



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Replat Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. REP-SPR-ADJ-DAP24-06
PROPERTY LOCATION:	383 Farm Credit Dr SE, Salem OR 97301
NOTICE MAILING DATE:	November 15, 2024
PROPOSAL SUMMARY:	A Replat, Class 3 Site Plan Review with Class 2 Adjustments for two proposed short-term lodging (hotel) buildings.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, November 29, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse@sesna.community .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.025(d) – Replat Tentative Plan; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Kishan Gopal, Joginder P Budhraja, Salem Land Group, LLC (Hiren Patel, Nimisha Patel)
APPLICANT(S):	Salem Land Group, LLC (Hiren and Nimisha Patel)
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review, Class 2 Driveway Approach Permit for development of two new hotel buildings with associated driveways, parking and landscaping, with three Class 2 Adjustment requests:</p> <ol style="list-style-type: none"> 1) Eliminate the setback and landscaping along the southern property boundary of Proposed Lot 1 (SRC 551.010(b)Table 551-4); 2) Eliminate the setback and landscaping along the southern property boundary of Proposed Lot 2 (SRC 551.010(b)Table 551-4); and 3) Eliminate the Pedestrian Path through a parking area greater 25,000 square feet (SRC 800.065(a)(3)). <p>The proposal includes a Replat application to consolidate and relocate a property line creating a 3.01 acre lot and 2.07 acre lot, zoned IC (Industrial Commercial), and located at 1441 45th Avenue NE (Marion County Assessor's Map and Tax lot number: 073W36A / 2000, 2100 and 2200).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 24 113646. Paper copies can be obtained for a reasonable cost.

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>***

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.
TTD/TTY telephone 503-588-6439 is also available 24/7*

REQUEST FOR COMMENTS

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

REGARDING: Replat Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment /
Class 2 Driveway Approach Permit Case No. REP-SPR-ADJ-DAP24-06

PROJECT ADDRESS: 383 Farm Credit Dr SE, Salem OR 97301

AMANDA Application No.: 24-113646-PLN

COMMENT PERIOD ENDS: Friday, November 29, 2024, at 5:00 p.m.

SUMMARY: A Replat, Class 3 Site Plan Review with Class 2 Adjustments for two proposed short-term lodging (hotel) buildings.

REQUEST: A Class 3 Site Plan Review, Class 2 Driveway Approach Permit for development of two new hotel buildings with associated driveways, parking and landscaping, with three Class 2 Adjustment requests:

- 1) Eliminate the setback and landscaping along the southern property boundary of Proposed Lot 1 (SRC 551.010(b)Table 551-4);
- 2) Eliminate the setback and landscaping along the southern property boundary of Proposed Lot 2 (SRC 551.010(b)Table 551-4); and
- 3) Eliminate the Pedestrian Path through a parking area greater 25,000 square feet (SRC 800.065(a)(3)).

The proposal includes a Replat application to consolidate and relocate a property line creating a 3.01 acre lot and 2.07 acre lot, zoned IC (Industrial Commercial), and located at 1441 45th Avenue NE (Marion County Assessor's Map and Tax lot number: 073W36A / 2000, 2100 and 2200).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Friday, November 29, 2024, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: odias@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

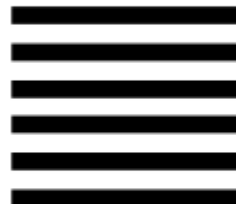
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

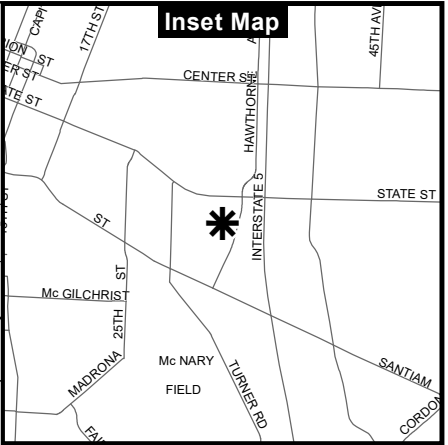
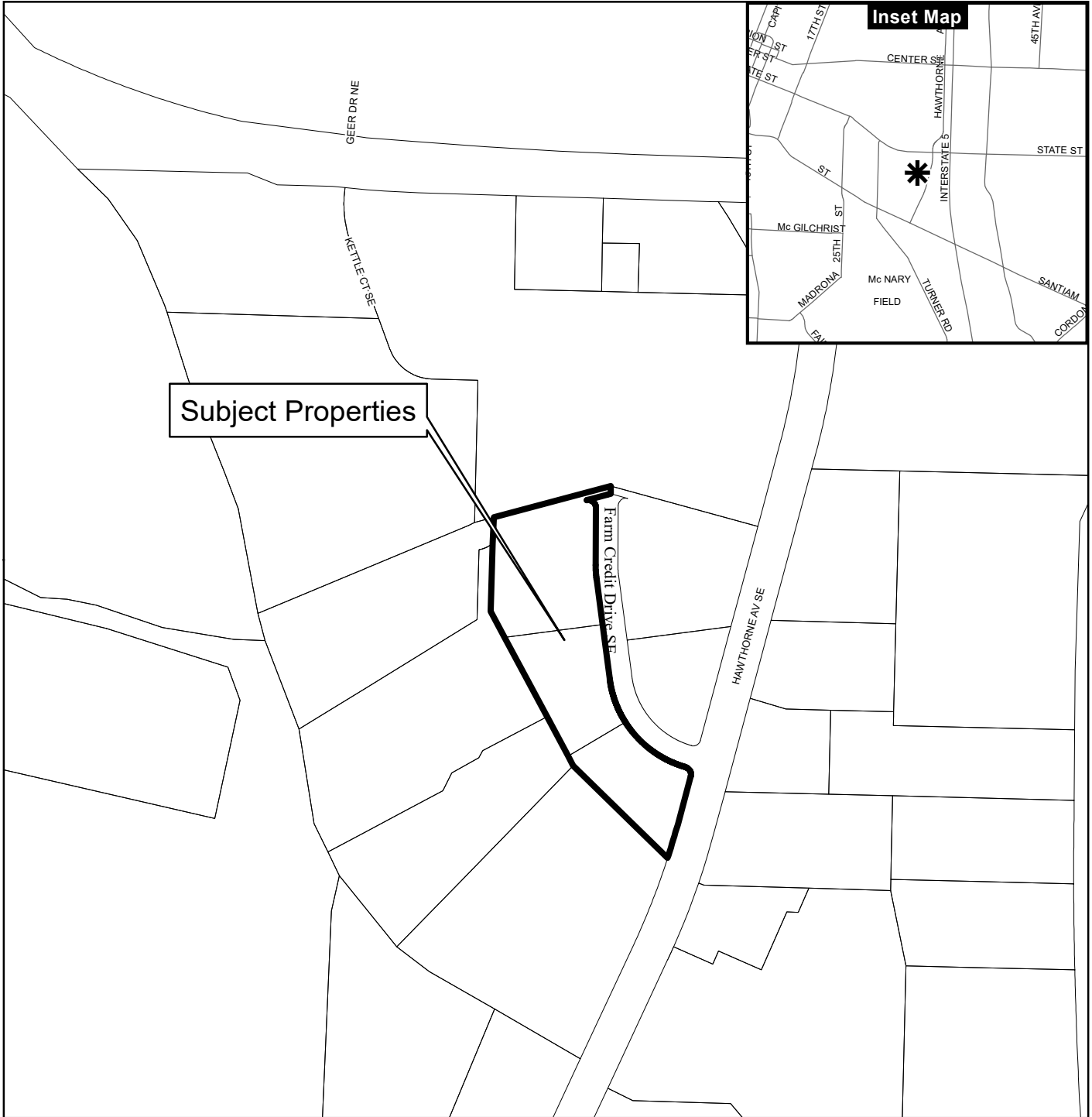


NO POSTAGE
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UNITED STATES



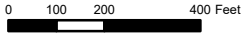
Vicinity Map

383-503 Farm Credit Drive SE

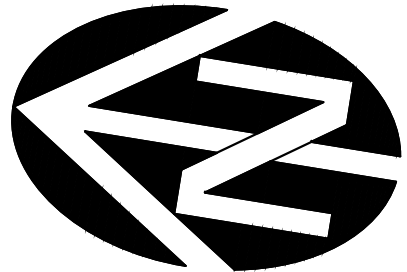


Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks



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(feet)

EMERGENCY
ACCESS ONLY

$$PH \parallel \leftarrow \text{---} \rightarrow PH$$

C3.1

C3.2

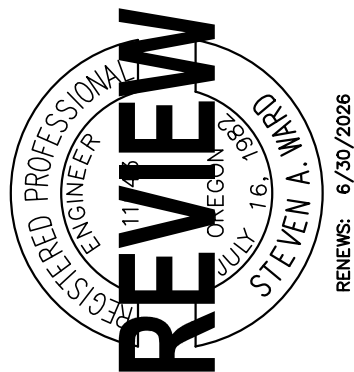


WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

E-mail: westech@westech-eng.com

RENEWALS: 6/30/2028



WEALTH HOSPITALITY GROUP

FARM CREDIT DRIVE HOTEL DEVELOPMENT

OVERALL GRADING & DRAINAGE PLAN

DRAWING
C3.0

JOB NUMBER

3155.3000.0

[illegible]

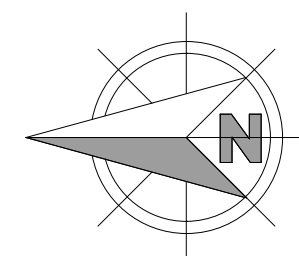
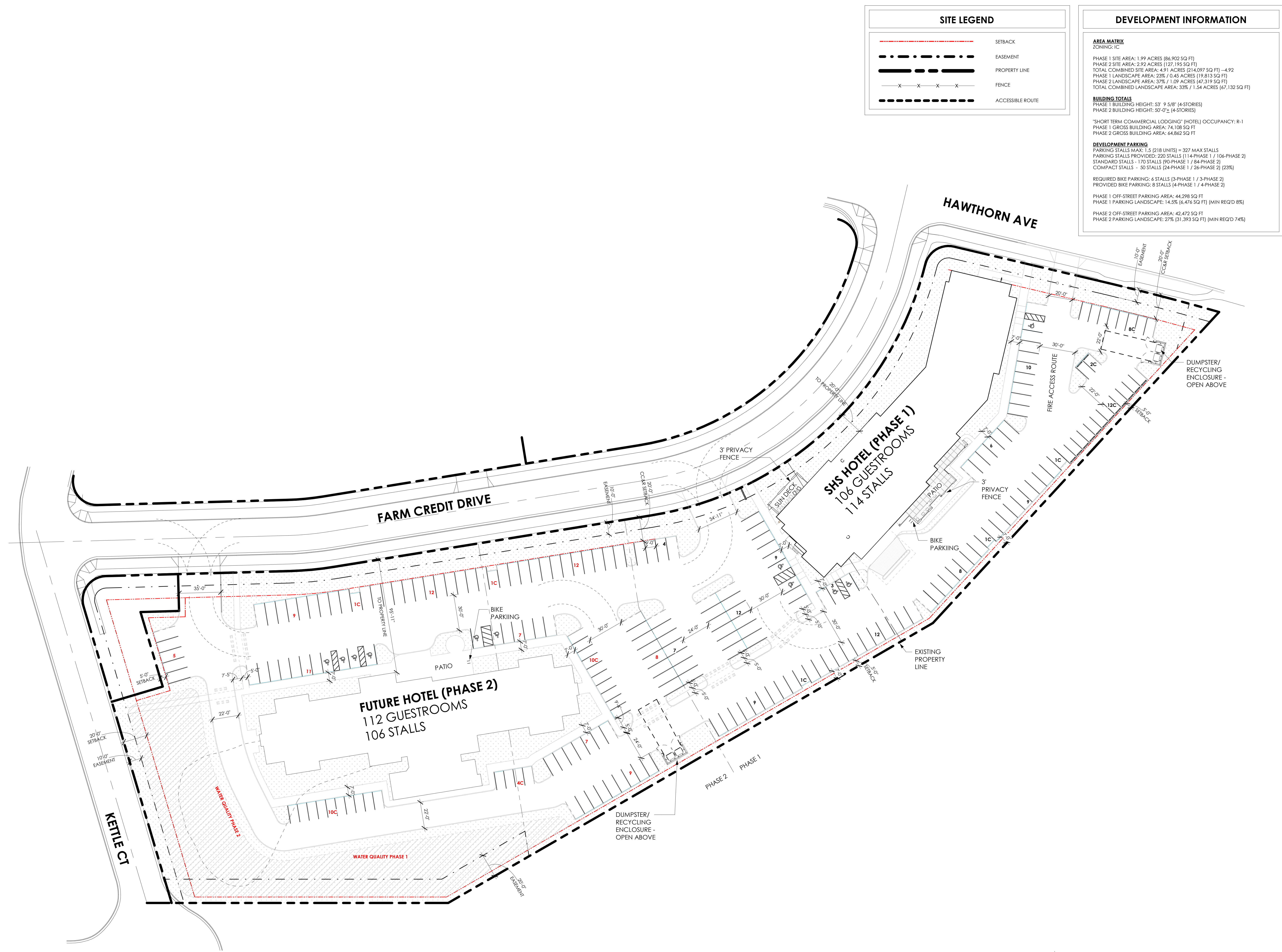
CKD. SAW

CKD. SAW

DESIGN DEVELOPMENT

DEVELOPMENT PLAN

AS100



PROPOSED REPLAT SITE PLAN

FARM CREDIT ACRES LOTS 3, 4, & 5
LOCATED IN THE N.E 1/4 OF SEC. 36, T. 7 S., R. 3 W., W.M
CITY OF SALEM, MARION COUNTY, OREGON

OWNER
SALEM LAND GROUP, LLC, 40%
JOGINDER P. BUGHRAJA, 60%
115 W JACKSON ST, STE 2D
RIDGELAND, MS 39157

SITE ADDRESS
N/A

TAX LOTS
07 3W 36A
2000, 2100, 2200

TOTAL AREA
5.07 ACRES

ZONING
IC - INDUSTRIAL COMMERCIAL

FEMA
ZONE AE - BASE FLOOD
ELEVATION ESTABLISHED

SURVEYOR
GREGORY L. WILSON
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OR 97317
greg@barkerwilson.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

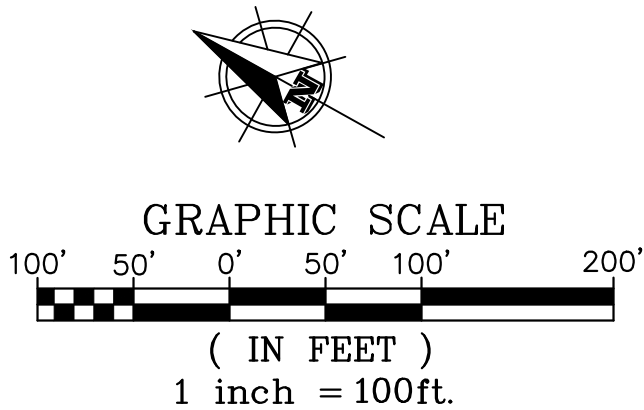
O R E G O N
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2024



BARKER
SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	20.00'	104°58'32"	36.64'	S54°02'27"E 31.73'
C2	285.00'	7°39'35"	38.10'	S05°22'58"E 38.07'
C3	285.00'	66°38'07"	331.46'	S42°31'49"E 313.09'
C4	20.00'	89°08'07"	31.11'	S31°16'49"E 28.07'
C5	1950.00'	2°47'20"	94.92'	S14°40'54"W 94.91'
C6	285.00'	24°55'56"	124.02'	S21°40'44"E 123.04'
C7	285.00'	41°42'11"	207.44'	S54°59'47"E 202.89'

