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

November 12, 2024

Julie Morrow (Applicant/Contact)
1300 S Meridian Ave Suite 400 Oklahoma City, Oklahoma, 73108
infoteam@pzs.com

Re: Land Use Verification Letter, 24-122929-PLN, Located at 3695 D STREET NE

The following is information regarding the property addressed as 3695 D Street NE (also identified by Marion County Tax Assessor's map and tax lot number 072W19CC0/3500) and a response to your request received November 07, 2024.

Comprehensive Plan Designation:

The subject property is designated "Multi-Family Residential" (MF) on the Salem Area Comprehensive Plan map.

Zoning District:

The subject property is zoned RM2 (Multiple Family Residential 2). The use and development standards of the RM2 zone are found in Salem Revised Code (SRC) Chapter 514.

Overlay Zone:

The subject property is not located in an Overlay Zone.

Land Use:

The property is currently a Multi-Family development, which is consistent with a Multiple Family use, which is a permitted use within the RM2 zone, subject to the standards of the SRC Chapter 514.

Adjacent properties zoning designation:

North: Northwest: RM2 (Multiple Family Residential), Northeast: RS (Single Family Residential)
East: North: RS (Single Family Residential), South: RM2 (Multiple Family Residential)
South: Southwest, Across D Street NE: MU-III (Mixed Use III), Southeast: RM2 (Multiple Family Residential)
West: Across Interstate 5: MU-III (Mixed Use III),

Land Use History:

There are no previous land use reviews.

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.

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Roadway projects/Right-of-Way:

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

Legal and Conforming Uses:

The Multi-Family use is legal and conforming. It is unknown whether the development conforms to all current City of Salem development standards.

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 land use case files, site plans, 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/public-records>

Please contact me at 503.540.2326 or agraves@cityofsalem.net if you have additional questions.

Sincerely,



Arthur Graves
City Planner