

555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6173 • Fax 503-588-6005 • www.cityofsalem.net

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

July 5, 2024

Carmen Fernandez
Farmworker Housing Development Corporation
1274 5th Street Unit 1-A
Woodburn, OR 97071
(503) 902-0844
carmenfernandez@fhdc.org

Re: Land Use Verification Letter, 24-114496-PLN, for 2921 Saddle Club Street SE (Marion County Tax Assessor's Map and Tax Lot Number 082W06DA / 300).

A request for the above-mentioned properties was received July 5, 2024.

<u>Comprehensive Plan Designation</u>: The subject property is designated "Multiple Family Residential" on the Salem Area Comprehensive Plan map and is zoned RM-II (Multiple Family Residential 2). The use and development standards of the RM-II zone are found in Salem Revised Code (SRC) Chapter 514.

Overlay Zone: The subject property is not located in an Overlay Zone.

<u>Land Use</u>: The property is occupied by an apartment complex. SRC Chapter 514, Table 514.005 sets fourth uses in the RM-II zone. Multiple family uses including apartment complexes are permitted in the RM-II zone (SRC 514.005). The property zoning map can be found on the City's website at: https://www.cityofsalem.net/business/land-use-zoning/find-your-property-zone-map

Adjacent properties zoning designation:

North: RM-II (Multiple Family Residential II)

South: Across Lancaster Dr SE, IG (General Industrial), and across Saddle Club St SE

CR (Retail Commercial)

East: Across Saddle Club St SE, CR (Retail Commercial)

West: RM-II (Multiple Family Residential II) and across Lancaster Dr SE, IG (General

Industrial)

Land Use History: There are no land use actions for this property.

Code Violations: There are no known outstanding code violations on record for this property.

<u>Building and Fire Code Violations & Certificates of Occupancy:</u> For more information on fire and building code violations or Certificate of Occupancy, please submit a public records

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request through the City's Legal Department at: https://www.cityofsalem.net/government/public-records-request

Public Right-of-Way and Street Improvements: Please contact Public Work Department at 503-588-6211.

<u>Conclusion</u>: This information is based on our review of zoning regulations and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property.

You may access the Salem Revised Code on the internet at: https://www.cityofsalem.net/government/laws-rules/salem-revised-code

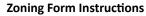
To request copies of building permits, certificates of occupancy, or development standards in effect at the time of development, please submit a public records request through the City's Legal Department at:

https://www.cityofsalem.net/government/public-records-request

Please contact me at 503-540-2311 if you have additional questions.

Peter Domine Planner II

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Publish Date: January 12, 2024

Certification of Zoning

Project Name:	Colonia Liberta	<u>d I</u>	
Project Type and # of Units:	Rehabilitation & 48 units		
Project Location:	2921 Saddle Clu	ıb St SE, Sa	llem, OR 97317
Acreage of Project Site:	2.96 acres		Tax Account #(s): 529424
Assessor's Map & Tax Lot(s):	082W06DA003	00	
The following must be certifi	ed by local jurisd	liction staf	f:
1. The zoning for this develo	opment site is: RN	VI2	
2. The number of units (not	buildings) [densi	ty] allowed	for this development site is:
Minimum number: 15 ur	nits per acre		Maximum number: 31 units per acre
3. The number of on-site parking spaces required per dwelling unit is: 1.75 spaces per unit			
4. Check the applicable box	oc.		
• •			
The proposed use is corregulations. The jurisd			erenced zoning and applicable land use I land use approvals.
The proposed use will be consistent with the above referenced zoning and applicable land use regulations upon obtaining the following land use approval(s):			
		, or reso	lution of the following land use issue(s):
Applicant <u>□has</u> <u>□ha</u>	as not submitted	d an applic	ation for land use approval or resolution.
The proposed use □is not allowable □cannot be determined to be allowable with the referenced zoning above and applicable land use regulations because:			
I certify the $oxtimes \underline{X}$ City $oxtimes$ Count	y of <u>Salem</u>	1	has vested in me the authority to verify
-	_	d I further	certify the foregoing information is true and
correct to the best of my kno	-		
Signature		, 2024	Dhana
Signature Peter Domine	Date Plann	er II	Phone 503-540-2311
Print Name	Title	· · · ·	000 040 2011

