

**TO: PLANNING COMMISSION**

**FROM: LISA ANDERSON-OGILVIE, AICP  
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR AND  
PLANNING ADMINISTRATOR**

**SUBJECT: MINOR COMPREHENSIVE PLAN MAP AMENDMENT & ZONE CHANGE  
CASE NO. CPC-ZC22-06; FOR PROPERTY LOCATED AT 3880 MAHRT  
AVENUE SE 97317 (AMANDA APPLICATION NO. 22-101391-ZO; 20-  
101392-ZO)**

**REQUEST**

Petitioner-initiated, voter-exempt annexation of property approximately 0.42 acres in size, located in the 3800 block of Mahrt Avenue SE (3880 Mahrt Avenue SE) 97317 (Marion County Assessor Map and Tax Lot 072W31BB03700), currently designated Single-Family Residential in the Salem Area Comprehensive Plan (SACP) and zoned Marion County RS (Single Family Residential), with a concurrent Comprehensive Plan Change to "Commercial" and Zone Change to City of Salem CR (Retail Commercial).

A vicinity map is included as **Attachment A**.

**APPLICANT:** Mitch Bramlitt, AutoZone

**OWNER:** Janet Russell, Patrick Russell (Russell Family RLT)

**REPRESENTATIVE:** Shawn Nguy (Navix)

**RECOMMENDATION**

Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission adopt the facts and findings of the staff report and make the following recommendation to the City Council:

- A. That the Salem Area Comprehensive Plan Map Change from "Single-Family Residential" to "Commercial" be APPROVED and
- B. That the zone change request from Marion County RS (Single Family Residential) to City of Salem CR (Retail Commercial) be APPROVED, contingent on approval of the corresponding "Commercial" Comprehensive Plan Map designation, subject to the following conditions of approval:

**Condition 1:** The transportation impacts from the 0.42-acre site shall be limited to a maximum cumulative total of 521 average daily vehicle trips.

- Condition 2:** A solid fence at least six feet in height shall be provided on the west property line abutting the Marion County RS (Single Family Residential) zone, subject to applicable vision clearance standards.
- Condition 3:** Exterior lighting on the subject property shall not shine or reflect onto adjacent properties or cast glare onto the public right-of-way; exterior light fixtures on the subject property shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either: (1) Completely shielded from direct view; or (2) No greater than five foot-candles in illumination.

### **PROCEDURAL FINDINGS**

1. On January 5, 2022, Shawn Nguy of Navix filed an application for an Annexation, Comprehensive Plan Change, and Zone Change for a property at 3880 Mahrt Avenue SE 97317 (Marion County Assessor Map and Tax Lot 072W31BB03700) on behalf of the applicant, Mitch Bramlitt of AutoZone, and property owners Janet Russell and Patrick Russell. The application requested to change the Comprehensive Plan Map designation of the property from Marion County RS (Single Family Residential) to City of Salem CR (Retail Commercial) upon annexation. After additional requested information was provided by the applicant, the application was deemed complete for processing on May 4, 2022.
2. When multiple land use applications are consolidated into a single application and one or more of the applications involved include a requirement for an open house and the other applications require a combination of neighborhood association contact or no neighborhood association contact, the entire consolidated application shall require an open house (see SRC 300.320(b)(2)). On December 7, 2021, the applicant held an open house at the adjacent AutoZone store at 315 Lancaster Drive SE. A summary of the materials provided, notice given, and summary of attendance at the open house are attached (**Attachment B**). The applicant has demonstrated compliance with the requirements of SRC 300.320.
3. Notice of the consolidated proposal was distributed to City departments, neighborhood associations and public and private service providers on June 9, 2022.
4. Public notice of the proposal was provided pursuant to Salem Revised Code (SRC) requirements, on June 15, 2022.
5. Public notice was posted on the property by the applicant's representative on June 22, 2022.
6. The applicant has indicated that the property is not within a Homeowners Association (HOA).
7. DLCD Notice. State law (ORS 197.610) and SRC 300.620(b)(1) require the City to provide the Oregon Department of Land Conservation and Development (DLCD) a

minimum 35-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. Required notice of the proposed Comprehensive Plan Change and Zone Change application was provided to DLCDC on May 31, 2022.

8. The public hearing on the application is scheduled for July 5, 2022.
9. 120-Day Rule. Pursuant to Oregon Revised Statutes (ORS) 227.128, amendments to an acknowledged Comprehensive Plan are not subject to the 120-day rule. In addition, the requested Quasi-Judicial Zone Change included with the application is similarly not subject to the 120-day rule because, pursuant to ORS 227.178(10), the zone change has been filed concurrently, and is being considered jointly, with the proposed comprehensive plan amendment.
10. Appeals. The Planning Commission's decision is a recommendation to the City Council regarding the future Comprehensive Plan map designation and Salem zoning of the subject property upon annexation and is reviewed by the City Council in its consideration of the application.

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 101391. Additional information is available in the associated annexation application folder: 20 101390.

## **BACKGROUND**

### **Proposal**

The subject property includes 0.42 acres at 3880 Mahrt Avenue SE 97317 (Marion County Assessor Map and Tax Lot 072W31BB03700) owned by Janet Russell and Patrick Russell (Russell Family RLT) (**Attachment A**). The property is vacant. The subject property adjoins the City on its eastern and southern boundaries and frontage of approximately 115 feet on Mahrt Avenue SE on its northern boundary. The eastern boundary abuts a property at 315 Lancaster Drive SE occupied by an existing AutoZone store.

With the current application, the applicant is requesting to change the Comprehensive Plan Map designation of the property from "Single-Family Residential" to "Commercial" and the zoning of the property from Marion County RS (Single Family Residential) to City of Salem CR (Retail Commercial) upon annexation. The proposal would allow expansion of the AutoZone inventory storage area and parking area onto the subject property.

A map of the area subject to the proposed comprehensive plan map change is included as **Attachment C**, and a map of the proposed zoning map change is included as **Attachment**

**D.** The applicant's written statement for the consolidated annexation, comprehensive plan change, and zone change application summarizing the request and addressing compliance with the applicable approval criteria of SRC 260.045(b) is included as **Attachment E**.

### **Subject Application**

Salem Revised Code (SRC) Chapter 260 contains annexation procedures. The application is subject to the provisions of SRC Chapter 260 that were in effect prior to the most recent UDC amendment effective March 16, 2022. SRC 260.045(a), Land Use Designations, provides that territory annexed into the city shall be automatically given the city comprehensive plan designation and zoning designation that is the equivalent to the applicable county zoning designations, as set forth in Table 260-1, unless one or more of the following apply: (1) the petitioner requests a new comprehensive plan designation, or zone designation other than the equivalent city designation in Table 260-1, in the petition for annexation; (2) the Council proposes a new comprehensive plan designation, or zone designation other than the equivalent city designation in Table 260-1, in the resolution initiating the annexation; or (3) the equivalent city designation in Table 260-1 is inconsistent with the Salem Area Comprehensive Plan.

At the time of the application submittal, Table 260-1 indicated that the equivalent city zoning would be RS (Single Family Residential) for the Marion County RS (Single Family Residential) zoning with a comprehensive plan designation of "Single-Family Residential."

The applicant is requesting to change the Comprehensive Plan Map designation of the property from "Single-Family Residential" to "Commercial" and the zoning of the property from Marion County RS (Single Family Residential) to City of Salem CR (Retail Commercial) upon annexation. The requested zone change is consistent with the requested comprehensive plan map designation.

Annexations where a new comprehensive plan map designation or zoning designation is proposed require a public hearing before the Planning Commission. Pursuant to SRC 260.045(b), upon holding a public hearing, the Planning Commission shall make a recommendation to the City Council whether to adopt the proposed designations, the equivalent designation, or different designations. Staff forwards the Planning Commission's recommendation to the City Council as part of the staff report for the annexation public hearing. The public hearing before City Council regarding annexation of the subject property has not been scheduled at this time. The Council has the authority in SRC 260.060(d) to adopt, modify, or reject the Planning Commission's recommendation for land use designations.

### **FACTS AND FINDINGS**

#### **1. Salem Area Comprehensive Plan (SACP)**

The Salem Area Comprehensive Plan is the long-range plan for guiding growth and development in the Salem urban area. The overall goal of the plan is to accommodate growth and development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meets the needs of present and future residents of the

Salem urban area. The comprehensive plan consists of several different documents and maps that, when taken together, comprise the Salem Area Comprehensive Plan.

The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Comprehensive Plan Map: The Salem Area Comprehensive Plan Map designates the subject property as “Single-Family Residential.”

The comprehensive plan map designations of surrounding properties include:

North: Across Mahrt Avenue SE, Single-Family Residential and Multi-Family Residential (*in Marion County*)  
South: Commercial  
East: Commercial  
West: Single-Family Residential (*in Marion County*)

Neighborhood Plan: The subject property abuts the boundary of the Southeast Salem Neighborhood Association (SESNA). SESNA has an adopted neighborhood plan, but the subject property is not within the neighborhood association boundary subject to the land use plan map within the neighborhood plan. A Neighborhood Plan Change is not required.

Salem Transportation System Plan (TSP): The Salem Transportation System Plan (TSP) is the City’s transportation master plan that establishes the goals, objectives, policies, projects, and programs needed to meet the City’s mobility needs for the next 25 years. In order to achieve this, the TSP utilizes a Street Classification System to determine the functional classification of each street within the City’s street system. The subject property has frontage on Mahrt Avenue SE, which is designated as a Local street under the TSP.

Urban Service Area: The Urban Service Area is that territory within City where all required public facilities (*streets, water, sewer, storm water, and parks*) necessary to serve development are already in place or fully committed to be extended. Property located outside the City’s Urban Service Area is required to obtain an Urban Growth Preliminary Declaration prior to development to identify those public facilities identified in the City’s public facility plans that are needed to serve the property.

The subject property lies inside the City’s Urban Service Area and adequate facilities are available. No UGA Development Permit is required.

## 2. Zoning

The subject property is zoned Marion County RS (Single Family Residential). The zoning and uses of surrounding properties are as follows:

North: Across Mahrt Avenue SE, Marion County RS (Single-Family Residential) and Marion County RM (Multiple Family Residential) – single-family dwellings and apartments  
South: CR (Retail Commercial) – undeveloped area of movie theater property

East: CR (Retail Commercial) – AutoZone auto parts store  
West: Marion County RS (Single-Family Residential) – single-family dwelling

### 3. Existing Conditions

The subject property includes 0.42 acres at 3880 Mahrt Avenue SE 97317 (Marion County Assessor Map and Tax Lot 072W31BB03700) owned by Janet Russell and Patrick Russell (Russell Family RLT) (**Attachment A**). The property is vacant. The subject property adjoins the City on its eastern and southern boundaries and frontage of approximately 115 feet on Mahrt Avenue SE on its northern boundary. The eastern boundary abuts a property at 315 Lancaster Drive SE occupied by an existing AutoZone store.

SRC Chapter 808, Trees. The City's tree preservation ordinance protects Heritage Trees, Significant Trees (including Oregon White Oaks with diameter-at-breast-height of 20 inches or greater and most other trees with diameter-at-breast-height of 30 inches or greater), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. No riparian corridors are present. The southern area of the property appears to contain trees. Any Significant Trees on the property would be subject to the protections of SRC Chapter 808 upon annexation and upon development.

Wetlands and Waterways. The Salem-Keizer Local Wetland Inventory (LWI) indicates no wetlands or hydric soils mapped on the property.

Landslide Hazards: City records show no landslide hazard areas mapped on the subject property.

#### Infrastructure

*Public Infrastructure Plan:* The Water System Master Plan, Wastewater Management Master Plan, and Stormwater Master Plan provide the outline for facilities adequate to serve the subject property.

*Water:* The subject property is served by the Suburban East Salem Water District.

*Sewer:* An 8-inch sewer main is located in Mahrt Avenue SE.

*Storm Drainage:* There are no public storm mains in the vicinity of the subject property.

*Streets:* Mahrt Avenue SE is designated as a Local street in the Salem Transportation System Plan (TSP) and is under jurisdiction of Marion County. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way. This street has an approximate 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

*Transportation Planning Rule:* The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060) (**Attachment F**). The TPR analysis is required to demonstrate that the proposed Comprehensive Plan Change / Zone Change will not have a significant effect on the

transportation system as defined by OAR 660-012-0060. With the recommended trip cap, discussed further below, the Assistant City Traffic Engineer recommends this criterion has been met.

#### 4. Public and Private Agency Review

Notice of the proposal was provided to City Departments, public agencies, and to public & private service providers. The following comments were received:

- A. City of Salem Building and Safety Division – Reviewed the proposal and indicated that they have no jurisdiction over zoning.
- B. City of Salem Fire Department – Reviewed the proposal and indicated no concerns with the proposed comprehensive plan amendment and zone change. Items including fire department access and water supply will be required at the time of development.
- C. City of Salem Public Works Department – Reviewed the proposal and provided comments that are included as **Attachment G**.

#### 5. Neighborhood Association and Public Comments

The subject property is located abutting the boundary of the Southeast Salem Neighborhood Association (SESNA).

##### Required Open House/Neighborhood Meeting

SRC 300.320 requires the applicant for a proposed minor amendment to the City's comprehensive plan map to either arrange and attend an open house or present their proposal at a regularly scheduled meeting of the neighborhood association the property is located within. On December 7, 2021, the applicant's team held an open house. Documentation of the meeting is included in **Attachment B**.

##### Neighborhood Association Comments

Notice of the application was provided to the Southeast Salem Neighborhood Association (SESNA) pursuant to SRC 300.620(b)(2)(B)(vii), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, SESNA had submitted no comments.

##### Public Comments

In addition to providing notice to the neighborhood association, notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (viii), & (ix), to all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, no comments have been received.

Homeowners Association

SRC 300.620(b)(2)(B)(vi) requires notice to be provided to any active and duly incorporated Homeowners' Association (HOA) applicable to the property. The subject property is not located within a Homeowners' Association.

**FINDINGS APPLYING THE APPLICABLE SALEM REVISED CODE CRITERIA FOR A COMPREHENSIVE PLAN CHANGE AND ZONE CHANGE WITH ANNEXATION**

**6. Land Use Designations for Territory Proposed for Annexation**

Salem Revised Code, Chapters 260.045(b) and 260.060(c)(5) provide the criteria for the approval of Comprehensive Plan Changes and Zone Changes with annexation applications. The only difference between these two code sections is the reference to the decision-making group, either the Planning Commission (260.045(b)) or the City Council (260.060(c)(5)). The applicable criteria are stated below in ***bold italic*** print. Following each criterion are staff findings relative to the changes requested.

***SRC 260.045(b)(1): Whether the comprehensive plan and zone designation provides for the logical urbanization of land;***

**Staff Finding:** The subject property is flat and open, making it physically suitable for commercial development in the proposed CR (Retail Commercial) zoning and a logical extension of the abutting CR zone to the east and south. The property is approximately 180 feet west of Lancaster Drive NE, a Major Arterial serving the City and urbanized areas of Marion County.

Logical urbanization also requires the provision of adequate City infrastructure. The subject property is capable of being served by public sewer infrastructure in Mahrt Avenue SE that appears adequate to serve future development. Open ditches are available in Mahrt Avenue SE to accommodate stormwater. The property is served with public water by the Suburban East Salem Water District. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

Mahrt Avenue SE lacks sidewalks, street trees, and street lighting. At time of development, improvements to Mahrt Avenue SE may be required pursuant to SRC 803.040. Site-specific improvement requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

The applicant has submitted a TPR analysis that is required to address the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer recommends a condition to limit the development on the 0.42-acre site to 521 average daily vehicle trips.

**Condition 1:** The transportation impacts from the 0.42-acre site shall be limited to a maximum cumulative total of 521 average daily vehicle trips.



With the proposed condition, the proposal for “Commercial” Comprehensive Plan designation and CR (Retail Commercial) zoning meets this criterion.

***SRC 260.045(b)(2): Whether the comprehensive plan and zone designation is compatible with development patterns in the nearby vicinity;***

**Staff Finding:** Properties across Mahrt Avenue SE are urbanized and developed with multi-family housing and commercial uses. The abutting property to the south is within the city limits, zoned CR (Retail Commercial), and likely to be developed for commercial uses in the future. Properties east of the AutoZone store on Lancaster Drive SE are designated “Commercial,” zoned Marion County CR (Retail Commercial), and occupied by retail and other commercial uses. The abutting property to the east of the subject property is within the city limits, zoned CR (Retail Commercial), occupied by an AutoZone store, and under common ownership with the subject property. The proposed designations would allow an expansion of the existing AutoZone store, which would be compatible with existing commercial development.

The surrounding properties to the northeast and west are urbanized and occupied by single-family residential uses. If the proposed CR zoning is adopted, a zone-to-zone setback of 15 feet would be required between west property line abutting the Marion County RS zone and any new buildings, accessory structures and vehicle use areas on the subject property. The CR zone and landscaping chapter would require Type C landscaping consisting of a minimum six-foot-tall fence or wall and one plant unit per 20 square feet of landscaped area. The applicant’s statement indicates that a solid 6-foot fence will be installed along the west property line to enhance screening. Staff recommends to the following condition to ensure that this screening is provided to enhance compatibility between the proposed CR zone and existing Marion County RS zone:

**Condition 2:** A solid fence at least six feet in height shall be provided on the west property line abutting the Marion County RS (Single Family Residential) zone, subject to applicable vision clearance standards.

In order to mitigate impacts of lighting associated with future commercial uses on the subject property, staff recommends the following condition based on current language of SRC 800.030, Exterior Lighting:

**Condition 3:** Exterior lighting on the subject property shall not shine or reflect onto adjacent properties or cast glare onto the public right-of-way; exterior light fixtures on the subject property shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either: (1) Completely shielded from direct view; or (2) No greater than five foot-candles in illumination.

With these conditions of approval, the proposal for “Commercial” Comprehensive Plan Map designation and CR (Retail Commercial) zoning meets this criterion.

***SRC 260.045(b)(3): Whether the social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate; and***

**Staff Finding:** Staff concurs with the applicant's statement that the social, economic, and demographic patterns of the area have changed since the application of the "Single-Family Residential" comprehensive planning zone to the site. The 2015 Housing Needs Analysis and Economic Opportunities Analysis (HNA/EOA), which focused on planning for growth between 2015 and 2035, indicated that Salem has a surplus of land zoned for single family dwellings, a deficit of ±2,897 multi-family residential dwelling units, and a deficit of 271 acres of land for commercial uses. The HNA/EOA states that the City can address the deficit through establishing retail nodes in or near residential areas, encouraging redevelopment of underutilized commercial areas, and targeting conversion of other lands to commercial uses. The proposed change to "Commercial" Comprehensive Plan Map designation and CR (Retail Commercial) zoning will allow for a logical expansion of an existing commercial retail zone and existing retail sales use. If the proposed expansion of the AutoZone store does not occur, the proposed CR zoning would allow a wide range of commercial uses outright or multi-family housing as a Conditional Use.

The proposal "Commercial" Comprehensive Plan Map designation and CR (Retail Commercial) zoning meets this criterion.

***SRC 260.045(b)(4): Whether it is in the public interest that the proposed change be made.***

**Findings:** The City of Salem construes the public interest to be that which is consistent with the adopted goals and policies of the Salem Area Comprehensive Plan, in light of its intent statements. Findings of compliance with the applicable Statewide Planning Goals and Salem Area Comprehensive Plan goals and policies are found below.

The proposed changes to "Commercial" Comprehensive Plan Map designation and CR (Retail Commercial) would provide services within walking distance of existing residential development and allow expansion of an existing business on an already busy commercial corridor. Further, the commercial designation would allow for an opportunity for a multi-family or mixed-use development on the property, helping to contribute to the supply of needed housing for the Salem area.

Staff concurs with the applicant that the proposed change will benefit the community by allowing orderly, clean, and logical development to replace a vacant property that has become a site for periodic trash accumulations. Other benefits of the proposed designations and resulting development would include landscaped setbacks and enhanced screening between the existing residential development and proposed commercial development.

The proposed "Commercial" Comprehensive Plan Map designation and CR (Retail Commercial) zoning meets this criterion.

## **FINDINGS OF COMPLIANCE WITH STATEWIDE PLANNING GOALS AND SALEM AREA COMPREHENSIVE PLAN**

### **7. Compliance with Statewide Planning Goals and Salem Area Comprehensive Plan**

The proposed land use designations are consistent with applicable Statewide Planning Goals and Salem Area Comprehensive Plan as demonstrated by the following findings.

**A. Statewide Planning Goals** applicable to the proposed comprehensive plan change and zone change are:

- (1) **GOAL 9 – Economic Development.** Goal 9 requires adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens. In 2014, the City conducted a study called the Salem Economic Opportunities Analysis (EOA). The EOA examined Salem’s needs for industrial and commercial land through 2035 and concluded that Salem has a projected commercial land shortage of 271 acres and a surplus of approximately 907 acres of industrial land. The EOA provides strategies to meet the projected employment land needs in the Salem area. In 2015, the City Council voted to adopt the EOA; the City now uses the EOA and its findings to inform policy decision, including how to respond to request for rezoning land.

The proposed change from “Single-Family Residential” to “Commercial” designation adds a small area of 0.42 acres to commercial lands and allows a variety of commercial uses to be established on the property, which will contribute to the city’s employment and economic development needs and serve the immediate neighborhood. The proposal is consistent with Goal 9.

- (1) **GOAL 10. Housing.** Goal 10 requires provisions for housing to meet the needs of residents. The recommended comprehensive plan change to “Commercial” and zone change to CR (Retail Commercial) will convert land from “Single-Family Residential” comprehensive map designation. The City’s Housing Needs Analysis and Buildable Lands Inventory indicates a surplus of land zoned for single-family dwellings and a need for more land for multifamily uses. To address the shortfall, the City’s Our Salem project has identified needed multifamily land and initiated conversion of that land. The subject property has not been identified as needed multi-family residential land in the Our Salem project. The proposed change to CR (Retail Commercial) zoning would allow multi-family housing as a Conditional Use. The recommended comprehensive plan change and zone change are consistent with Goal 10.

In summary, the recommended comprehensive plan change to “Commercial” and zone change to CR (Retail Commercial) are consistent with the applicable Statewide Goals.

**B. Salem Area Comprehensive Plan (SACP)** goals, policies and intent statements applicable to the proposed annexation are:

- (1) **SACP Chapter II (Definitions and Intent Statements), Section A (Land Use Map), Subsection 3 (Plan Map Designations), Part c (Commercial), (SACP pages 8-9):** The “Commercial” designation is characterized by a variety of commercial, multifamily residential, and shopping and service opportunities.

The future use of these areas is primarily commercial in nature, including regional shopping facilities, community and neighborhood shopping and service facilities, convenience stores, commercial offices, and specialized shopping areas.

The City's CR (Retail Commercial) zone implements this Plan map designation by providing additional land used primarily for shopping and service uses. The Territory to be annexed has the characteristics of the CR zone with predominantly commercial uses in the area. The Territory is located inside the Urban Service Area and adequate facilities are available. This is also consistent with the surrounding zoning and land use of the area. The zoning for the Territory is recommended as CR (Retail Commercial). The proposed comprehensive plan change and zone change are consistent with the above SACP provision.

In summary, the recommended comprehensive plan change to “Commercial” and zone change to CR (Retail Commercial) are consistent with the applicable provisions of the SACP.

## **CONCLUSION**

Based on the facts and findings presented herein, staff concludes that the recommended Comprehensive Plan Map Amendment to “Commercial” and Zone Change to CR (Retail Commercial) for the subject property and Territory satisfy the applicable criteria contained under SRC 260.045(b) for approval.

## **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the facts and findings of the staff report and make the following recommendation to the City Council for the subject property consisting of approximately 0.42 acres in size, located at 3880 Mahrt Avenue SE 97317 (Marion County Assessor Map and Tax Lot 072W31BB03700):

- A. That the Salem Area Comprehensive Plan Map Change from “Single-Family Residential” to “Commercial” be APPROVED and
- B. That the zone change request from Marion County RS (Single Family Residential) to City of Salem CR (Retail Commercial) be APPROVED, contingent on approval of the corresponding “Commercial” Comprehensive Plan Map designation, subject to the following conditions of approval:

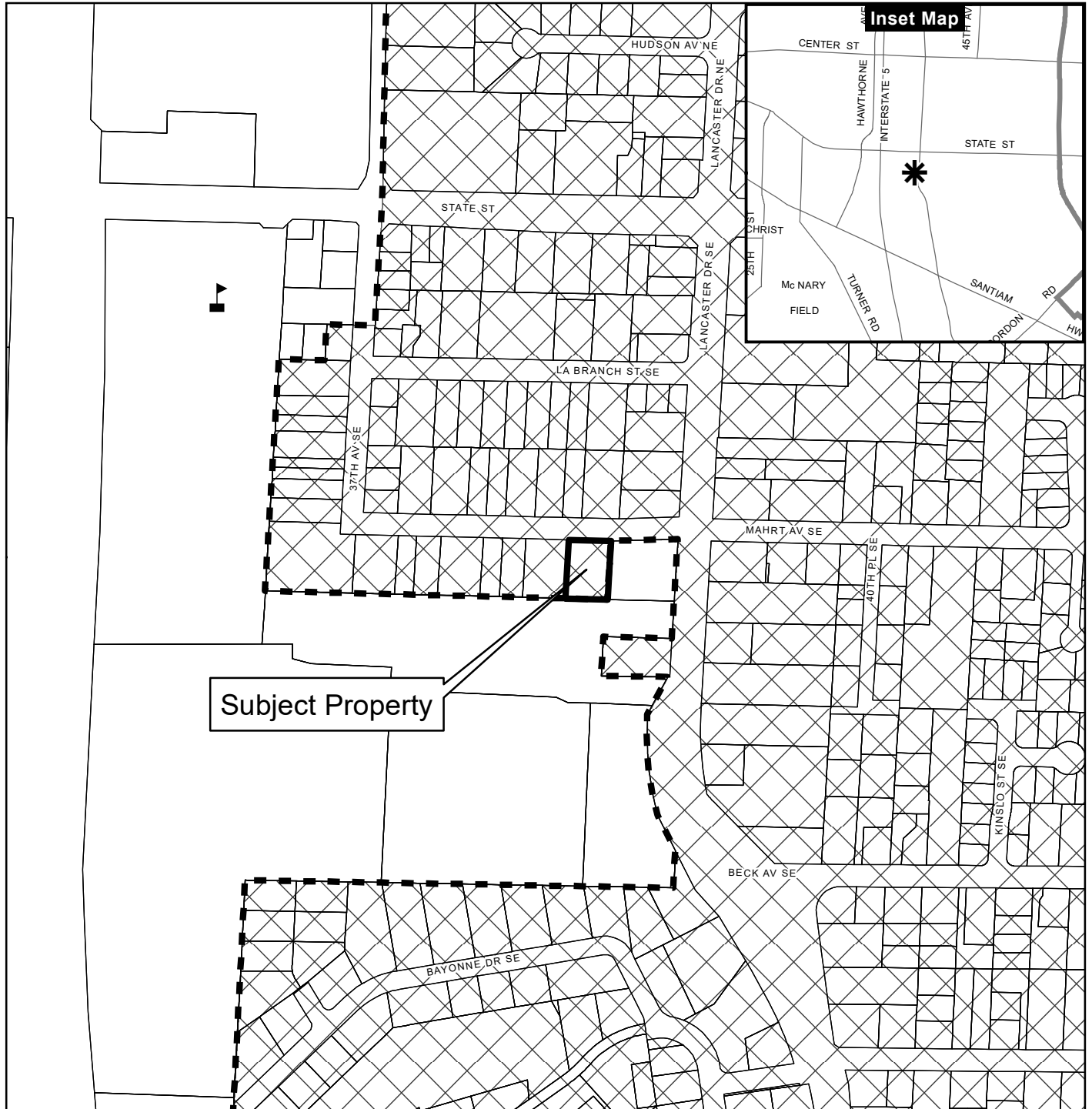
**Condition 1:** The transportation impacts from the 0.42-acre site shall be limited to a maximum cumulative total of 521 average daily vehicle trips.

- Condition 2:** A solid fence at least six feet in height shall be provided on the west property line abutting the Marion County RS (Single Family Residential) zone, subject to applicable vision clearance standards.
- Condition 3:** Exterior lighting on the subject property shall not shine or reflect onto adjacent properties or cast glare onto the public right-of-way; exterior light fixtures on the subject property shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either: (1) Completely shielded from direct view; or (2) No greater than five foot-candles in illumination.








- Attachments:
- A. Vicinity Map
  - B. Open House Documents
  - C. Map of Proposed Comprehensive Plan Map Amendment
  - D. Map of Proposed Zone Change
  - E. Applicant's Written Statement Addressing Criteria of SRC 260.045(b)
  - F. Applicant's Transportation Planning Rule Analysis
  - G. Public Works Department Memorandum

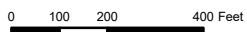
Prepared by Pamela Cole, Planner II

# Vicinity Map 3880 Mahrt Avenue SE



**Legend**

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



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# OPEN HOUSE NOTICE AND SIGN-UP SHEET

## Shawn Nguy

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**From:** Shawn Nguy  
**Sent:** Monday, November 29, 2021 7:39 AM  
**To:** spriem@hotmail.com; jelpeas@gmail.com; wsmaldon@willamette.edu  
**Cc:** Salem Planning; Kyle Kearns  
**Subject:** Salem AutoZone - Annexation / Comprehensive Zone Change - Open House Notice - 315 Lancaster Dr SE  
**Attachments:** AZSA\_OPEN HOUSE SIGN.pdf; Site Map1.pdf

Hi,

This notice is provided to inform you of an Open House meeting planned for December 7, 2021 between 5:30pm and 6:30pm at the AutoZone store located at 315 Lancaster Dr SE.

The purpose of the Open House is to provide information regarding the proposed annexation and associated comprehensive plan change and zone change of a parcel abutting the existing AutoZone store.

Please refer to Attachments for the AutoZone applicant contact information.

I will be the local contact if additional information is needed.

Thanks,

Shawn Nguy ("Wie"), P.E.

**Navix Engineering**

10135 SE Sunnyside Road, Suite 200; Clackamas, OR 97015

o: 503.659.9500 | d: 971.409.4042 | f: 503.659.2227 | c: 971.409.4042

[snguy@navixeng.com](mailto:snguy@navixeng.com) | [linkedin.com/in/shawnnguy/](https://www.linkedin.com/in/shawnnguy/)

[www.navixeng.com](http://www.navixeng.com) | [www.navixeng.com](http://www.navixeng.com)

Professional Engineer – WA, OR

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Zone

PRIVATE PROPERTY

**NOTICE**  
**OPEN HOUSE**  
315 Lancaster Dr SE, Salem, OR 97317  
OCTOBER 11, 2014  
8:00 AM TO 5:00 PM  
LOCATION BY THE MAIN ENTRANCE OF THE AUTOCHEM VEHICLE  
SALES AND SERVICE CENTER  
FOR MORE INFORMATION, PLEASE CONTACT THE SALES AND SERVICE MANAGER  
AT THE LOCATION OR CALL THE SALES AND SERVICE MANAGER AT 503-585-1111  
SALES AND SERVICE MANAGER  
SALES AND SERVICE MANAGER  
SALES AND SERVICE MANAGER



TAVERN  
SILVER  
DOLLAR  
FOOD • DRINKS  
LOTTERY • POOL

max

GOLFER TEE HERE

**AutoZone**

NOW  
HIRING!

**AutoZone** NOTICE  
**OPEN HOUSE**  
315 Lancaster Dr SE, Salem, OR 97317  
DECEMBER 7, 2021  
5:30PM TO 6:30PM  
LOCATION: BY THE MAIN ENTRY OF THE AUTOZONE STORE

SUMMARY OF PROPOSAL:  
AN OPEN HOUSE TO PROVIDE INFORMATION REGARDING THE PROPOSED ANNEXATION AND  
ASSOCIATED COMPREHENSIVE PLAN CHANGE AND ZONE CHANGE OF AN ADJUTING PROPERTY  
TO 315 LANCASTER DRIVE SE.

APPLICANT INCLUDE: 072W318B03600 AND 072W318B03700  
APPLICANT CONTACT:  
MITCH BRAMLITT  
PH: 503-517-4552  
EMAIL: MITCH.BRAMLITT@AUTOZONE.COM



AUTOZONE 2227

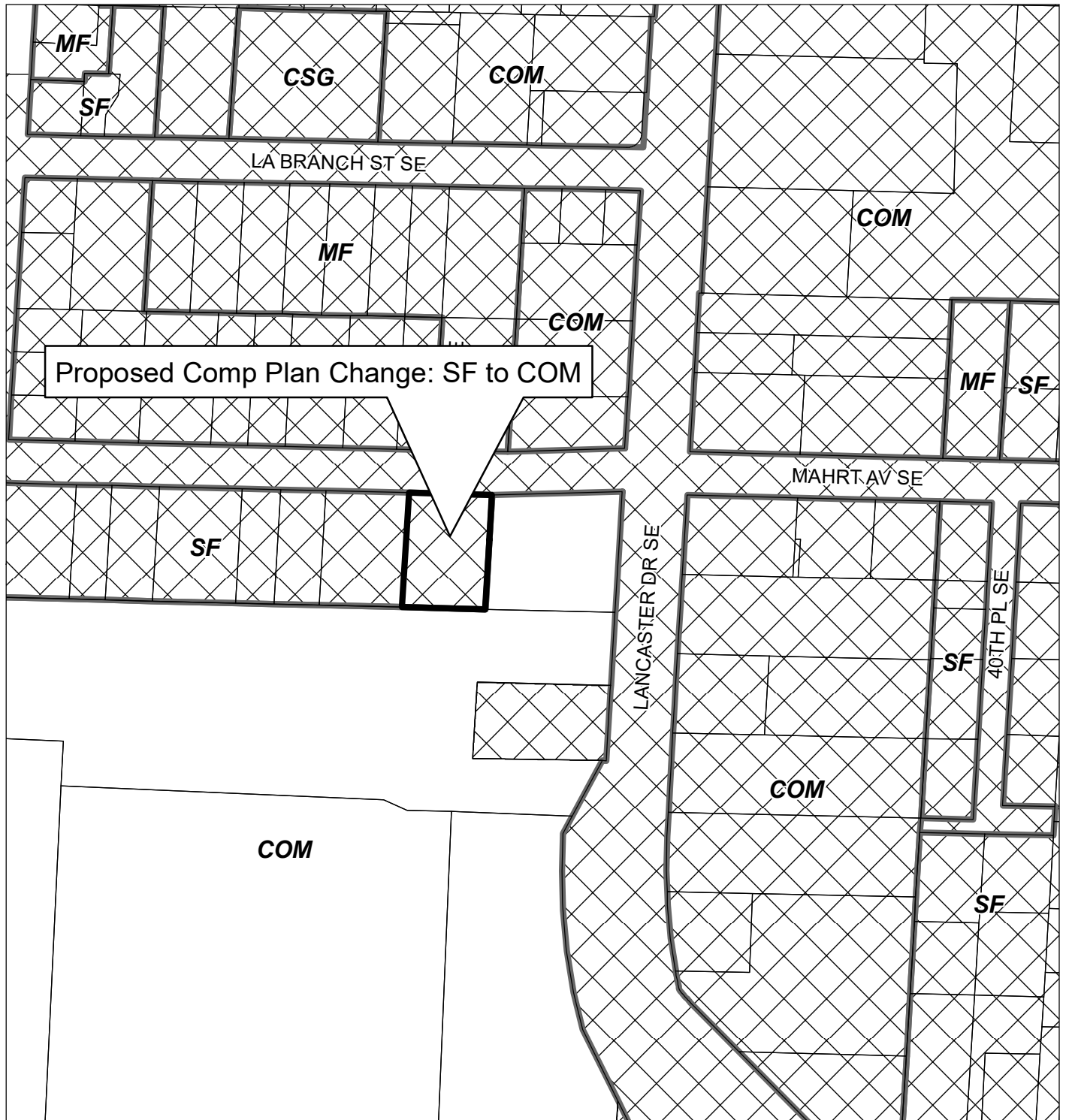
SALEM, OR

12/7/2021

# OPEN HOUSE SIGN-IN SHEET

NO	NAME	ADDRESS	PHONE #	EMAIL
1	SHAWN NGUY	10135 SE Sunnyside #200 Clackamas	503-659-9500	snguy@navixeng.com
2	John Stephens	<del>101</del> 315 Lancaster Dr SE Salem	541-914-2259	John-Stephens@Autozone.com
3	Charles Berryman	315 Lancaster Dr SE Salem	503-569-4000	cranberry@ccmcost.net
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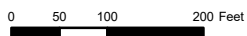
# Proposed Comprehensive Plan Change Tax Lot 072W31BB03700



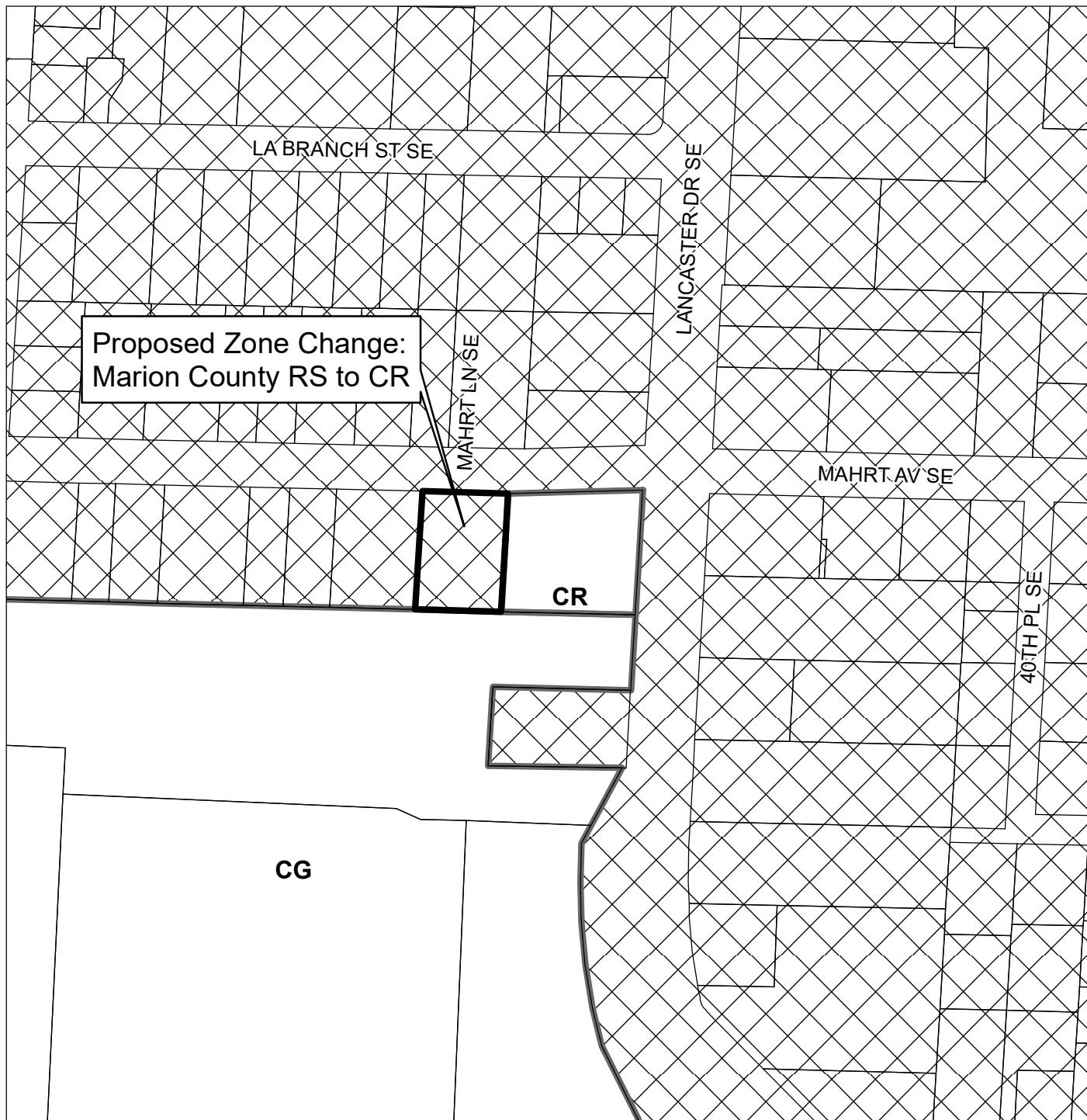
**Legend**

- SF Comprehensive Plan
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- 🏫 Schools

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# Proposed Zone Change Tax Lot 072W31BB03700



**Legend**

- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

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0 50 100 200 Feet



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

## PROJECT NARRATIVE PROPOSED ANNEXATION, COMPREHENSIVE PLAN AMENDMENT, AND ZONE CHANGE

315 LANCASTER DR SE  
(Tax Map Parcel 072W31BB03700)

### Existing Conditions:

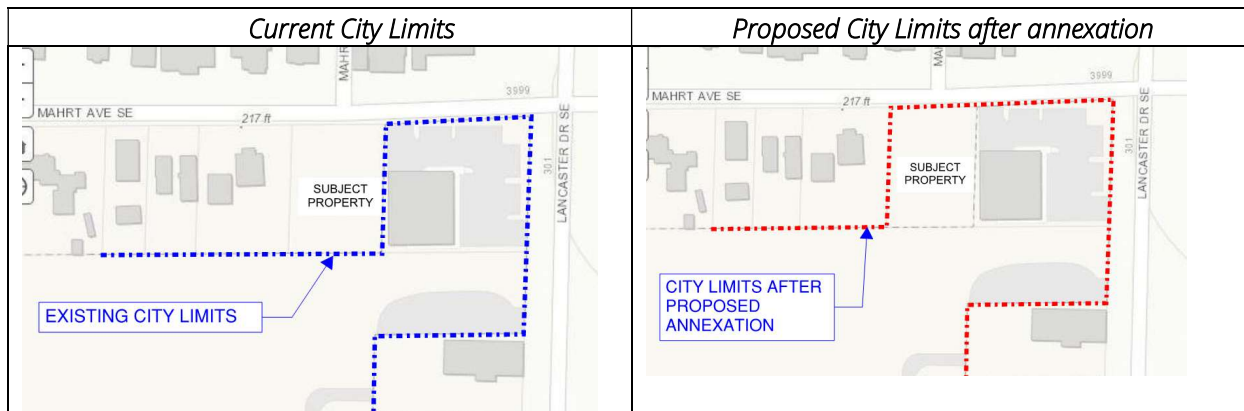
The project site is located west of the existing AutoZone store located at 315 Lancaster Dr. SE, outside of the city of Salem city limits but is within the Urban Growth Boundary. The parcel is identified as TL 3700 and is currently zoned RS (single family residential) per Marion County zoning. The Salem Comprehensive Plan designates the subject parcel as SF (Single Family Residential). The site is currently a vacant grass field.

### Project Location:



### Proposed Land Use Action:

A pre-development conference for the proposed project was held on August 19, 2021. The applicant seeks to annex the property into the City of Salem and rezone the property to commercial for the future expansion of the inventory storage space (warehouse) of the AutoZone store. The project is requesting approval of an Annexation, Comprehensive Plan Amendment, and Zone Change. Below are maps showing the current city limits and the proposed city limits after the annexation process:



### Sec. 260.040. Filing fees and election costs.

- (a) *Filing fees.* Any person submitting a petition for annexation shall pay a petitioner's application fee at the time the petition is filed, and such other fees that are required for processing any land use actions or special district withdrawals associated with the annexation. The petitioner's application fee shall be set by resolution of the Council. The fees paid pursuant to this subsection shall be non-refundable.

*Response: As noted on the pre-application staff report, the required fee for this voter-exempt annexation application with a comprehensive plan amendment and zone change is \$11,312 plus a \$5 automation surcharge, for a total amount of \$11,317. This fee is included with this application submittal.*

### Sec. 260.060. Council review of proposed annexations.

- (c) *Criteria.* The Council shall determine whether the proposed annexation meets the following criteria:
- (1) The proposed land use designations are consistent with the Salem Area Comprehensive Plan and applicable statewide planning goals;

*Response: The subject property is adjoined by commercial zones to the east and south, public street right of way to the north, and residential zone to the west. Although the subject property has a residential zoning, it borders commercial properties that are located to the south and along Lancaster Drive SE, a major arterial street. The Salem Area Comprehensive Plan (SACP) shows this property to continue being a residential lot. However, the SACP does not consider the potential need for existing businesses to expand their operations along the Lancaster Drive SE corridor. It is justifiable to rezone this property to make it consistent with the development practices of the commercially zoned and developed Lancaster Drive corridor. Therefore, it would appear to be consistent with the SACP, a document which is consistent is statewide planning goals, to permit this rezoning.*



- (2) The annexation will result in a boundary in which services can be provided in an orderly, efficient, and timely manner;

*Response: As shown in the city boundary limit maps above, the subject property is located adjacent to the current city limits. Existing urban services, including storm, sewer, water, transportation, and utilities, are currently available on Lancaster Dr SE and Mahrt Ave. If needed, emergency services can access the property via existing driveways from Lancaster Dr SE and Mahrt Ave. The site is also located within the Urban Growth Boundary (UGB), so annexation was anticipated when the UGB was established to serve the future land needs of the city. This criterion is met.*

- (3) The uses and density that will be allowed can be served through the orderly, efficient, and timely extension of key urban facilities and services;

*Response: The proposed rezone of this property is consistent with the development practices of the commercially zoned and developed Lancaster Drive corridor. Existing services, including storm, sewer, water, transportation, and utilities, are currently available on Lancaster Dr SE and Mahrt Ave. Once annexed and rezoned, the planned future expansion of the existing AutoZone can be orderly and efficiently served by extension of existing services both onsite and within frontage streets in a timely manner. This criterion is met.*

- (4) The public interest would be furthered by the referral of the annexation to the voters; and

*Response: This criterion is not applicable. The proposed annexation is owner initiated and is not subject to voter approval per the 2016 Senate Bill 1573.*

- (5) For annexations that propose a change in the comprehensive plan designation or a zoning designation that is different from the equivalent zoning designation set forth in Table 260-1, that:

- (A) The comprehensive plan and zone designation provides for the logical urbanization of land;

*Response: Logical urbanization requires that the availability of adequate public infrastructures serve the subject property. As noted above, existing storm, sewer, transportation, and other utilities currently exist onsite and within the frontage streets. These services can be extended to serve the project as needed. This criterion is met.*

- (B) The comprehensive plan and zone designation is compatible with development patterns in the nearby vicinity;

*Response: The subject property borders commercial properties that are located along Lancaster Drive SE, which is a commercially zoned and developed corridor. The proposed zoning designation and potential uses are consistent and compatible with the development practices along Lancaster Drive. This criterion is met.*



- (C) Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate; and

*Response: The City of Salem is growing and as a result, it is anticipated that social, economic, and demographic patterns will change. According to the 2015 Salem Housing Needs Analysis and Economic Opportunities Analysis (HNA/EOA), which focused on planning for growth between 2015 to 2035, the City of Salem has a surplus of land for single family housing and a deficit of 271 acres of land for commercial uses. The HNA/EOA further states that the city can address this deficit through establishing retail nodes in or near residential areas, encouraging redevelopment of underutilized commercial areas, and targeting conversion of other lands to commercial uses. The proposed annexation and rezone of the subject property can stimulate commercial employment growth within the existing Urban Growth Boundary and would align with the city goals for the future. This criterion is met.*

- (D) It is in the public interest that the proposed change be made.

*Response: The subject property is currently vacant and undeveloped. Trash have periodically accumulated on site, which requires constant monitoring and maintenance. The proposed change will benefit the local neighborhood by providing an orderly, clean, and logical development of the vacant land. It will also positively affect neighboring properties in that current development and buffering standards can be applied to planned future development on the subject property. This would allow for increase separation between the commercial business and the residential homes. As shown on the concept site plan, rezone of the property would introduce a required 15-foot type C landscape buffer along the residential zone lot to the west. A solid 6-foot fence will also be installed along the west property line to further enhance screening. The surrounding neighborhood and public interest would be better served with better screening methods than currently exists.*

## **CONCLUSION**

*The applicant respectfully requests that this application be approved, based on the supporting documents and the responses contained in these applications demonstrating compliance with the applicable approval criteria.*

March 11, 2022  
#01682

Mitch Bramlitt  
Regional Preconstruction Manager  
AutoZone Parts, Inc.  
123 South Front Street  
Memphis, TN 38103

**re: Update – Transportation Planning Rule Assessment for the AutoZone Expansion;  
Salem, Oregon**

### **INTRODUCTION AND SUMMARY OF FINDINGS**

The purpose of this report is to address the requirements of the Oregon Transportation Planning Rule (TPR) for a proposed zone change and comprehensive plan map change. The site is located in Salem, Oregon, as shown in Figure 1. The parcel (Tax Map Lot # 072W31BB03700 ) is 0.42 acres. The purpose of the rezone and map change is to support the expansion an AutoZone auto parts store, which is located on the adjacent property

The subject property is now located in the county with a in a RS (residential) zone and the proposal is to change the zone designation to CR (Commercial Retail). The application for these changes would be followed shortly with a site plan application. Since this zone change would combine the adjacent parcel to the east (also zoned CR), access would use the existing driveway and easement locate on Lancaster Avenue, as shown in the site plan (Figure 2.)

OAR 660-012-0060 is the section of the Oregon Transportation Planning Rule (TPR) that specifies the requirements for Plan and Land Use Regulation Amendments. It is the governing rule for actions such as zone change. In general, the rule states that if a change is made (such as a change to the zoning map) and the change would “significantly affect an existing or planned transportation facility”, then the local government must implement certain measures defined later in this section of the TPR. Accordingly, the first step in the TPR evaluation process is to determine if the planned improvement would “significantly affect an existing or planned transportation facility.”

Rather the conducting a complete TIA addressing this, it was assumed that the change could “significantly affect” the transportation system that the mitigating solution would be trip cap which would allow the auto-parts store to proceed under this threshold.

It was concluded herein that the proposed zone change, with a trip cap, would not significantly affect the transportation system.

Or digging deeper into the TRP itself, OAR 660-012-060(1) criteria are met and the change would not significantly affect the transportation system, since:

- a) The proposed auto-parts store would not change the functional classification of a transportation facility;
- b) The proposed auto-parts store would not involve changing standards which implement a street functional classification system; and,
- c) The proposed auto-parts store would not degrade the system below what has already been planned for in the TSP.

### TRIP GENERATION FORECAST

This section presents the forecast trip generation for a reasonable worse-case scenarios for the existing RS zoning) and also for the proposed auto-parts store under CR zoning. The 11<sup>th</sup> Edition of the *Trip Generation Manual* (ITE, 2021) was used to forecast trip generation.

**Trip Generation-Scenario – Proposed Development** – The trip generation proposed AutoZone store was based on ITE Trip Generation Manual (11<sup>th</sup> Edition) using ITE Lane Use Code 843 (Auto Parts Store) to establish the trip generation rates. The ITE trip generation rates for an auto parts store are shown below in Table 1. The pass-by trip rate for this land use is 43 percent.

**Table 1 – Trip Generation Rates for Proposed Development**

ITE Land Use & Code	Ind. variable	Trip Ends Rate		In/Out Split	
		(trips per student or DU)		(percent)	
		PM Peak Hour	Daily	PM Peak Hour	Daily
Automobile Parts Sales 843	t.s.f.	4.90	54.57	48/52	50/50

The resulting trip generation for the proposed auto parts store would be 47 p.m. peak hour trips and 521 daily trips, as shown in Table 2. Of these trips, 27 p.m. peak hour trips and 297 daily trips would be non-passby trips.

**Table 2 – Trip Generation Forecast for Proposed Development**

ITE Land Use	Size (units)	PM Peak Hour Trip Ends			
		In	Out	Total	Daily
Automobile Parts Sales 843	9.549 t.s.f.	22	24	47	521
Passby Trips (43 percent)		10	10	20	224
Non Passby Trips		12	14	27	297

Trip Generation-Scenario – Existing RS Zone (Worst-Case Scenario). Outright permitted uses on the existing CR-zone include a single family home a child day care home for 12 or fewer children as per Marion County Development Code section 16.02.010. Trip rates for these uses are shown in Table 3.

**Table 3 – Trip Generation Rates for Existing Zoning**

ITE Land Use & Code	Ind. variable	Trip Ends Rate		In/Out Split	
		(trips per student or DU)		(percent)	
		PM Peak Hour	Daily	PM Peak Hour	Daily
Daycare Center 565	Students	0.79	4.09	47/53	50/50
Single Family Homes 210	DU	0.94	9.43	63/37	50/50

The lot area and frontage requirements are defined in section 16.02.120. Within the Salem/Keiser urban growth boundary, lots are a minimum of 4,000 square feet with at least 40 feet and a depth of at least 70 feet. Given that the lot is 114.14 wide, it would be possible to subdivide into two tax lots, each of which would meet dimensional requirements. Two separate day-care homes could be constructed on each lot, with 12 students each, for maximum of 24 students in total. The resulting trip generation, as shown in Table 4, would be for 19 p.m. peak hour trips and 98 daily trips.

**Table 4 – Trip Generation Forecast for Existing RS Zone (Maximum)**

ITE Land Use	Size (units)	PM Peak Hour Trip Ends			
		In	Out	Total	Daily
Daycare Center 565	24 Students	9	10	19	98

Net Change in Trip Generation with the Proposed CO zone – As shown in Table 5, the net change in trip generation between the two zones using reasonable worst-case trip generation scenario for the existing zoning and the proposed use (as a trip cap) for the proposed zoning would be a potential increase of 8 p.m. peak hour trips and 199 daily trips. Of course, in addition to this at the site driveway, there would also be pass-by trips, amount to an addition 10 inbound and 10 outbound trips. A large volume of passby trips can impact traffic operations at a driveway; however, passby trips do not increase traffic on the street system. The distribution and assignment of this incremental increase in trips is shown in Figure 3.

**Table 5 – Incremental Change in Trip Generation**

Zone	Trip Ends	
	PM	Daily
Existing RS Zone (See Table 4)	19	98
Proposed CR Zone (see Table 2)	27	297
Difference	8	199

**TRANSPORTATION PLANNING RULE ASSESSMENT**

With a zone change and a trip cap reflecting the trip generation of the proposed zone change, it was determined that the incremental increase in traffic would not “significantly affect” the transportation system. The increase of 8 p.m. peak hour trips when distributed onto the street system would amount to 2 p.m. inbound and two outbound peak hour trips in each direction on Lancaster Drive, which amounts to only 1 trip on average per lane. This amount of change in traffic flows on a street is beyond the ability to measure, since fluctuations in traffic from day to day vary are far greater. In terms of capacity, 1 p.m. peak hour trip per lane amounts to less than 0.1 percent of the capacity of a lane. For all these reasons, it was found that the proposed zone change (with trip cap) would not have a significantly affect the transportation system.

**SUMMARY AND CONCLUSIONS**

As shown in this letter, the proposed zone change would meet the requirement of the Transportation Planning rule by placing a trip cap on the property of 521 daily trips (with 43 percent of these being passby trips). It was also concluded that a Traffic Impact Study would not be required, since the proposed land use would not generate enough traffic to trigger a traffic impact study.

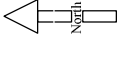
\* \* \* \* \*

Please feel free to contact us if you have any questions or comments on this letter-report.

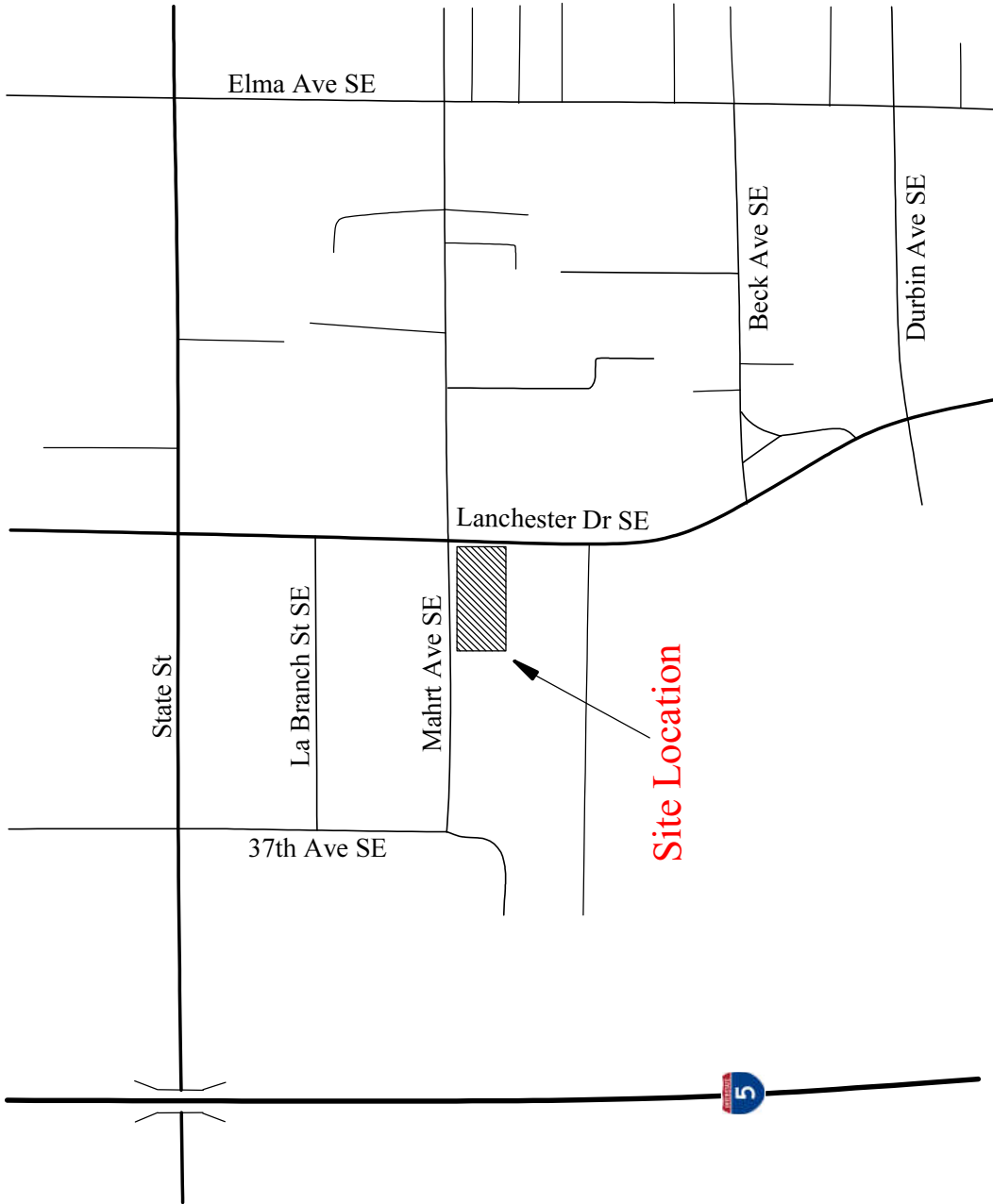
Very truly yours,  
FERGUSON & ASSOCIATES, INC.

Scott Ferguson, PE  
Attachments: Figures 1, 2 & 3





Not to Scale



# Figure 1

Ferguson & Associates, Inc.

Site Location  
AutoZone - Salem, Oregon

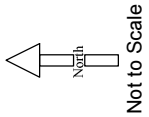
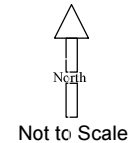


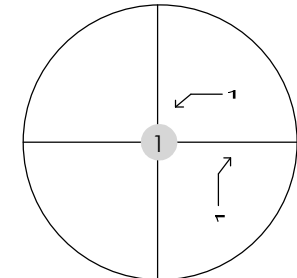
Figure 2  
Ferguson & Associates, Inc.

Site Plan  
AutoZone - Salem, Oregon

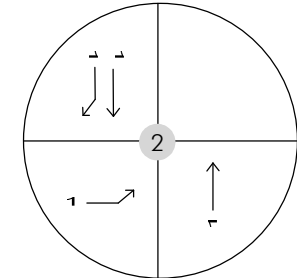
PM Peak Hour Trip Generation			
	In	Out	Total
Non Passby Trips	4	4	8
Passby Trips	10	10	20
Total Trips	14	14	28



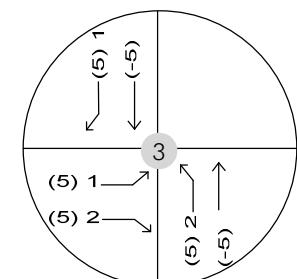
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North Entrance / Mahrt Ave



Lancaster Dr / Mahrt Ave



East Entrance / Lancaster Dr

PM Peak Hour Distribution & Assignment  
AutoZone - Salem, Oregon

Figure 3

Ferguson & Associates, Inc.





# MEMO

**TO:** Pamela Cole, Planner II  
Community Development Department

**FROM:** Glenn J. Davis, PE, CFM, Chief Development Engineer  
Public Works Department

**DATE:** June 16, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
CPC-ZC22-06 (22-101391; 22-101392)  
3800 BLOCK MAHRT AVENUE SE  
CPC/ZC FOR PROPERTY ANNEXATION**

## PROPOSAL

Comprehensive Plan change to Commercial, and zone change to CR (Retail Commercial) for future expansion of Auto Zone on a property in the 3800 block of Mahrt Avenue SE that is proposed for annexation.

## RECOMMENDED CONDITIONS OF APPROVAL

1. The transportation impacts from the 0.42-acre site shall be limited to a maximum cumulative total of 521 average daily vehicle trips.

## FACTS

Public Infrastructure Plan—The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Transportation Planning Rule—The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060). The TPR analysis is required to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060. With the recommended trip cap, discussed further below, the Assistant City Traffic Engineer recommends this criterion has been met.

Urban Growth Area (UGA) Development Permit—The subject property is located inside the Urban Service Area and adequate facilities are available. No UGA permit is required.

## Streets

1. Mahrt Avenue SE
  - a. Standard—This street is designated as a Local street in the Salem TSP and is under jurisdiction of Marion County. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
  - b. Existing Conditions—This street has an approximate 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

## Storm Drainage

1. Existing Conditions
  - a. There are no public storm mains in the vicinity of the subject property.

## Water

1. Existing Conditions
  - a. The subject property is served by the Suburban East Salem Water District.

## Sanitary Sewer

1. Existing Conditions
  - a. An 8-inch sewer main is located in Mahrt Avenue SE.

## CRITERIA AND FINDINGS

### **SRC 260.045(b)(1)—Whether the comprehensive plan and zone designation provides for the logical urbanization of land.**

**Finding:** Public sewer infrastructure is available in Mahrt Avenue SE, adjacent to the subject property and appears to be adequate to serve future development. Open ditches are available in Mahrt Avenue SE to accommodate stormwater. The property is served with public water by the Suburban East Salem Water District. Site-specific infrastructure requirements will be addressed in the site plan review process in SRC Chapter 220.

Mahrt Avenue SE lacks sidewalks, street trees, and street lighting. At time of development, improvements to Mahrt Avenue SE may be required pursuant to SRC 803.040. Site-specific street improvement requirements will be addressed in the site plan review process in SRC Chapter 220.

The applicant has submitted a TPR analysis that is required to address the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer recommends a condition to limit the development on the 0.42-acre site to 521 average daily vehicle trips.

**Condition:** The transportation impacts from the 0.42-acre site shall be limited to a maximum cumulative total of 521 average daily vehicle trips.

Prepared by: Laurel Christian, Program Coordinator  
cc: File