

Community Planning and Development Planning Division

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September 26, 2024

Debbie Allen, Nationwide Zoning Services, LLC 515 S Santa Fe Avenue, Suite 104 Edmond, Oklahoma 73003 dallen@zoningservice.com

RE: Land Use Verification Letter 24-119655-PLN for 2561 Center Street NE, Marion County Tax Assessor's Map and Tax Lot Number: 073W24CC / 04000

<u>Comprehensive Plan Designation and Zoning</u>: The property is designated as "Mixed-Use" on the Salem Area Comprehensive Plan map and zoned as MU-I (Mixed Use-I). The use and development standards of the MU-I zone are found in <u>Chapter 533</u> of the Salem Revised Code (SRC).

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

Land Use: Tax lot 073W24CC04000 (2561 Center Street NE) is currently undeveloped except for Medical Center Drive NE bisecting the property north to south, and a connection to Franzen Street NE in the southwest portion of the property.

Adjacent properties zoning designation:

North:	CO (Commercial Office), MU-I (Mixed Use-I); Across D Street NE, RS
	(Single-Family Residential)
East:	Across 23 rd Street NE and north of B Street NE, PA (Public Amusement) and
	PH (Public Health); Across 23 rd Street NE and south of B Street NE, MU-I
	(Mixed Use-I) and PH (Public Health)
South:	CR (Retail Commercial); Across Center Street NE, PH (Public Health)
West:	PC (Public/Private Cemetery), CR (Retail Commercial)

Land Use History:

PAR03-26: To partition approximately 10.18 acres into three parcels consisting of approximately 46,233 square feet (1.06 acres) (Parcel 1), 45,282 square feet (1.04 acres) (Parcel 2), and 8.08 acres (Parcel 3) for property in a PH (Public and Private Health Services) zone and located at 2561 Center Street NE, 2200 block "D" Street NE, 755 Medical Center Drive NE, and 900 block 23rd Street NE.

See <u>here</u> for a link to the decision and application materials.

PAR08-12: To divide approximately 10.91 acres into two (2) parcels, with parcel 1 consisting of approximately 1.2 acres and parcel 2 consisting of approximately 9.85 acres for property within a PH (Public and Private Health Services) zone and located at 2561 Center Street NE (Marion County Assessors Map and Tax Lot number: 073W24CC / 04000).

See <u>here</u> for a link to the decision and application materials.

09-116909-RP: A Type I Site Plan Review to add antennae, microwave dishes and cabinets to an existing building on property 9.63 acres in size, zoned PH (Public and Private Health Services) and located at 2561 Center Street NE (Marion County Assessor's Map and Tax Lot number: 073W24CC / 04000).

See <u>here</u> for a link to the decision and application materials.

16-118365-ZO: Land use and DEQ procedure for demolition of existing buildings at 755 Medical Drive NE (Marion County Assessor's Map and Tax Lot number: 073W24CC / 04000).

See <u>here</u> for a link to the decision and application materials.

PAR20-09: A tentative partition plan to divide approximately 9.85 acres into two parcels, with Parcel 1 approximately 5.37 acres and proposed Parcel 2 approximately 4.48 acres in size, for property zoned PH (Public and Private Health Services) and located at 2561 Center Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W24CC / 04000).

See <u>here</u> for a link to the decision and application materials.

Zone and Comprehensive Plan Change: In August 2022, as part of the citywide Our Salem comprehensive plan update, the zoning of this property changed from PH (Public and Private Health Services) to MU-I (Mixed Use-I), and the comprehensive plan designation changed from CSH (Community Service Hospital) to MU (Mixed Use).

PAR-SPR-ADJ-DAP-TRV-PLA24-08: 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 Tax lot 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 Assessor's map and tax lot numbers: 073W24CC / 03900 and 04000).

See here for a link to the decision and application materials.

Code Violations:

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

Historical:

This property is not registered as a historic property, however, properties across 23rd Street NE to the east and across Center Street NE to the south are part of the Oregon State Hospital Historic District. This property is within the Cultural Resources Protection Zone, which may contain historic archeological resources. Contact the City Archeologist Kimberli Fitzgerald prior to any ground-disturbing activity. More information can be found <u>here</u>.

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 online at: https://www.cityofsalem.net/government/laws-rules/salem-revised-code

Please contact me at 503-584-4676 or <u>qmiller@cityofsalem.net</u> if you have additional questions.

Sincerely,

Quincy Miller Planner I

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