

BRAND

Notice of Land Use Application Submittal

September 3, 2024

North East Salem Community Association (NESCA)

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Ian Johnson
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RE: Property Line Adjustment, Partition, Site Plan Review, Driveway Approach Permit, Adjustments, and Design Review for property identified as Marion County Map and Tax lot Numbers 073W24DC01000

Dear NESCA Chair and Land Use Chair,

We are reaching out to you regarding a project within the boundaries of your Neighborhood Association.

The applicant/property owners are seeking approval of a property line adjustment, partition, site plan review, design review, driveway approach permit, and six adjustments for a new 12-unit multiple family development. This application will be processed using Type II procedures. The neighborhood association, property owners, and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

The proposal includes adjustments to the following development standards:

1. SRC 414.010(a) where lots subdivided or partitioned in the RM-II zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain three or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than household living as the applicant is proposing parcel 1 which will be 4,004 square feet and parcel 2 which will be 16,402 square feet when measured exclusive of the accessway.
2. SRC 514.010(b) lot standards for lot area where 6,000 square feet is required and 4,004 square feet is proposed.
3. SRC 514.010(b) lot standards where the lot depth cannot exceed 300% of the lot width, exclusive of the accessway (57.26' W x 3 = 171.78' Max Depth). In this case, 172 feet is allowed, and 231.85 feet is proposed.
4. SRC Section 800.065(2) – Pedestrian access where a pedestrian connection is required between every building on a development site. In this case, the applicant is proposing to

eliminate connections between the existing single-family dwellings and the newly proposed multi-family development.

5. Section 806.035(c)(3) - Table 514-5 zone-to-zone setbacks requires the vehicle use area to be setback from the side property line abutting a residential zone a minimum of 10-feet with Type C landscaping. The applicant is seeking to eliminate the setback and landscaping requirement for a 5.5 foot portion of a parking stall that abuts the proposed trash enclosure and proposed parcel 1.

6. Section 804.035(d) – Spacing requirements onto a minor arterial provide that the driveway shall not be closer than 370 feet to the nearest driveway. The location of the newly constructed driveway approach is approximately 130 feet from the driveway to the east and 120 feet from the driveway to the west. The applicant is seeking a class 2 adjustment to limit the driveway spacing standard to 120 feet as it is impossible to meet the requirement given the frontage, where existing structures do not exist, is less than 100 feet in width.

We hope that you find this letter and attached conceptual plan informative. If you have any questions regarding this notice, please contact the applicant's land use representative.

Thank you.

Applicant Information

Skyline Builders, LLC

Applicant Representative Information

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