



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 informacion, por favor llame 503-588-6173

October 8, 2024

Jeff Easter
2611 Pringle Road SE
Salem, Oregon, 97302-1533
Jeff.easter@wesd.org

Re: Land Use Verification Letter, 24-120168-PLN, Located at 3710 Portland Road NE

The following is information regarding the property addressed at 3710 Portland Road NE (also identified by Marion County Tax Assessor's map and tax lot number 073W12CA0 / 3700) and a response to your request received September 27, 2024.

Comprehensive Plan Designation:

The subject property is designated "Mixed Use" (MU) on the Salem Area Comprehensive Plan map.

Zoning District:

The subject property is zoned "Mixed Use III" (MU-III). The use and development standards of the MU-III zone are found in Salem Revised Code (SRC) Chapter 535.

Overlay Zone:

The subject property is not located in an Overlay Zone.

Note: The site is located in the Northgate (Amended Plat) Addition to Salem.

Land Use:

The subject property is zoned Mixed Use III (MU-III). Development of the property is subject to the provisions of the MU-III zone (SRC Chapter 535). SRC Chapter 535, Table 535-1 sets forth uses allowed in the MU-III zone. The MU-III zone generally allows a variety of retail and office uses, commercial services, and multiple family residential uses.

Salem Zoning Code Chapter 400 establishes a framework for the classification of land uses based upon common functional, product, or physical characteristic to provide the basis for assignment of land uses to zones and overlay zones.

Records indicate uses on the subject property include as a car dealership, previously approved by CU-SPR-ADJ18-08, three office suites, event center within an existing office complex, and the existing Adult Education use (3710 Portland Road). The uses are permitted uses or have obtained a conditional use permit in the MU-III zone, per SRC Chapter 535, Table 535-1.

Adjacent properties zoning designation:

North: Mixed Use III (MU-III) and Multiple Family Residential 2 (RM2) both across Wayside TR NE
East: Single Family Residential (RS) across Greenbriar St NE
South: Mixed Use III (MU-III) across Northgate Ave NE
West: Industrial Commercial (IC) across Portland Rd NE

Past Land Use Submittals for the tax lot:

24-112768 PLN: A Class 1 Site Plan Review for a change of occupancy from Eating and Drinking to Commercial Entertainment Indoors (Event Center) within an existing Office Complex on a property 4.17 acres in size.

24-106132 PLN: A Class 1 Site Plan Review for a change of use in several new suites within an existing Office Complex on a property 4.17 acres in size.

22-118957 PLN: DMV Land Use Compatibility Statement (LUCS).

20-117622 ZO: DMV LUCS.

20-109391 ZO: DMV LUCS.

18-120996 ZO: DMV land use verification for used vehicle sales.

18-112265 RP: (CU-SPR-ADJ18-08) A consolidated Conditional Use, Class 3 Site Plan Review, and Class 2 Adjustment application to convert 18,121 square feet of an existing building to a motor vehicle sales use and reconfigure part of an existing vehicle use area for parking and vehicle display, for a property approximately 4.17 acres in size.

16-122002 RP: A Class 1 Site Plan Review for a change of use from emergency services to post-secondary and adult education - vocational and trade school, in an existing building.

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

Request:

The applicant, Willamette Education Service District, is requesting confirmation that the following uses are allowed in the MU-III zone:

- Education of pre-kindergarten age to 12th grade high school students, specifically students recovering from drug or alcohol addiction.
 - (*Education Services* use per SRC 535, Table 535-1)
- Limited counseling,
 - (*Civic Services/Social Services and/or Health Services/Outpatient medical services and laboratories* use(s) per SRC 535, Table 535-1)
- Potential preschool operations,
 - (*Education Services* use per SRC 535, Table 535-1)
- Staff offices.
 - (*Business and Professional Services* use per SRC 535, Table 535-1)

The proposed uses: *Education Services, Civic Services/Social Services, Health Services/Outpatient medical services and laboratories, and Business and Professional Services,* are allowed in the MU-III zone, per SRC 535, Table 535-1.

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>

Land Use Verification Letter
24-120168-PLN,
3710 Portland Road NE
Page 3

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.

Sincerely,



Arthur Graves
City Planner III