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August 5, 2024

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Re: Land Use Verification Letter, 24-115487-PLN, Located at 3765 Blossom Drive NE

The following is information regarding the properties are addressed as 3765 Blossom Drive NE (also identified by Marion County Tax Assessor's map and tax lot number 072W06B0 / 01201) and a response to your request received July 22, 2024.

Comprehensive Plan Designation:

The subject property is designated "Industrial" (IND) on the Salem Area Comprehensive Plan map.

Zoning District:

The subject property is zoned IG (General Industrial). The use and development standards of the IG zone are found in Salem Revised Code (SRC) Chapter 554.

Overlay Zone:

The subject property is not located in an Overlay Zone.

Land Use:

The property is currently used as a self-service storage. SRC Section 554.005(a) provides that a *self-service storage* use is permitted within the IG zone, subject to the standards of the SRC Chapter 554.

Adjacent properties zoning designation:

North: RA (Residential Agriculture)

East: PE (Public/Private Education) – at the northeast corner, RS (Single Family Residential); at the southeast corner, IG (General Industrial).

South: Tax lot 072W06B0 / 01200 (Address 3795 Blossom Dr. NE), zoned IG (General Industrial), is located at the majority of the south frontage. An approximately 35-foot wide portion of tax lot 072W06B0 / 01201 extends approximately 210-feet south to Blossom Dr. NE. Across Blossom Drive NE Right-of-way, Marion County zoning of UT-5 (Urban Transition) and RM (Multiple Family Residential); City equivalent zoning at the time of annexation RA (Residential Agriculture) or RS (Single Family Residential) and RM-I or RM-II (Multiple Family Residential), respectively.

West: IG (General Industrial)

Past Land Use Decisions:

CPC/ZC95-01: Zone/Comprehensive Plan Change: The zone change was granted and the comprehensive plan change denied. The following conditions were placed on the CPC/ZC95-01:

- 1) Building openings abutting residentially zoned land shall be limited to only those needed to meet Uniform Building Code (UBC) or Uniform Fire Code life/safety requirements.
- 2) No vehicular use area or open storage shall be permitted abutting residentially zoned land.
- 3) Buildings or structures exceeding 25 feet in height shall be setback 10 feet plus one for each one foot of height above 26 feet to a maximum of 20 feet but need not exceed 20 feet in depth.
- 4) No outdoor advertising signs (billboards) shall be permitted on the subject property.
- 5) Exterior lighting, if used, shall be designed to provide illumination to the site and not cause glare onto the adjacent residential areas. Exterior light fixtures shall be located and designed so that the light source at any property boundary with a residential zone is either completely shielded from direct view, or not greater than five foot-candles.
- 6) An additional 14 feet of right-of-way adjacent to the subject property shall be dedicated to equal 34 feet measured between the centerline of the right-of-way and the northerly right-of-way line of Blossom Drive NE.
- 7) A half-street improvement, including a sidewalk, shall be constructed along the north line of Blossom Drive NE, adjacent to the subject property, to measure 17 feet between the centerline of the right-of-way and the north curblin.
- 8) The pavement along the south line of Blossom Drive opposite the subject property shall be widened to a width of 12 feet measure between the centerline of the right-of-way and the southerly edge of pavement.
- 9) Taper sections shall be constructed at the easterly and westerly terminus of both the pavement widening and the half-street improvements to the existing edge of pavement.
- 10) Upon written agreement, street improvements may be deferred until development occurs.
- 11) All development on the subject property shall provide public water mains of sufficient size for fire protection to adjacent parcels. This shall include the extension of water mains in easements or rights-of-ways across the property to adjoining properties, and across the street frontage of the subject property to adjoining properties when the main is located in the street right-of-way.

PAR96-20: Partition: Partitioning to divide 3.67 acres into two parcels of 0.67 acres (Parcel 1) and 3.0 acres (Parcel 2) in an IG (General Industrial) zone for property located at 3795 Blossom Drive NE.

UGA 06-03: Urban Growth Development Permit: To determine the public facilities required by the Urban Growth Management Program to develop a self-service storage facility.

VAR12-06: Variance: A variance to reduce the landscaping and bufferyard requirement from 40 feet to 20 feet and to allow a six-foot fence, sight obscuring fence where a six-foot wall is required by Table 132-2.

VAR12-06MOD: Variance: A modification to amend Condition No. 4 of Variance Case No. VAR12-06 to reduce the number of plant units required to be planted along the east and south property lines.

12-113894 (SPR12-12): Type II Site Plan Review: A Type II Site Plan Review for the construction of 1-4,000 square-foot building and 2-12,000 square-foot buildings.

15-109513-RP: Class 2 Site Plan Review: A Class 2 Site Plan Review for the construction of 3 buildings, 1-11,900 square-foot building, 1-4,800 square-foot building, and 1-7,000 square-foot building.

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

Roadway projects/Right-of-Way:

There are no planned roadway projects in this area and there is adequate right-of-way and frontage improvements.

Nonconforming development (Salem Revised Code Chapter 270):

The use is considered conforming; however, the development may be legally nonconforming development with respect to development standards that were adopted after the property, or portions of the property were developed.

Nonconforming development is any development which met the applicable City of county development standards imposed at the time the development was constructed, but which no longer complies with development standards due to the adoption of, or amendment to, the City's land use regulations, or annexation of the property into the City.

Conclusion:

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 503.540.2326 or agraves@cityofsalem.net if you have additional questions.

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Sincerely,



Arthur Graves
City Planner