



1230 Peachtree St. NE
Suite 2900
Atlanta, GA 30309
404.601.4000
www.greenbergfarrow.com
Designing Solutions Together

March 29, 2024

To City of Salem
ATTN: Community Development
555 Liberty Street SE, Room 305
Salem, OR 97301

Project Grocery Outlet – Salem, OR
Permit # 24-105124-PLN
Re Land Use Review

Dear Reviewers:

Please accept this letter as response to comments from all reviewers. We anticipate this will address all outstanding questions. Our responses to plan review comments are written below in **bold**.

Planning – Jacob Brown (503-540-2347 / JRBrown@cityofsalem.et)

1. Signed Application

The Land Use Application needs to be signed by the applicant(s), owner(s), and/or duly authorized representative(s). If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your land use application. The application form was generated when you submitted the application and is saved to the application's permit page.

Response: Provided along with this response.

2. Recorded deed

A copy of the recorded deed/land sales contract for the existing units of land is required to be submitted.

Response: Provided along with this response.

3. Summary Table

A summary table shall be submitted which identifies the zoning designation for the subject property; total site area; gross floor area by use (i.e. manufacturing, office, retail, storage); building height; itemized number of full size, compact, and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks

Response: Summary table added to sheet AS1-01.

4. Site Plan

There appears to be multiple lots functioning as one development site. As such, the site plan and/or summary table should include information for all parcels to be reviewed as a shared development site. The following taxlots appear to fall into the development site category: • 083W03DC03303 • 083W03DC03200 • 083W03DC03100 • 083W03DC03300

Response: Summary table includes lots mentioned above.



5. 535.015 (e) Landscaping

As the proposed development includes an addition to the primary structure and potentially the development of a trash enclosure structure, the development site standards are triggered. The MU-III requires a minimum 15% landscaping for the entire development site meeting type A landscaping per SRC 807.015. Please update the site plan to meet.

Response: Site plan on AS1-01 has been updated to show existing landscaped areas. Notes and calculations have been added on AS1-01 underneath the Summary Table regarding landscaped area square footage requirements. Per our calculations, the existing development site has sufficient landscaped area as-is.

6. 800.065 Pedestrian Access Standards

If the proposed development includes the development of a structure greater than 200 square feet of floor area, then pedestrian connections are required. Pursuant to SRC 800.065, pedestrian connections are required for the development site. A pedestrian connection meeting the design standards of SRC 800.065 (b) is required between each building and any abutting street. In this case, there needs to be a pedestrian connection leading from each existing building and the adjacent streets of the development site.

Response: As discussed via email & phone call, the trash enclosure scope of work is not included under this application and shall be submitted separately by the landlord thus removing this requirement from our application.

7. 800.055 Solid Waste Services

If a solid waste storage area shall be provided, please provide details that conform with the development standards of SRC 800.055.

Response: As discussed via email & phone call, the trash enclosure scope of work is not included under this application and shall be submitted separately by the landlord thus removing this requirement from our application.

8. SRC 806.055 – Off-Street Bicycle Parking

Per SRC 806.045(a) bicycle parking is required to be provided with each proposed use. The development site is considered a shopping center. The project shall provide bicycle parking in the amounts prescribed under SRC 806.055(a), Table 806-8, with each space meeting the development standards of SRC 806.060. Please update the plans to show the location all proposed bicycle parking and provide details indicating the design of the rack.

Response: At this time, no changes have been made to the plans to add bicycle parking. Please let us know if this will be required to receive final approval.

Sincerely,

Wendy Hall
Development Manager