

REQUEST FOR COMMENTS

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

REGARDING: Conditional Use / Class 3 Site Plan Review /
Class 2 Adjustment Case No. CU-SPR-ADJ24-04

AMANDA NO.: 24-103756-PLN

PROJECT ADDRESS: 3295 Ladd Ave NE, Salem OR 97301

HEARD BY: Hearings Officer

SUMMARY: A Conditional Use Permit and Class 3 Site Plan Review for addition to an existing parish hall.

REQUEST: A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to expand an existing building used for religious assembly with one Class 2 Adjustment to eliminate the requirement to provide a pedestrian connection to one adjacent street, Ellis Avenue NE (SRC 800.065(a)(1)).

The subject properties are 5.29 acres in size, zoned RS (Single Family Residential) and located at 3295 Ladd Ave NE (Marion County Assessors Map and Tax Lot Numbers 073W24DA00900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Tuesday, June 18, 2024, will be considered in the staff report. Comments received after this date will be provided to the review body. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: (503) 540-2347; E-Mail: jrbrown@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

____ 1. We have reviewed the proposal and have no comments.

____ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

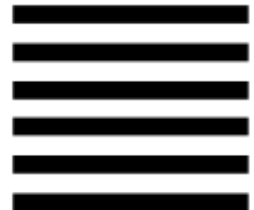
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

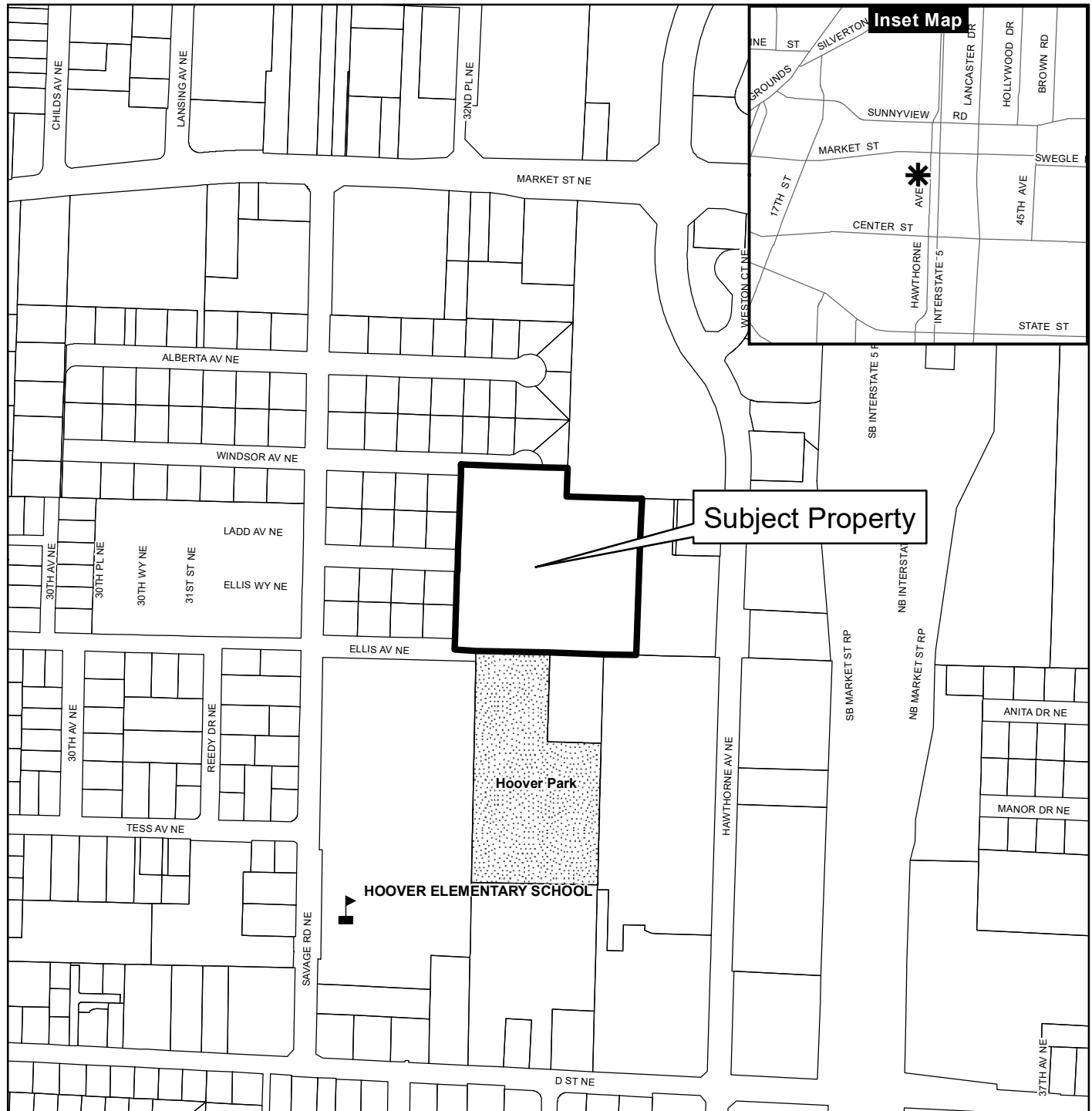


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES








Vicinity Map

3295 Ladd Avenue NE



Legend

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



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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ZONING SUMMARY

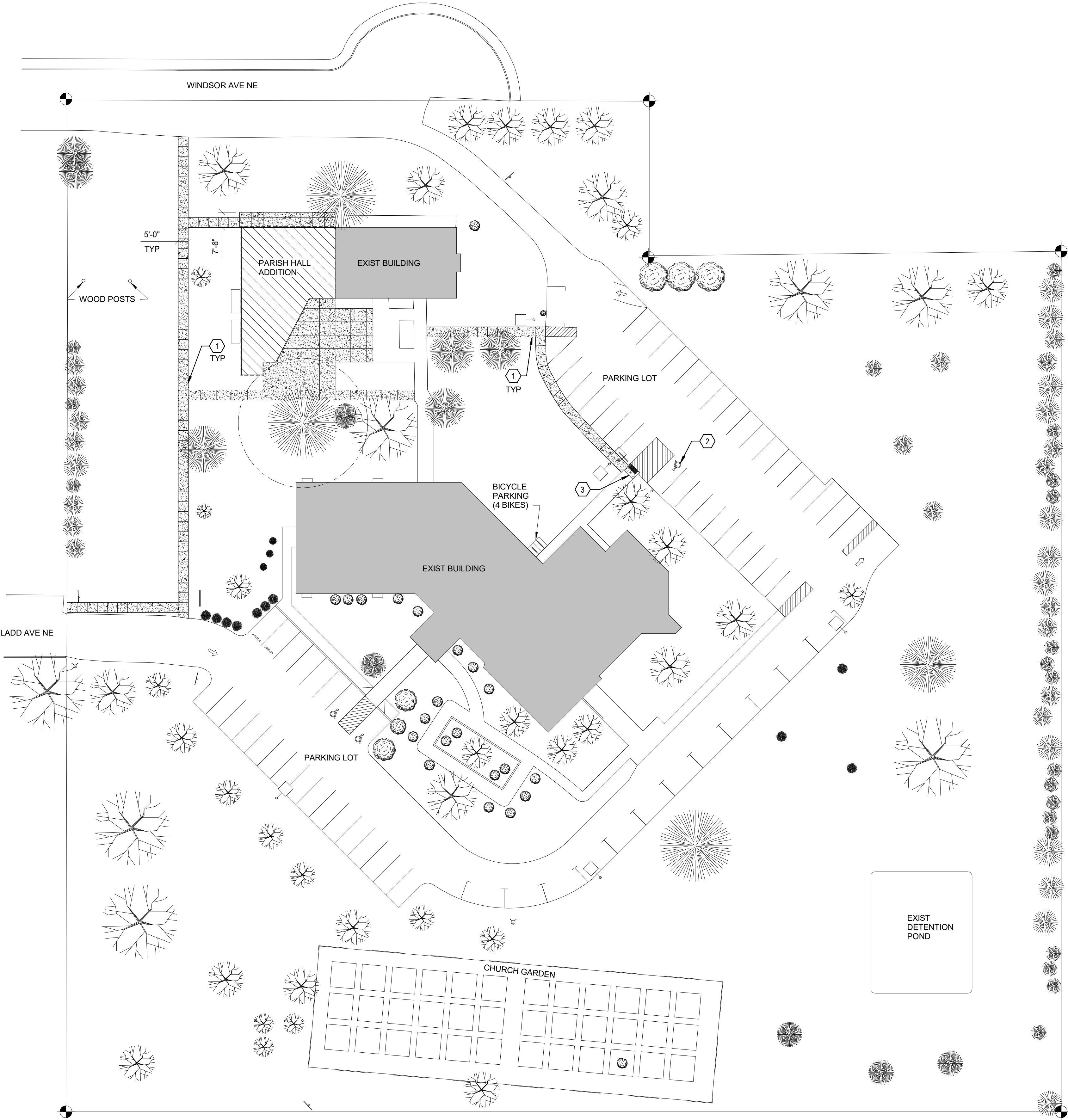
THIS PROJECT COMPRISES AN ADDITION TO AN EXISTING PARISH HALL BUILDING FOR A NEW COMMERCIAL KITCHEN, MEETING ROOM AND SUPPORT SPACES.

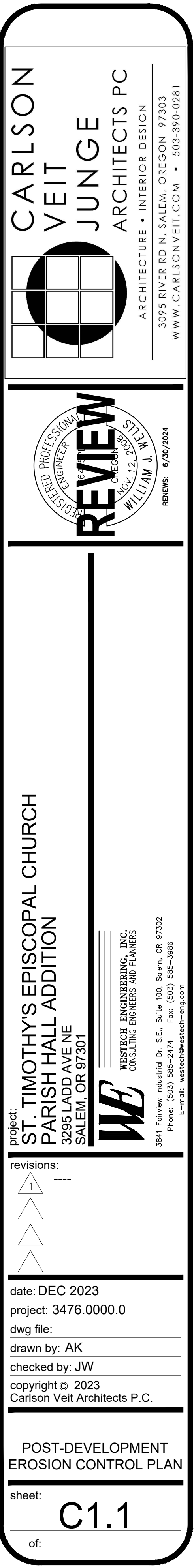
ZONING CODE	
PLANNING ZONE	RS-SINGLE FAMILY RESIDENTIAL
RELIGIOUS ASSEMBLY	SPECIAL USE, <375 SEATS, EXISTING SEATING TO REMAIN
MAP # 073W24DA, LOT 00900	
LOT COVERAGE	
OVERALL SITE AREA:	230,301 SF
BUILDING AREA:	16,941 SF = 7.4% < 35%
NEW ADDITION:	2,581 SF
LANDSCAPE AREA:	163,556 SF
BUILDING HEIGHT	
PROPOSED HEIGHT:	16'-4"
LANDSCAPING	
PLANTING REQUIRED: 1 PU PER 20 SF (BUILDING ADDITION = 2,581 SF)	130 PU
PARKING	
MAXIMUM PARKING ALLOWED:	
RELIGIOUS ASSEMBLY: 1 PER 15' BENCH (296')	20 SPACES
TOTAL PROVIDED:	70 SPACES (EXISTING NON-CONFORMING)
ACCESSIBLE REQUIRED:	3
ACCESSIBLE PROVIDED:	3
BIKE PARKING REQUIRED: (1 PER 30 VEHICLE)	3
BIKE PARKING PROVIDED:	4

GENERAL NOTES

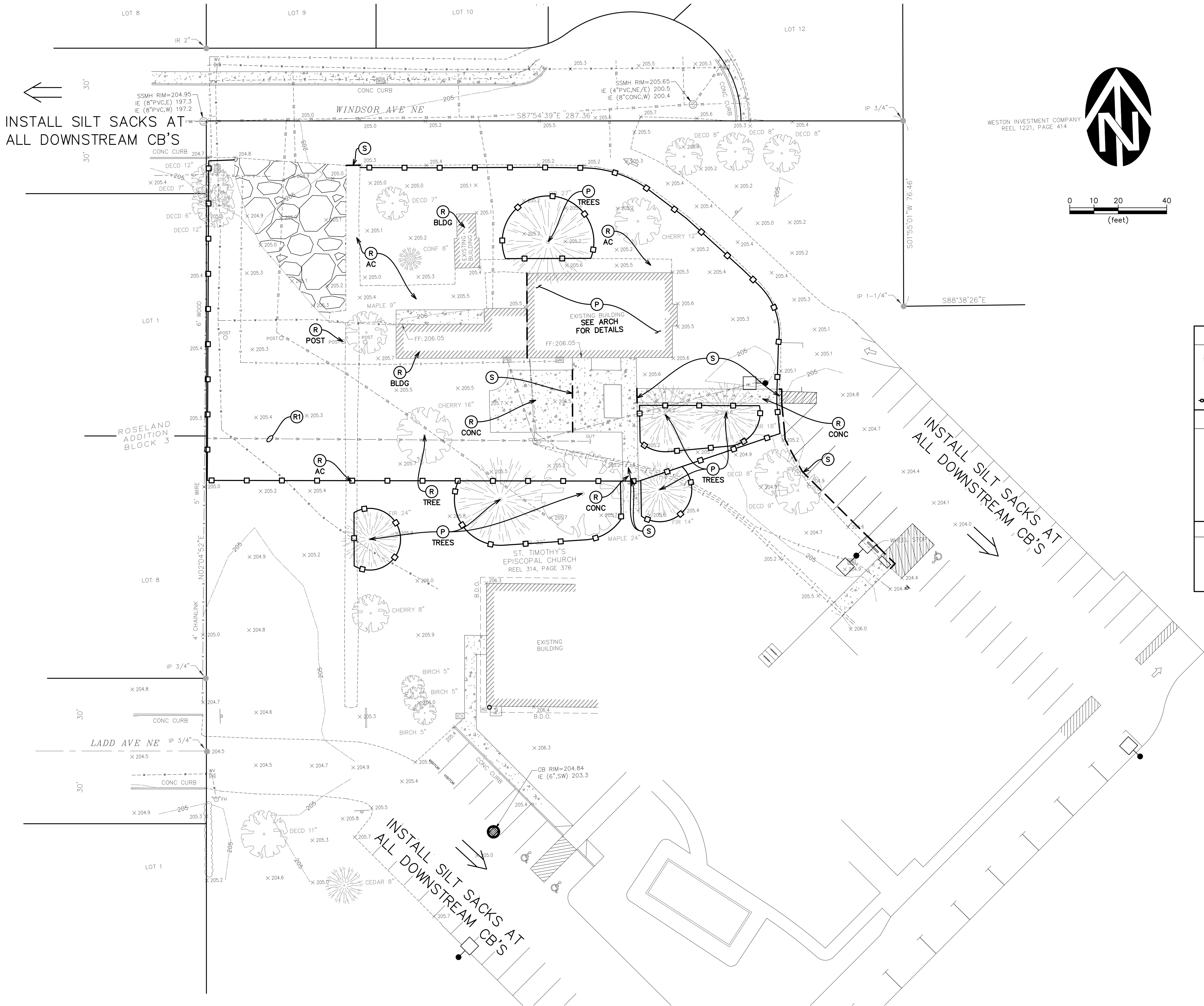
CONSTRUCTION NOTES

- 1
- NEW 5' WIDE SIDEWALK, EXPOSED AGGREGATE FINISH
- 2
- NEW ADA SYMBOL
- 3
- NEW ADA CURB RAMP





D:\Westech Engineering Dropbox\Alec Kenyon\My PC (C109-18)\Desktop\Work (PC)\Projects\Carlson Veit\St. Timothy\Civil\Plots\C1.0 - Existing Conditions, Demolition, & Erosion Control Plan.dwg



EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAG
	SILT FENCE
DEMOLITION LEGEND	
	ABANDON
	REMOVE
	CONTRACTOR TO COORDINATE W/ PGE. RELOCATE AS REQ'D.
	PROTECT
	SAWCUT
NOTES	
1. NO CONCRETE WASHOUTS OR STOCKPILES ALLOWED ON SITE	
2. CONTRACTOR TO WORK OFF OF EXT'G GRAVEL. IF TRACKING BECOMES AN ISSUE, INSTALL GRAVEL CONSTRUCTION ENTRANCE.	

project:
ST. TIMOTHY'S EPISCOPAL CHURCH
PARISH HALL ADDITION
3295 LADD AVE NE
SALEM, OR 97301

revisions:
1
2
3
4

date: DEC 2023
project: 3476.0000.0
dwg file:
drawn by: AK
checked by: JW
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Carlson Veit Architects P.C.

EXISTING CONDITIONS,
DEMOLITION, & EROSION
CONTROL PLAN

sheet:
C1.0
of:

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JUNGE
ARCHITECTS PC
ARCHITECTURE • INTERIOR DESIGN
3095 RIVER RD N. SALEM, OREGON 97303
WWW.CARLSONVEIT.COM • 503-390-0281

REGISTERED PROFESSIONAL
ENGINEER
NOV. 12, 2008
WILLIAM J. NELLS
RENEW: 6/30/2024
REVIEW

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