

CHERRY HILL PLANNED DEVELOPMENT **6-4-25**

INTRODUCTION

This development application includes a phased Subdivision, Master Plan, Zone Change, Tree Removal and Preservation, and Transportation & Comprehensive Plan Amendments. The site is 127 acres in size and located on the south side of Orchard Heights Road (**OHR**) in West Salem. The legal description is Tax Lot 900, Tax Map 7-3-18C, and Tax Lots 1500,1700, 1800 and 1900, Tax Map 7-3-18D. The northern half of the property is zoned MU-II (Mixed Use). The southern half and Tax Lot 900 to the west will be rezoned to RS (Single Family Residential) unless the city approves MU-II zoning on the west side of the site.

The Transportation System Plan (TSP) has multiple references to **OHR**. **Page 7** shows existing and proposed collector and arterial streets. The goal is to amend the TSP by moving OHR on the TSP plans from the interior of the site back to the existing OHR r-of-w. Relocation of OHR was proposed by the property owner in the year 2009 only for construction purposes. The owner did not consider the effects on the design of the project.

A collector street extends from Grice Hill Drive to 35th Avenue to the south. A second collector street extends from Islander Ave at the southeast corner of the site. A 3rd collector extends from Grice Hill Road to the west property line. These routes follow the city TSP. The OHR minor arterial street through the center of the MU zone is a problem because it restricts development options for mixed uses when we don't know what will be developed in the future. The speed limit is 45 mph. Vehicles will travel 60 mph through the interior of the site. With high density development, significant pedestrian traffic will occur. Only a local street with a 25-mph speed limit should be built in the interior of the MU-11 zone. Secondly, we want to build a public park in the MU-II zone. A high-speed minor arterial street in the interior will restrict park development options.

Stantec Engineering is preparing preliminary grading plans for reconstruction of the existing OHR r-of-w to show the street can be constructed at its current location. Our Traffic engineer will identify existing and future traffic volumes for OHR and develop a construction plan to keep traffic moving along OHR during construction. The interior location of OHR creates a difficult development restriction for the site. A potential park land trade with the city for city owned land on the north side of OHR. The city property is directly east of the BPA power line as shown on **Page 2**. Existing trees on our site increases the value of the land as public open space. This site would be a great nature park with walking trails. The sloped areas can be graded flat with several terraces for active recreational use.

ZONING

Plan 1 on **Page 6** shows the current 58 acres of developable MU-II zoned property. About 62 acres will be zoned RS for SFR detached and attached middle housing units. The proposed 2,147

dwelling units are listed on the plan. A total of 1,740 apartments can be developed. We believe the amount of land zoned MU-II is too large for this area and in the wrong location. Most of the developments east of Cherry Hill are apartments, Titan Hill, 436 units and Orchard Heights Apartments,186 units. The only new single family detached housing is Titan Village with 30 units. We think there is a need and a demand for more SFR housing. The MU-II zone boundary should be moved west as shown by **Plan 3** on **Page 4** to allow development of 500 apartment units. This site is about 17 acres in size. Additional houses will be 342 single-family detached and 56 rowhouses for a total of 898 housing units. This plan is more compatible with the existing neighborhood compared to **Plan 1** on **Page 6** with 2,147 housing units. **Plan 3** preserves the option to develop a public or private park at northeast corner of the site.

RESIDENTIAL DEVELOPMENT

Proposed residential development will be 5,000 to 6,000 sf lots in the RS Zone. The Middle Housing units will be attached duplexes in pairs. Each house will be on a separate lot for owner occupancy instead of a rental. They will probably have 2 car garages and separate backyards.

Apartments or other types of mixed uses will be developed in the MU-II zone. Other than retirement housing in the MU-II zone, this site is not appropriate for the other allowed uses except maybe a small commercial center at the northeast corner of the site. About 6 acres of the northwest corner will probably be developed with a water quality and detention pond.

Mixed Use development is difficult because of city requirements. Relocating the MU-II zone west of Grice Hill Drive would allow the city to rezone other properties in the city to MU-II in the future during Comprehensive Plan updates. **Plan 1** shows 58 acres of MU-II zoning. **Plan 3** shows 17 acres of MU-II along the west property line and 23 acres of MU-II zoning at the northeast corner for a total of 40 acres. We believe this proposed MU-II zoning is more than enough to meet the housing needs in this area.

The following is a comparison of MU-II acreage and apartment units on **Plans 1 and 3**. A total of 500 apartments can be built on the west end of the site. Removal of the land area for open space on steep slopes, existing trees, a potential 5-acre park, and storm detention pond at the northeast corner of the site, only about 5 acres of developable land remains at the northeast corner of the site. This would allow about 150 apartments to be developed. When combined with 500 apartments on the west side, the total would be 650 apartment units.

58 acres - **Plan 1** - 2,147 Apartments 40 acres - **Plan 3** - 650 Apartments

Plan 3 allows the city to purchase land at the NE corner for a public park in the future. The first 2 phases of development will start at the southeast corner of the site off Islander Avenue.

↑
NORTH





ORCHARD HEIGHTS LANE

ORCHARD HEIGHTS ROAD

GRICE HILL ROAD

PLAN 3 REV. CHERRY HILL

(REVS-25-26) 5-1-26



SCALE: 1"=100'

LEGAL LOT DESCRIBED IN B.141, P.18 (1950)

PROPOSED MIXED USE II
12.24 NET AC.

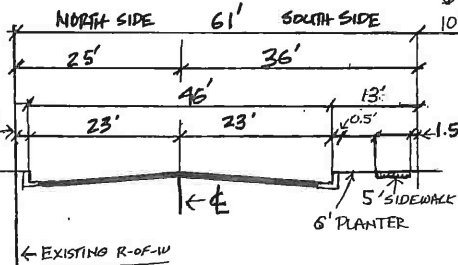
COLLECTOR ST "B" STR.

SIGNIFICANT TREES

20-inch White Oak and 30" Other Trees in Yellow with Critical Root Zone

30-inch Conifer Trees in Yellow With Critical Root Zone

ORCHARD HEIGHTS ROAD



PROPOSED MIXED USE II
4.24 NET AC.

35TH AVE

COLLECTOR ST "B" STR.

LOCAL ST "K"

LOCAL ST "P"

LOCAL ST "Q"

LOCAL ST "R"

LOCAL ST "S"

LOCAL ST "T"

LOCAL ST "U"

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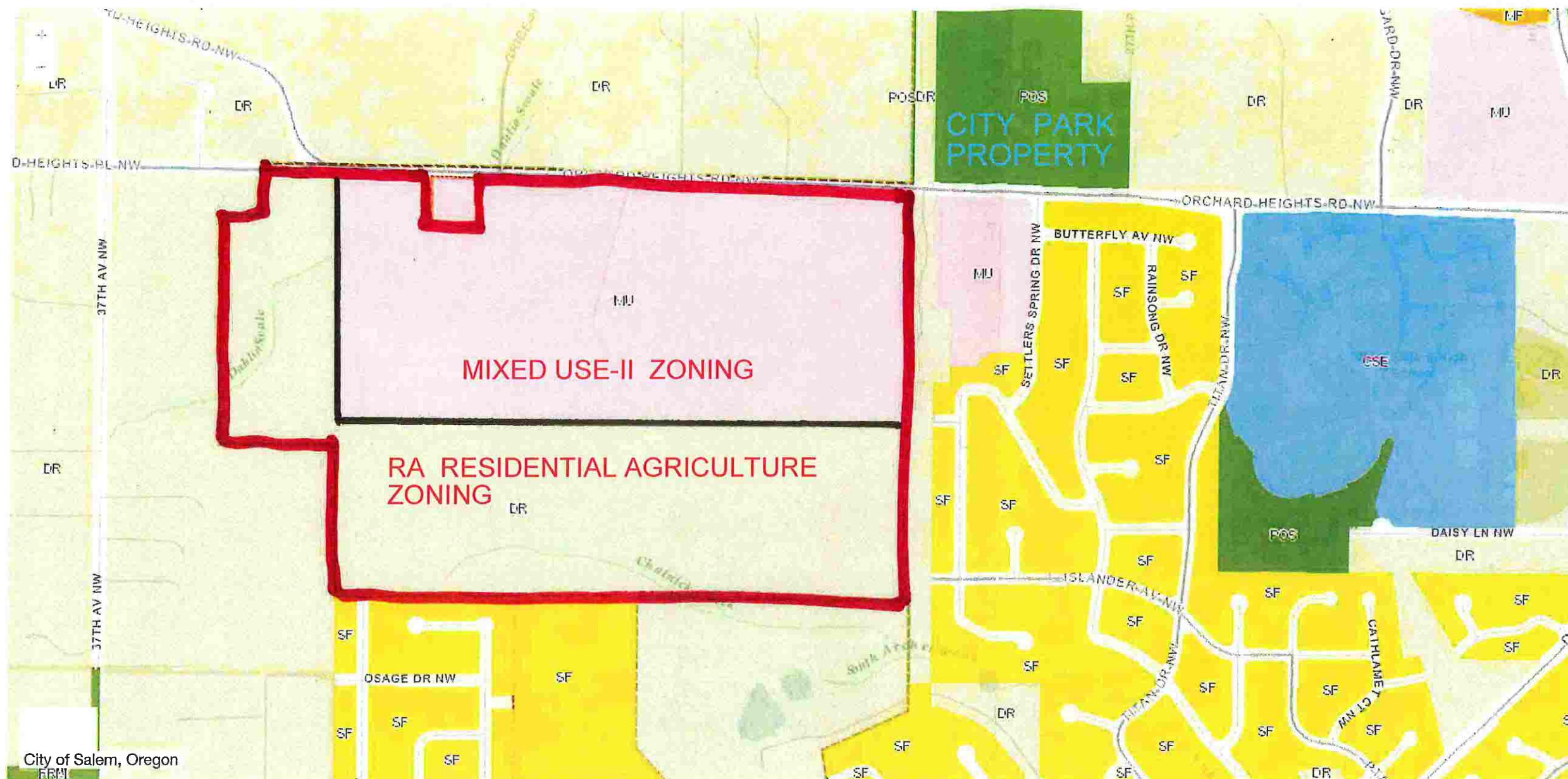
LOCAL ST "KS"

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Willamette Greenway and Compatibility Review Boundary



Salem Area Comprehensive Plan (SACP)

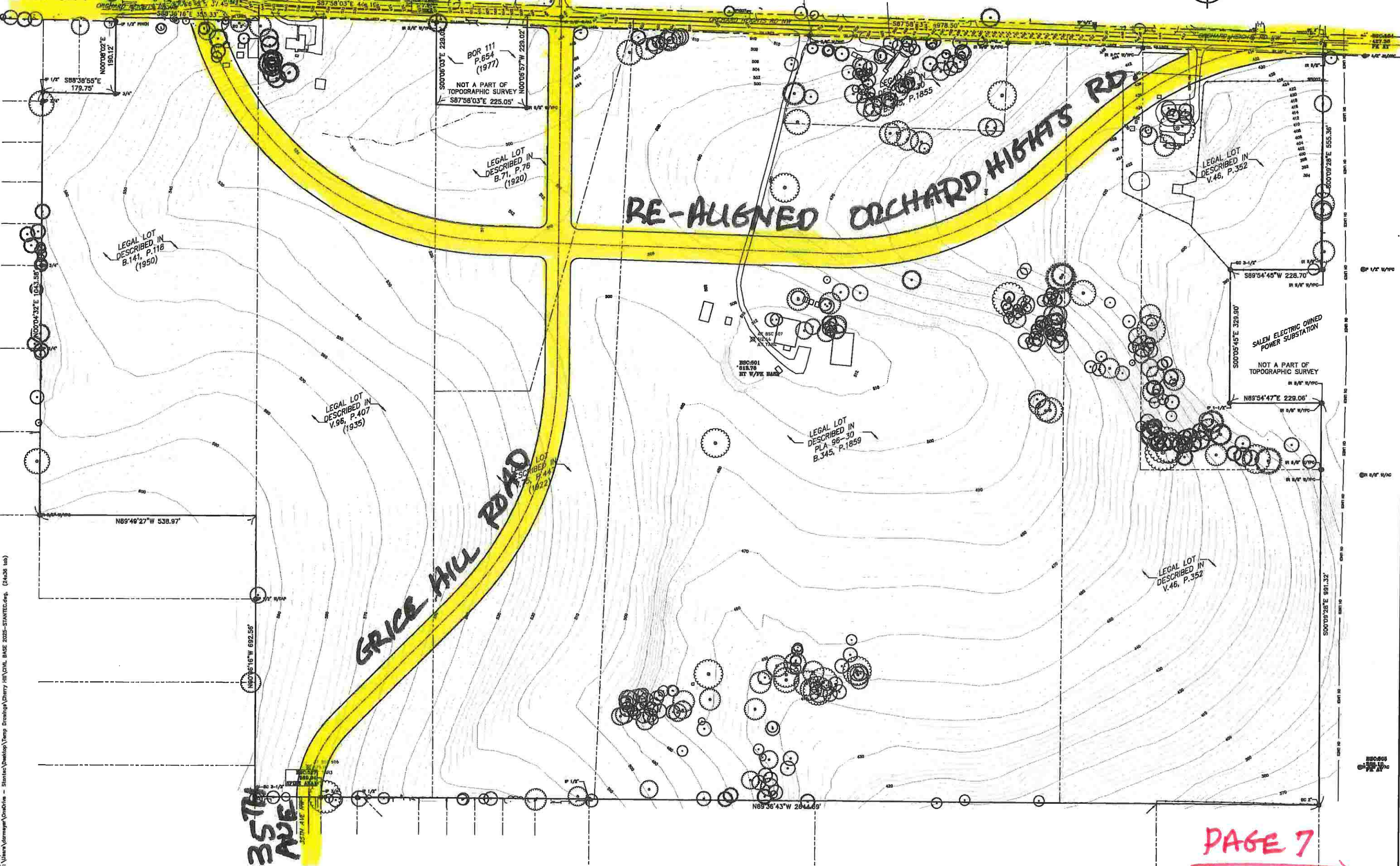
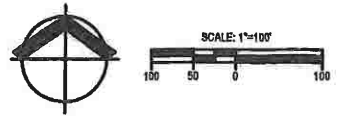
Comprehensive Plan Designation

- FRM - Farm Resource Management
- DR - Developing Residential
- SF - Single Family Residential
- MF - Multi-Family Residential
- COM - Commercial
- CB - Central Business District
- CS - Community Service
- CSA - Community Service Airport
- CSC - Community Service Cemetery
- CSE - Community Service Education
- CSG - Community Service Government
- CSH - Community Service Hospital
- CSS - Community Service Sewage - Solid Waste
- IND - Industrial
- IC - Industrial Commercial
- POS - Parks - Open Space - Outdoor Recreation
- EC - Employment Center
- MU - Mixed Use
- ROM - River Oriented Mixed Use

City of Salem, Oregon

ORCHARD HILLS LANE

ORCHARD HIGHTS RD. ← GRICE HILL ROAD



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