and comments on the project.

Proposal:

The applicant is proposing the development of a Residential Care Facility on Parcel 3 of the proposed partitioning (See concurrent partition application). The property is located in the 1400 block of Orchard Heights Road (073W16C/103).

The proposal is for a Residential Care Facility with assisted and independent living units within the buildings. It is our interpretation that the Design Review application for the Residential Care Facility will have to go through

Discretionary review before the Design Review Board. Since the proposal is for a Residential Care Facility, the building does not meet the required "General Building Mass and Facade Standards" in the Development Design Handbook that were established for multi-family developments, such as apartments.

The proposal is for a Residential Care Facility with assisted living and 119 independent living units within the buildings. The buildings as shown are designed to code and to be visually appealing.

Type II Site Plan Review Criteria (SRC 163.070(b)) States:

- (1) ***The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116.***

Applicant Response: The subject property is zoned RM2 (See submitted Zone Change application) and a Residential Care Facility is a permitted under SRC Chapter 148. It was determined at the Pre-App that a Site Plan Type II was needed due to the requirement of a TIA (Traffic Impact Analysis). A TGE form has been submitted to Public Works and is included in the packet of materials. A TIA is currently being worked on and will be submitted to the City of Salem when all the Traffic Analysis is complete. The applicant has addressed development standards per SRC Chapter 148 (Multi-Family Residential), Chapter 132 Landscaping, and Chapter 133 Parking. See Site Plan.

The site plan shows the vehicle and pedestrian circulation pattern; parking stalls and aisle way locations and dimensions; handicap parking locations; building setbacks and sizes; and service areas. Site grading and location of utilities and hydrants are illustrated on separate plans.

- (2) ***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.***

Applicant Response: The Residential Care Facility will have direct access onto Linwood Street to the east. Linwood Street will run along the east side of the subject property, thus linking the site to existing and proposed transportation system. The major streets are in place due to previous development. Orchard Height (located to the south of the subject property) is a minor arterial and provides connection to the street system that serves the area. Proposed Linwood Street (to the east of the site) will be designated as a collector street. Linwood Street will provide access and a connection to Orchard Heights Road and the surrounding existing neighborhoods.

The street system adjacent the property will conform to the Salem Transportation System Plan and provide for orderly, and efficient circulation of traffic into, through, and out of the subject properties once the access ways are hard-surfaced and physically connected to the public street system.

The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access. Traffic from this site is diverted away from residential areas to the north by providing the Linwood Street connection to Orchard Heights Road, and will have convenient access to the existing streets.

As stated above, a TIA is currently being worked on and will be submitted to the City of Salem when all the Traffic Analysis is complete.

(3) *Parking areas and driveways are designated to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.*

Applicant Response: As stated above, the Residential Care Facility will have circulation to and from the development via a two-way internal driveway system and access onto Linwood Drive located along the east property line. The developments parking areas and two-way driveways provide for orderly and efficient circulation of traffic into and out of the proposed development.

The Residential Care Facility will provide 78 vehicle parking spaces within landscaped parking areas. The development will have paved 5-foot wide sidewalks throughout the site. The sidewalks will provide connections to building entrance and parking areas on the site. The sidewalks will provide safe and efficient circulation throughout the site and to proposed sidewalks along Linwood Drive.

The site plan for the Residential Care Facility illustrates the location of the pedestrian and vehicular circulation pattern. The pedestrian sidewalks next to the buildings are hard surfaced and separated from the parking areas by means of raised concrete. The pedestrian pathway will be marked or striped across the aisle ways to direct pedestrian traffic. The parking spaces will be striped to direct and make visible the traffic pattern. Bicycle parking is provided for as required.

(4) *The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.*

As shown on utility plans submitted, the development will be adequately served with City water; sewer, storm drainage, and other needed utilities.

CONCLUSION:

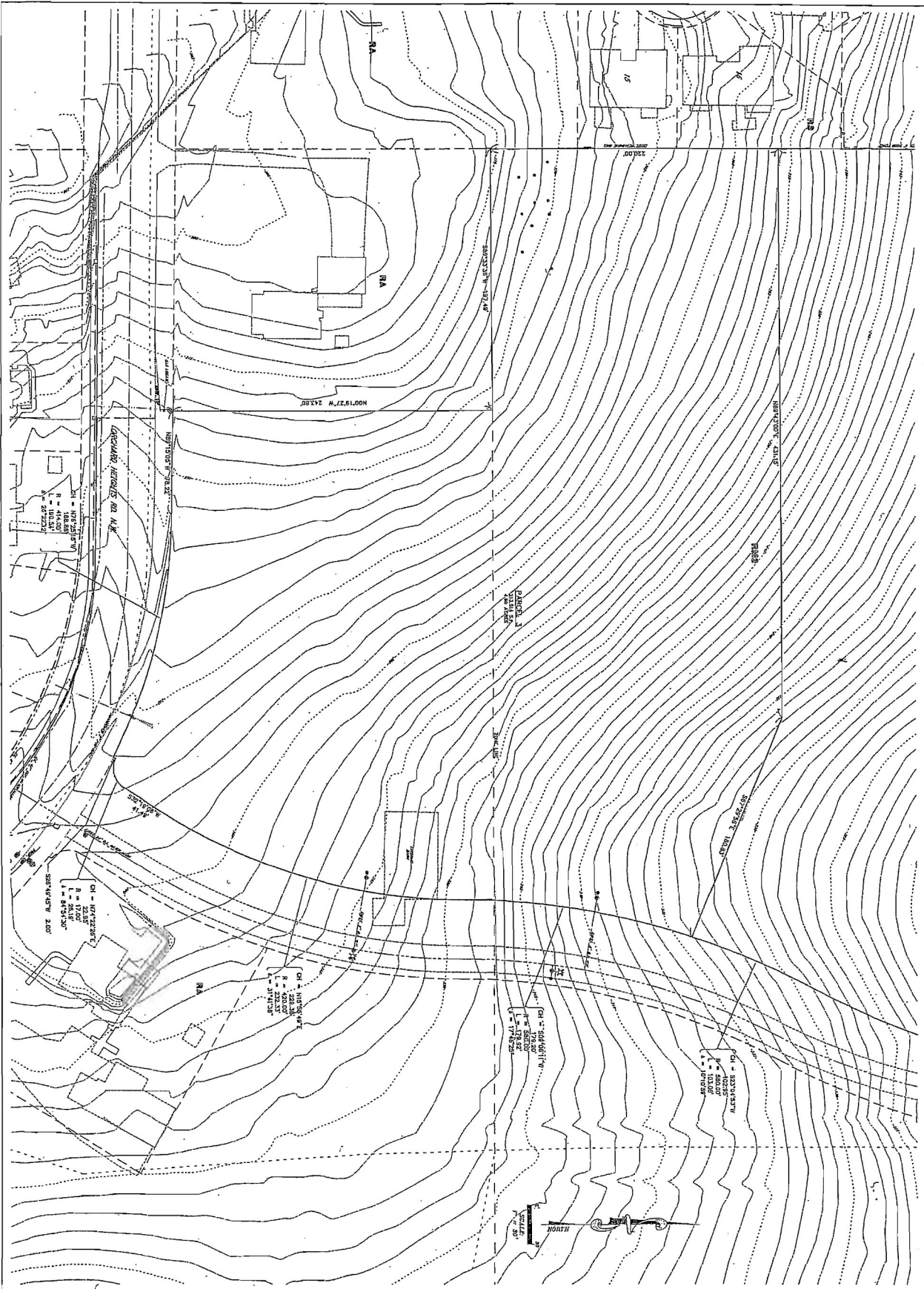
We believe that the materials submitted to the City of Salem address the code requirements for Type II Site Plan Review, which is the process required for this proposal.

The applicants' goal is and remains to be, to develop the site as effectively as practical to enhance its prime location. The applicant feels that the site is suitable for a Residential Care Facility as proposed. The development provides a means to enhance the lot with landscaping and new structures designed to meet Code.

This concludes the applicants' report addressing the Type II Site Plan Review standards required by the City. If you have any questions or need additional information, please call Mark Grenz, P.E., at Multi/Tech Engineering, Inc., Salem, OR at (503) 363-9227.

cc: File #5574

D:\Planning Division\2011 Staff Reports\Lindbecksiteplanii.Residentialcare.#5553.Salem.Docx



C1.2

DESIGN: M.D.R.
 DRAWN: G.L.S.
 CHECKED: H.D.S.
 DATE: OCT 2011
 SCALE: AS SHOWN

AS-BUILT:

MULTITECH ENGINEERING DERIVES FROM LIABILITY IF NOT STAMPED APPROVED

ANY FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

ORCHARD HEIGHTS R.C.F.

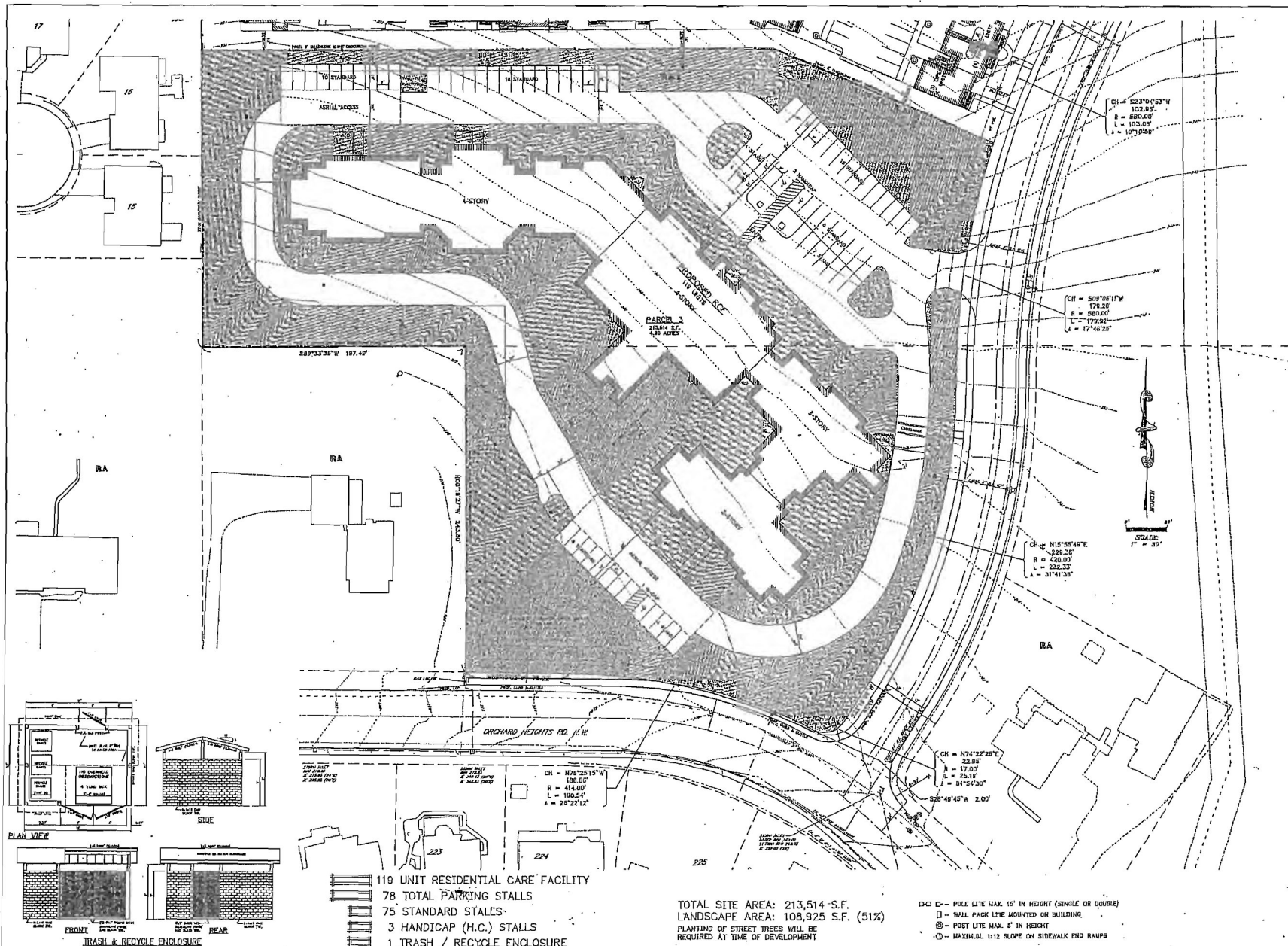
EXISTING CONDITIONS PLAN

MULTI/TECH

ENGINEERING SERVICES, INC.

1100 13th St., S.W., P.O. Box 1000, Ok. 73102
 TEL: 405.753.7427 FAX: 405.753.7428

ATTACHMENT 10



SITE PLAN

ORCHARD HEIGHTS R.C.F.

NO DIMENSIONS, NOTES OR SPECIFICATIONS TO BE TAKEN TO REPRODUCE THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

QUALITY CONTROLLED BY: [Signature]
 DESIGNER: [Signature]
 CHECKED: [Signature]
 DATE: [Signature]
 SCALE: [Signature]
 APPR. BY: [Signature]

DESIGN: [Signature]
 CHECKED: [Signature]
 DATE: [Signature]
 SCALE: [Signature]
 APPR. BY: [Signature]

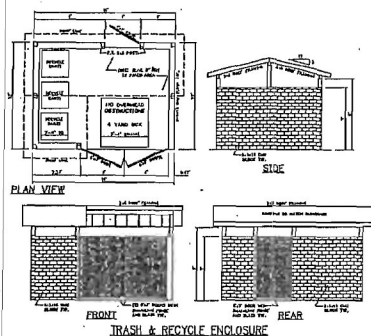


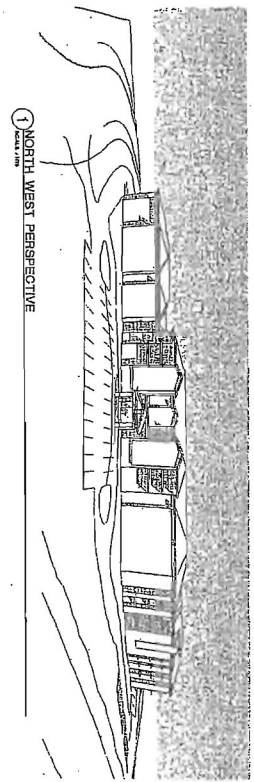
C1.3

- 119 UNIT RESIDENTIAL CARE FACILITY
- 78 TOTAL PARKING STALLS
- 75 STANDARD STALLS
- 3 HANDICAP (H.C.) STALLS
- 1 TRASH / RECYCLE ENCLOSURE

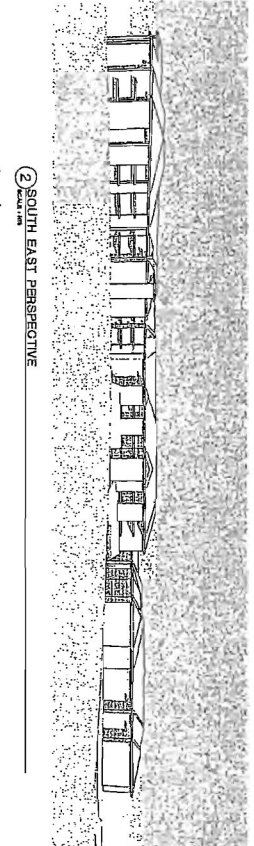
TOTAL SITE AREA: 213,514 S.F.
 LANDSCAPE AREA: 108,925 S.F. (51%)
 PLANTING OF STREET TREES WILL BE REQUIRED AT TIME OF DEVELOPMENT

- ⊖ - POLE L.T.E. MAX. 15' IN HEIGHT (SINGLE OR DOUBLE)
- - WALL PACK L.T.E. MOUNTED ON BUILDING
- ⊙ - POST L.T.E. MAX. 5' IN HEIGHT
- ⊘ - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS

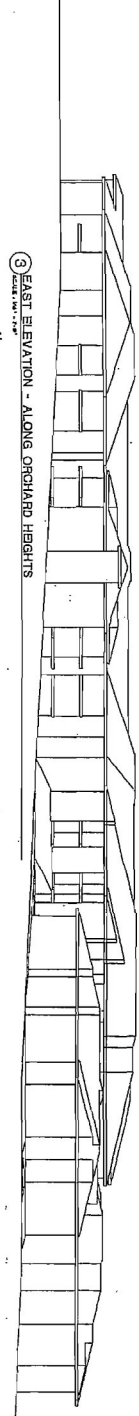




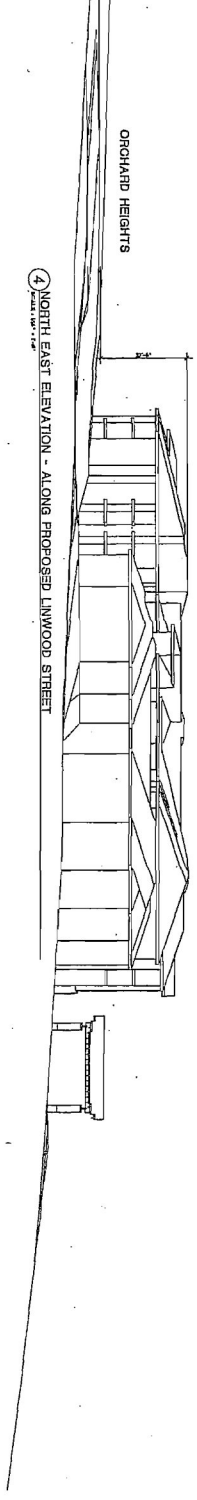
1 NORTH WEST PERSPECTIVE



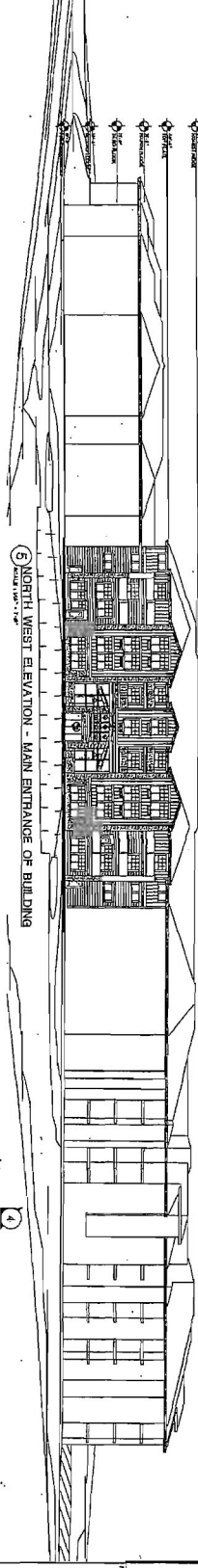
2 SOUTH EAST PERSPECTIVE



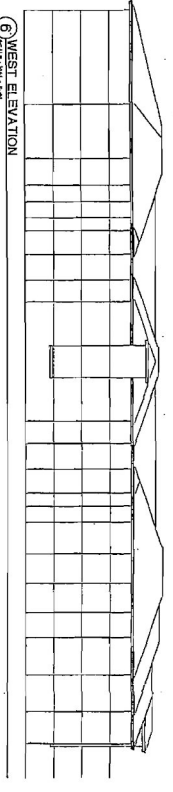
3 EAST ELEVATION - ALONG ORCHARD HEIGHTS



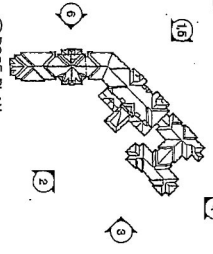
4 NORTH EAST ELEVATION - ALONG PROPOSED LINWOOD STREET



5 NORTH WEST ELEVATION - MAIN ENTRANCE OF BUILDING



6 WEST ELEVATION



7 ROOF PLAN

- 1 ELEVATION NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

PROJECT NAME	NEW FACILITY FOR BONAVENTURE OF SALEM (Orchard Heights II)
LOCATION	Orchard Heights Salem, Oregon
DATE	AS-1

BONAVENTURE
Senior Housing

3220 S.W. Street
 Suite 200
 Salem, Oregon 97309
 Phone: (503) 261-2117
 FAX: (503) 261-2121

CRITERIA REGARDING CHAPTER 116.020 (CRITERIA FOR GRANTING AN ADJUSTMENT):

Parking Determination:

The purpose of requesting an adjustment is to permit the Administrator to determine the minimum parking requirement because this type of use is not included in **Table 133-1**.

SRC **133.100 (d)** specifies the use of an adjustment to determine parking:

"For any proposed use not shown on Table 133-1, the administrator shall determine the parking space requirement for the most nearly similar use listed in Table 133-1 with regard to traffic generation, and render such determination as an adjustment pursuant to SRC Chapter 116."

SRC **116.030 (d)** states that the administrator may grant an adjustment only:

"Where otherwise specifically permitted under this zoning code, and then only within any limits specified in the grant of such authority."

The Criteria for Granting an Adjustment is specified above.

Applicants' Reasons Addressing the Criteria:

The intent and purpose of an adjustment is to *"allow reasonable and economically practical development of the property where special conditions warrant limited deviation."* (SRC **116.010**).

There is no intent and purpose statement in the parking chapter in the zone code under Chapter **133**. However, Salem's zone code requires that uses be served by off-street rather than on-street parking; be owned by the owner of the property served by the parking; be improved to specific standards and be physically accessible to the users of the particular use that is served by the parking. Other City standards require that parking lots be drained and not cause loose materials from spreading on city streets.
116.020 (a).

The proposal is to develop the site with a 119-bed residential care facility (Standard Industrial Classification (SIC) #836) on property zoned RM2.

Salem's parking standards do not address parking needs for a residential care facility. The proposal is for residential care facilities with a majority of individuals who require 24-hour supervision but who do not generally need medical care beyond routine health checks and medication monitoring. The proposal will also include independent living units that will be for residents who require assistance, but do not require 24-hour supervision and have units with their own kitchen and bathroom facilities. Forty-three of the units will be for assisted living residents and 76 units will be designated for independent living residents. Therefore, there will be a total of 119 units (119 beds) within the entire facility.

A majority of the residents of this facility do not drive and are generally people in declining years and health who need assisted care for self-preservation. They will be served by medical van transportation and visitors' passenger vehicles. The facility will be served by commercial vans or by private passenger vehicles for delivery of supplies used with the facility.

There are Salem Area Mass Transit facilities on Orchard Heights. The nearest transit service available to the site is provided via Route 10 (Orchard Heights) and Route 10x (Orchard Heights Express), on Orchard Heights Road.

The Linwood Drive will be located along the east property line of the site and provide access to Orchard Heights Road to the south. Linwood Drive will be designated as a "collector" street and will therefore, provide on-street parking.

A more practical and economical approach would be to require parking based upon one parking space per three beds. This would be consistent with the Nursing and Personal Care Facilities (SIC 805) as outlined under SRC Table 133-1 (15)(A). Based upon this approach, there would be 40 parking spaces to serve the facility. This does not eliminate the required ADA parking space or the loading space for delivery vans or medical transport.

Bike parking is not specified for this type of use in **Table 133-1**. A bike rack for staff and visitors can be provided either outdoors or indoors. Generally one bike rack accommodating 4-5 bicycles is sufficient for a small facility of this type.

The site plan for the proposal shows 78 of parking spaces. This is sufficient parking for this type of use and the minimal transportation impact that it generates and should realistically be less than that.

The proposed parking area can or will comply with the Parking and Loading Area Development Requirements under **SRC 133.200** and the Driveway Development Standards of **SRC 133.210**. The Type 2 Site Plan Review application currently in review assures compliance with development standards.

116.020 (b). There are no specific criteria for the granting of this particular kind of adjustment specified elsewhere in the zoning code that must be met to allow this adjustment to be granted. The applicants are not requesting that the parking be unimproved, located in a required yard or to vary any other specific development standard.

The amount of parking should be based upon the number of beds or clients and on-site employees as these types of facilities generate minimal traffic due to the inability or limited amount of the clients that drive.

The two criteria **(a)** and **(b)** above have been met.

RECEIVED

DEC 30 2011



COMMUNITY DEVELOPMENT

MEMO

TO: Bryan Colbourne, Planner II
Community Development Department

FROM: Glenn J. Davis, P.E., C.F.M., Chief Development Engineer
Public Works Department

DATE: December 30, 2011

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CPC-ZC-DR-SPR-ADJ 11-13 (11-117190-ZO)
1400 BLOCK OF ORCHARD HEIGHTS ROAD NW
APARTMENT COMPLEX AND RESIDENTIAL CARE FACILITY**

PROPOSAL

A consolidated application for a proposed 180-unit apartment complex with off-street parking area and a 119-unit residential care facility with off-street parking area for property approximately 16.8 acres in size and located at the 1400 block of Orchard Heights Roads NW. This proposal contains:

1. A Comprehensive Plan Change/Neighborhood Plan Change/Zone Change request to change the Salem Area Comprehensive Plan Map designation from "Single Family Residential" to "Multi-Family Residential" and change the zone district from RA (Residential Agriculture) to RM2 (Multiple Family Residential), and amend the West Salem Neighborhood Plan map accordingly, on an approximately .96 acre portion of the subject property;
2. A Zone Change request to change the zone district from RM1 (Multiple Family Residential) to RM2 (Multiple Family Residential) on an approximately 9.5 acre portion of the subject property;
3. A Design Review for the new apartment complex;
4. A Type II Site Plan Review for the new apartment complex;
5. A Design Review for the new residential care facility;
6. A Type II Site Plan Review for the new residential care facility; and

7. A Zoning Adjustment request to render a determination of minimum parking space requirements for the residential care facility.

RECOMMENDED CONDITIONS OF APPROVAL

As described below, required improvements shall be designed and approved prior to building permit issuance and the improvements shall be completed by the applicant and accepted by the Public Works Director prior to occupancy. Infrastructure improvements shown on the applicant's site plan are adequate to serve the proposed development, except as follows:

1. Where the existing street condition along the property frontage of Orchard Heights Road NW is underimproved, as defined in SRC 77.150(a)(2), construct a half-street improvement to minor arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 77. This may include restriping and widening the pavement beyond the improvements described above as needed to construct a left-turn lane from eastbound Orchard Heights NW to northbound Linwood Street NW.
2. As described in the applicant's Transportation Impact Analysis (TIA), pedestrian improvements on the north side of Orchard Heights Road NW are required in order to provide pedestrian connectivity to the west. The applicant shall either:
 - a. Extend the curb, gutter, sidewalk, and pavement widening at the minor arterial street width along the north side of Orchard Heights Road NW to the fully improved street section approximately 475 feet to the west.
 - b. Submit an alternate sidewalk-only improvement to be approved by the Public Works Director.
3. Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Orchard Heights Road NW, including sufficient right-of-way to accommodate public infrastructure at the property corners.
4. Design and construct an extension of Linwood Street NW from the north line of the subject property to Orchard Heights Road NW as shown in the Salem TSP. The street shall include dedication of a minimum 60-foot-wide right-of-way and construction of a minimum 40-foot-wide street in compliance with Collector "B" street standards. The design shall include separate left and right turn lanes approaching the intersection with Orchard Heights Road NW. Coordination with the landowner to the east of the subject property will be required for construction of the Linwood Street NW extension.

5. Construct a minimum 8-inch sewer in Linwood Street NW from the existing terminus to the south to serve 1417 Orchard Heights Road NW (Tax Lot 073W16C00100).

FACTS

Streets

1. Orchard Heights Road NW
 - a. Standard—This street is designated as a minor arterial street in the Salem TSP. The standard for this street is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
 - b. Existing Conditions—There is an approximate 40-foot improvement within a 70-foot-wide right-of-way adjacent to the subject property.

Note: The opposite (southwest) side of Orchard Heights Road NW is fully improved with the West Hills Estates development.

2. Linwood Street NW (New Collector "B" Street Extension)
 - a. Linwood Street NW is an unimproved street identified in the Salem TSP as a north/south Collector "B" street within and abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A 20-inch storm line is located in Orchard Heights Road NW.
 - b. A City owned ditch is located along the south property line of the subject property.
 - c. Goldcrest Brook flows along the north line of the subject property east of Linwood Drive NW.
 - d. A 12-inch public storm drain line is located in Linwood Drive NW.

Water

1. Existing Conditions
 - a. *Salem Water System Master Plan* identifies this development to be within both the G-0 and W-1 water service levels. The designated elevation separating the two service levels is the 247-foot contour.

- b. A 24-inch G-0 transmission water line crosses the subject property in an alignment between Linwood Street NW and Orchard Heights Road NW. Main connections may be allowed to this line, but individual services shall not be connected directly to this line. Mains of this size generally convey flows of 8,500 to 19,700 gallons per minute.
- c. A 42-inch G-0 transmission water line is located in Orchard Heights Road NW. Main connections may be allowed to this line, but individual services shall not be connected directly to this line.
- d. An 8-inch W-1 water line is located in Orchard Heights Road NW. Mains of this size generally convey flows of 900 to 2,200 gallons per minute. This main may not be sufficient to serve the W-1 portion of the subject property.

Sanitary Sewer

1. Existing Sewer

- a. An 8-inch sewer line is located in Orchard Heights Road NW, approximately 110 feet south of the southeast corner of the property. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.
- b. An 8-inch sewer line is located in Linwood Street NW. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.
- c. A 10-inch sewer line is located within a 20-foot-wide easement along the north property line of the northeasterly portion of the subject property. Mains of this size generally convey 700 to 1,700 gallons per minute.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 163.070(b) is as follows:

Criteria: 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 configuration of Orchard Heights Road NW and the future Linwood Street NW do not meet current standards for their classification of street per the Salem TSP. Linwood Street NW shall be designed to Collector "B" standards to accommodate for a higher level of residential property access and on street parking. Required street improvements and right-of-way dedication are specified in the conditions of approval consistent with SRC 77.150.

The Salem TSP does not currently provide safe pedestrian access to and from the subject property because sidewalks are lacking in Orchard Heights between the subject property and the elementary, middle, and high schools toward the west. In order to provide adequate pedestrian connectivity, the applicant shall construct street and sidewalk improvements along the north side of Orchard Heights Road NW, approximately 475 feet to the west, as described in the conditions of approval.

The applicant's TIA describes that a left-turn lane is required from eastbound Orchard Heights Road NW to northbound Linwood Street NW, and that left and right turn lanes are required on Linwood Street NW at Orchard Heights Road NW.

Criteria: Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The applicant's proposed street connection onto Orchard Heights Road NW meets the arterial spacing requirements in the Public Works Design Standards to provide for safe turning movements into and out of the property.

The City Traffic Engineer has approved the future Linwood Street NW connection to Orchard Heights Road NW based on a sight distance analysis provided in previous applications for the subject property.

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

The applicant's site plan shows a partial extension of public sewer to serve the proposed development. As a condition of sewer service, the development shall provide public sewers to serve adjacent upstream parcels in order to provide for an orderly development of the drainage area (PWDS-Sewer (II)(2.00)). Required improvements not shown on the applicant's site plan are described in the conditions of approval.

Analysis of the development based on relevant criteria in SRC 113.205(b)(11) is as follows:

Criteria: Availability and improvement of urban services, including street improvements, dedication of street right-of-way, traffic signs and signals, sewer, storm drainage, water, and mass transportation.

Finding: The applicant has submitted a TIA that is required to address the Transportation Planning Rule (OAR 660-012-0060). The TIA is intended to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The City Traffic Engineer has reviewed the submitted TIA and concurs with the finding that the proposed CPC/ZC will not have a significant effect.

Prepared by: Robin Bunse, Administrative Analyst II
cc: File



DAVID FRIDENMAKER, Manager
Facilities and Planning Department
Planning and Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301
503-399-3290 • Mobile: 503-932-4727 • FAX: 503-375-7847
E-mail: fridenmaker_david@salkeiz.k12.or.us

Sandy Husk, Superintendent

December 27, 2011

Bryan Colbourne, Planner III
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

FAX No. 503-588-6005

RE: Land Use Activity
Salem Case No. CPC-ZC-DR-SPR-ADJ11-13, 1400 block of Orchard Heights Rd. NW

SUMMARY OF COMMENTS

School District: Subject property is within the Salem-Keizer School District.

School Assignment: Subject property is served by Harritt Elementary, Straub Middle and West Salem High Schools.

School Capacity: Sufficient school capacity to serve the proposed development exists at the assigned Elementary and Middle schools. West Salem High School is estimated to be beyond its school capacity by three students.

School Transportation Services: Students residing in the proposed dwelling units will be within the walk zone area for all three school levels and will not be eligible for school transportation.

Below is data and the District's comments regarding the proposed land use activity identified above. If you have questions, please call at (503) 399-3290.

ELEMENTARY SCHOOL INFORMATION (GRADES K TO 5)

1. School Name: Harritt Elementary School
2. Estimated change in student enrollment due to proposed development: 24
3. Current school capacity: 569
4. Estimate of school enrollment including new development: 317
5. Ratio of estimated school enrollment to total capacity including new development: 56%.
6. Walk Zone Review: Within walk zone of Elementary School.
7. Estimate of additional students due to previous 2010 land use applications: 0
8. Estimate of additional students due to previous 2011 land use applications: 0
9. Estimated cumulative impact of 2010-11 land use actions on school capacity: 56% of capacity.

MIDDLE SCHOOL INFORMATION (GRADES 6 TO 8)

1. School Name: Straub Middle School
2. Estimated change in student enrollment due to proposed development: 9
3. Current school capacity: 907
4. Estimate of school enrollment including new development: 759
5. Ratio of estimated school enrollment to total capacity including new development: 84%
6. Walk Zone Review: Within walk zone of Middle School.

7. Estimate of additional students due to previous 2010 land use applications: 0
8. Estimate of additional students due to previous 2011 land use applications: 15
9. Estimated cumulative impact of 2010-11 land use actions on school capacity: 85% of capacity.

HIGH SCHOOL INFORMATION (GRADES 9 TO 12)

1. School Name: West Salem High School
2. Estimated change in student enrollment due to proposed development: 9
3. Current school capacity: 1,734
4. Estimate of school enrollment including new development: 1,737
5. Ratio of estimated school enrollment to total capacity including new development: 100%
6. Walk Zone Review: Within walk zone of High School.
7. Estimate of additional students due to previous 2010 land use applications: 6
8. Estimate of additional students due to previous 2011 land use applications: 15
9. Estimated cumulative impact of 2010-11 land use actions on school capacity: 101% of capacity.

ESTIMATE SUMMARY (GRADES K TO 12):

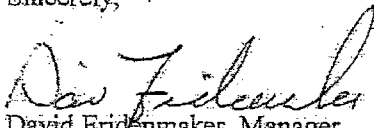
1. Total estimated change in student enrollment: 42
2. Total estimated student enrollment over capacity: 3
3. Estimated short-term cost to District for new facilities, beyond current facility capacity, due to change in student enrollment: \$ 16,272
4. Total estimated additional income to District for new facilities due to change in student enrollment: \$ 0

Developer should provide paved walk route(s) to allow pedestrian access and bicycle access to school(s) from all residences within the new development and should provide all improvements required by the City of Salem where new transportation routes are established or existing transportation routes change, such as school flashers, crosswalks, and signage. As per ORS 195.115, when the walk zone review indicates "eligible for transportation due to hazard" the District requests that the City initiate a planning process with the District to identify the barriers and hazards to children walking or bicycling to and from school, determine if the hazards can be eliminated by physical or policy changes and include the hazard elimination in the City's planning and budgeting process.

ASSUMPTIONS:

1. When land use request is granted, 180 multi-family new residence(s) will be built.
2. Estimates are computed using the Student Rate per Dwelling Method described in the District's Facility Study for years 2001-2020.
3. If current capacity exists at the schools currently serving the parcel then an estimate of zero cost, or no significant impact, is made.
4. If current capacity does not exist at the schools currently serving the parcel then an estimate of cost for one-time capital improvements is made.
5. Income from the proposed land use for capital improvement is assumed to be zero since capital improvement funds come from voter approved bond measures that can be an unpredictable and irregular source of income.
6. Income from a State School Facilities grant may be available depending on state funding. The grant amount ranges from 0% to 8% of the construction cost. Since the funding is unpredictable, it has not been included as income. The current 2009-11 biennium facilities grant funding for the District was \$20,802.
7. General Fund Budget Amount for the 2011-12 school year is \$8,848 per student (ADM). The State School Fund Revenue for 2011-12 is estimated to be \$6,214 per student (ADM). ADM is "Average daily membership" as defined in ORS 327.006 (3).

Sincerely,


David Fridenmaker, Manager
Planning and Property Services

- c:
- Mike Wolfe, Chief Operations Officer
 - Luis Caraballo, Director of Facilities and Planning
 - Kelly Carlisle, Director of Secondary Education
 - Melissa Cole, Director of Secondary Education
 - Ron Speck, Director of Elementary Education
 - Meera Kreitzer, Director of Elementary Education
 - Mike Bednarek, Special Projects Coordinator
 - Gene Bloom, Risk Management Dept.
 - Michael Shields, Transportation Dept.

