

Jennifer Biberston

From: Jennifer Biberston
Sent: Friday, May 31, 2024 7:44 AM
To: Jennifer Biberston
Cc: Aaron Panko
Subject: Notice of Filing / Request for Comments - Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08 for 2561 Center St NE
Attachments: PAR-SPR-ADJ-DAP-TRV-PLA24-08 NOF-RFC.pdf

BCC List: tim@gl-dev.com; steve@cascadiapd.com; Adam Deshon; Albert Rossi; Andrew Wilch; Austin McGuigan, Polk Co. Planning; Bill Lawyer, City of Keizer Public Works; Brandon Ditto; Brandon Pike; Cara Kaser; Cherriots Planning; Christine Stevenson, Dept. of State Lands; Curtis Pellatz; Daniel Kizer; David Fridenmaker, Salem Keizer School District; David Hughes; Dennis Will (NOLA Land Use Chair); Ed Gates; Gerry Juster; Hilary Heite; Hilary Leavell; John Rasmussen, Marion Co. Public Works; Ken Spencer; Kevin Haunschild; Kimberli Fitzgerald; Laurel Christian; Lesley Hegewald, Mid-Willamette Valley COG; Marion Co Assessor's Office; Marion County; Marion County Planning; Max Hepburn; Nicole Bess; Olivia Dias; Prescott Mann; Robin Dalke (RDalke@cityofsalem.net); Ryan Slack; Sachin Shukla; Shane Witham; Shelby Guizar; Steve Baldwin, Marion County Assessor's Office; Suzanne Nelson; Terry Neal; Corky Brown, East Salem Suburban Neighborhood Association; East Salem Suburban Neighborhood Assoc; Geoffrey James - Morningside N.A.; Heather Sorensen; Ian Johnson, NESCA; Irma Coleman; Joe Farrior; Lisa Anderson-Ogilvie; Marilyn Moritz; Marvin Baker, East Salem Suburban Neighborhood Association; Michael Johnson, East Salem Suburban Neighborhood Association; Stacey Vieyra-Braendle; Statesman Journal Newsroom; Cindy Kimball; Ken Simila; Lynn Takata (Chair); Mark Wieprecht

Hello,

The Notice of Filing/ Request for Comments for Partition Tentative Plan, Site Plan Review, Adjustment, Driveway Approach Permit, Tree Variance, and Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08 for 2561 Center St NE is attached for your information. Comments are due **June 14, 2024, by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: Proposed development of a new 120-unit multi-family residential development containing nine residential buildings and a clubhouse.

Please direct questions or comments to the **CASE MANAGER:**

Aaron Panko
apanko@cityofsalem.net
503-540-2356

Thank you,

Jennifer Biberston

Administrative Analyst I

City of Salem | Community Planning and Development | Planning

555 Liberty St SE, Room 305, Salem OR 97301

jbiberston@cityofsalem.net | 503-540-2315

[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

Jennifer Biberston

From: Jennifer Biberston
Sent: Friday, May 31, 2024 7:43 AM
To: Copy Center
Cc: Zachery Cardoso
Subject: PAR-SPR-ADJ-DAP-TRV-PLA24-08 NOF-RFC - Print and Mail
Attachments: PAR-SPR-ADJ-DAP-TRV-PLA24-08 Mailing List.csv; PAR-SPR-ADJ-DAP-TRV-PLA24-08 NOF AFFIDAVIT.doc; PAR-SPR-ADJ-DAP-TRV-PLA24-08 NOF-RFC.pdf

Hello,

Please print and mail the attached document to the attached mailing list

252580

Print 453.06

Mail 452.05

Thanks!

Jennifer Biberston

Administrative Analyst I

City of Salem | Community Planning and Development | Planning

555 Liberty St SE, Room 305, Salem OR 97301

jbiberston@cityofsalem.net | 503-540-2315

[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

AFFIDAVIT of MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on May 31, 2024, I deposited true and correct copies of the NOTICE OF FILING in the Salem post office addressed to the attached mailing list, for the application of Class 2 Adjustment, Class 2 Driveway Approach Permit, Class 3 Site Plan Review, Partition Tentative Plan, Property Line Adjustment, Tree Variance Case No. ~~MISSING~~; Application No. 23-123424-PLN:

"Summary: Proposed development of a new 120-unit multi-family residential development containing nine residential buildings and a clubhouse.

Request: A tentative partition to divide the subject property into two parcels, Class 3 Site Plan Review for the development of a new 120-unit multi-family residential development, Class 2 Driveway Approach Permits for two new driveway approaches, a Property Line Adjustment to relocate the common property line between proposed Parcel 2 and Taxlot 03900, a Tree Variance to allow encroachment greater than 30 percent into the critical root zones for five trees dedicated for preservation, and the following Class 2 Adjustments:

- 1) To increase the maximum building setback allowance adjacent to a street from 10 feet per SRC 533.015(c), Table 533-3, to approximately 13 feet;
- 2) To reduce the ground floor ceiling height requirement from a minimum of 14 feet along a primary street per SRC 533.015(h), Table 533-6, to approximately 9 feet;
- 3) To reduce the minimum 65 percent ground floor window requirement along a primary street per SRC 533.015(h), Table 533-6, to approximately 20 percent;
- 4) To reduce the minimum building frontage requirement on Center Street NE from 75 percent per SRC 533.015(h), Table 533-6, to approximately 60 percent;
- 5) To eliminate the weather protection requirement for building facades facing a street per SRC 533.015(h), Table 533-6; and
- 6) To increase the maximum horizontal separation allowance between a ground floor dwelling unit and a street from 10 feet per SRC 533.015(h), Table 533-6, to approximately 13 feet.

The subject property is approximately 10.1 acres in size, zoned MU-I (Mixed Use-I) and CO (Commercial Office), and located at 2561 Center Street NE 97301 (Marion County Assessors map and tax lot numbers: 073W24CC / 03900 and 04000)."

A copy of such notification is filed in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, May 31, 2024.



Josh Horrocks