



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 / Tree and Vegetation Removal Permit Case No. REP-SPR-ADJ-TRP24-07
PROPERTY LOCATION:	2230 Commercial St NE, Salem OR 97301
NOTICE MAILING DATE:	November 15, 2024
PROPOSAL SUMMARY:	Development of a new multi-family apartment complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Friday, November 29, 2024. 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:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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> Highland Neighborhood Association, Leigha Gaynair, Chair; Phone: 541-948-9312; Email: highland@salemneighbors.org .
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; 808.030(d)(5) – Tree and Vegetation Removal 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):	Micronesian Islander Community
APPLICANT(S):	Britany Randall, Brand Land Use, on behalf of the Micronesian Islander Community
PROPOSAL REQUEST:	A Class 3 Site Plan Review for the development of a 41-unit multi-family apartment complex and associated site improvements. The consolidated application includes a tentative replat plan to consolidate four discrete units of land into one development site, and eight Class 2 Adjustments to: 1) To provide only a one-foot landscaped setback without pedestrian amenities along the Grove Street side, per SRC 533.015(c); 2) To reduce the ground floor building height from 14 feet to 10 feet, per SRC 533.015(h); 3) To provide only a five-foot landscaped setback along the Commercial Street side where ground floor dwelling units require horizontal or vertical separation, per SRC 533.015(h); 4) To reduce the minimum ground floor window coverage from 65 percent to 24 and 27 percent along Commercial Street and Grove Street, respectively, per SRC 533.015(h); 5) To reduce the minimum weather protection from 75 percent to 37 percent along the Commercial Street side, per SRC 533.015(h); 6) To eliminate the minimum weather protection on the Grove Street side, per SRC 533.015(h); 7) To reduce the building recess and extension depth from two feet to 18 inches for the middle facade, per SRC 533.015(h) 8) To eliminate the required off-street parking vehicle turnaround area, per SRC 806.035(f) The proposal also includes one tree removal permit to remove one 45-inch dbh (diameter-at-breast height) black walnut tree to accommodate the widening of the alley. The development site is 28,333 square feet in size, zoned MU-I (Mixed Use I) and located at 2230 Commercial Street NE (Marion County Assessor's Map and Tax Lot Numbers 073W15DA / 3400; 3300; 3200; and 3100).
APPLICATION PROCESS:	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. 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.
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 118099. 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 / Tree and Vegetation Removal Permit Case No. REP-SPR-ADJ-TRP24-07

PROJECT ADDRESS: 2230 Commercial St NE, Salem OR 97301

AMANDA Application No.: 24-118099-PLN

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

SUMMARY: Development of a new multi-family apartment complex.

REQUEST: A Class 3 Site Plan Review for the development of a 41-unit multi-family apartment complex and associated site improvements. The consolidated application includes a tentative replat plan to consolidate four discrete units of land into one development site, and eight Class 2 Adjustments to:

- 1) To provide only a one-foot landscaped setback without pedestrian amenities along the Grove Street side, per SRC 533.015(c);
- 2) To reduce the ground floor building height from 14 feet to 10 feet, per SRC 533.015(h);
- 3) To provide only a five-foot landscaped setback along the Commercial Street side where ground floor dwelling units require horizontal or vertical separation, per SRC 533.015(h);
- 4) To reduce the minimum ground floor window coverage from 65 percent to 24 and 27 percent along Commercial Street and Grove Street, respectively, per SRC 533.015(h);
- 5) To reduce the minimum weather protection from 75 percent to 37 percent along the Commercial Street side, per SRC 533.015(h);
- 6) To eliminate the minimum weather protection on the Grove Street side, per SRC 533.015(h);
- 7) To reduce the building recess and extension depth from two feet to 18 inches for the middle facade, per SRC 533.015(h)
- 8) To eliminate the required off-street parking vehicle turnaround area, per SRC 806.035(f)

The proposal also includes one tree removal permit to remove one 45-inch dbh (diameter-at-breast height) black walnut tree to accommodate the widening of the alley. The development site is 28,333 square feet in size, zoned MU-I (Mixed Use I) and located at 2230 Commercial Street NE (Marion County Assessor's Map and Tax Lot Numbers 073W15DA / 3400; 3300; 3200; and 3100).

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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



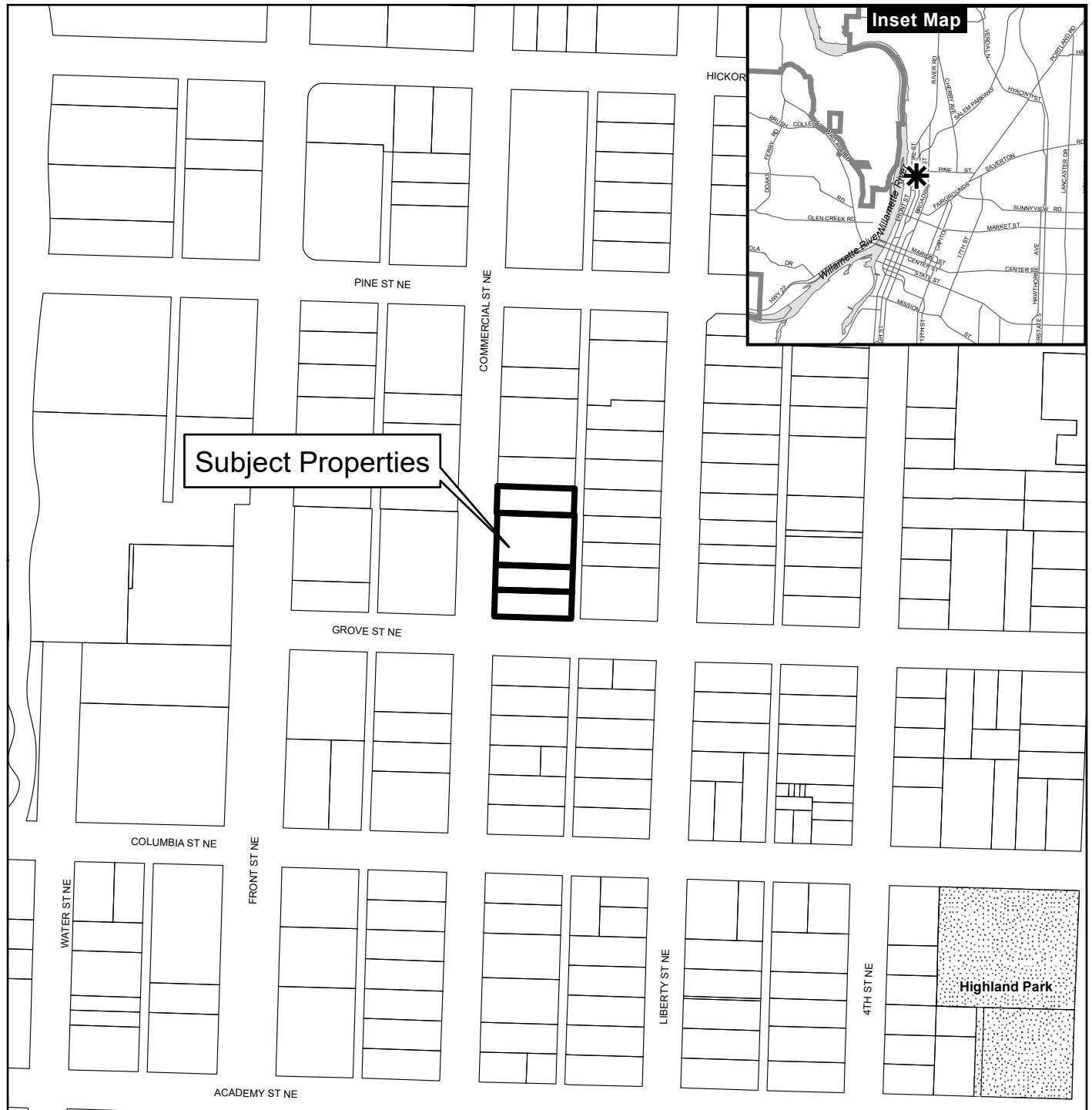
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

2230 Commercial Street NE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet



SCALE: 1" = 10'-0"

(E) EXISTING TREES TO REMAIN

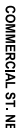
(E) EXISTING TREES TO BE REMOVED

(N) NEW TREES

BUILDING ENTRY

STORMWATER
ULT

LU - A1.0



TOTAL LANDSCAPED AREA: 7,585 SF, OR 26% OF TOTAL SITE AREA

PROPOSED FRONTAGE: 1'

- LANDSCAPING SHOWN IS PRELIMINARY. COMPLETE LANDSCAPE PLANS AND SPECIFICATIONS DONE BY LANDSCAPE ARCHITECT WILL BE PROVIDED.
- SITE LIGHTING FOR ACCESS AND SECURITY WILL BE PROVIDED, WITH SPECIFIC LOCATIONS IDENTIFIED DURING DESIGN DEVELOPMENT.

- LANDSCAPING SHOWN IS PRELIMINARY. COMPLETE LANDSCAPE PLANS AND SPECIFICATIONS DONE BY LANDSCAPE ARCHITECT WILL BE PROVIDED.
- SITE LIGHTING FOR ACCESS AND SECURITY WILL BE PROVIDED, WITH SPECIFIC LOCATIONS IDENTIFIED DURING DESIGN DEVELOPMENT.

4. SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN
GROUND FLOOR HEIGHT
STANDARD: 14-FOOT MINIMUM FLOOR TO CEILING

4. SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN
GROUND FLOOR HEIGHT
STANDARD: 14-FOOT MINIMUM FLOOR TO CEILING

2. SECTION 633.015 (H) PEDESTRIAN-ORIENTED DESIGN SEPARATION OF GROUND FLOOR RESIDENTIAL USE

2. SECTION 633.015 (H) PEDESTRIAN-ORIENTED DESIGN SEPARATION OF GROUND FLOOR RESIDENTIAL USE

THEREFORE ADJUSTMENT REQUESTED.

- THEREFORE ADJUSTMENT REQUESTED.

[illegible]

- [illegible]

SMALL PARKING LOT IS ACCESSED OFF AN ALLEY, TH APPLICABLE

- SMALL PARKING LOT IS ACCESSED OFF AN ALLEY, TH APPLICABLE

LANDSCAPED AREA

- LANDSCAPED AREA

GREEN STORMWATER
INFRASTRUCTURE (GSI)

- GREEN STORMWATER
-
- INFRASTRUCTURE (GSI)

NEW TRANSFORMER 10

- NEW TRANSFORMER 10

EQUIPMENT

- EQUIPMENT

⑥ (2 SHORT TERM) OUTDOOR

- ⑥ (2 SHORT TERM) OUTDOOR

-

5

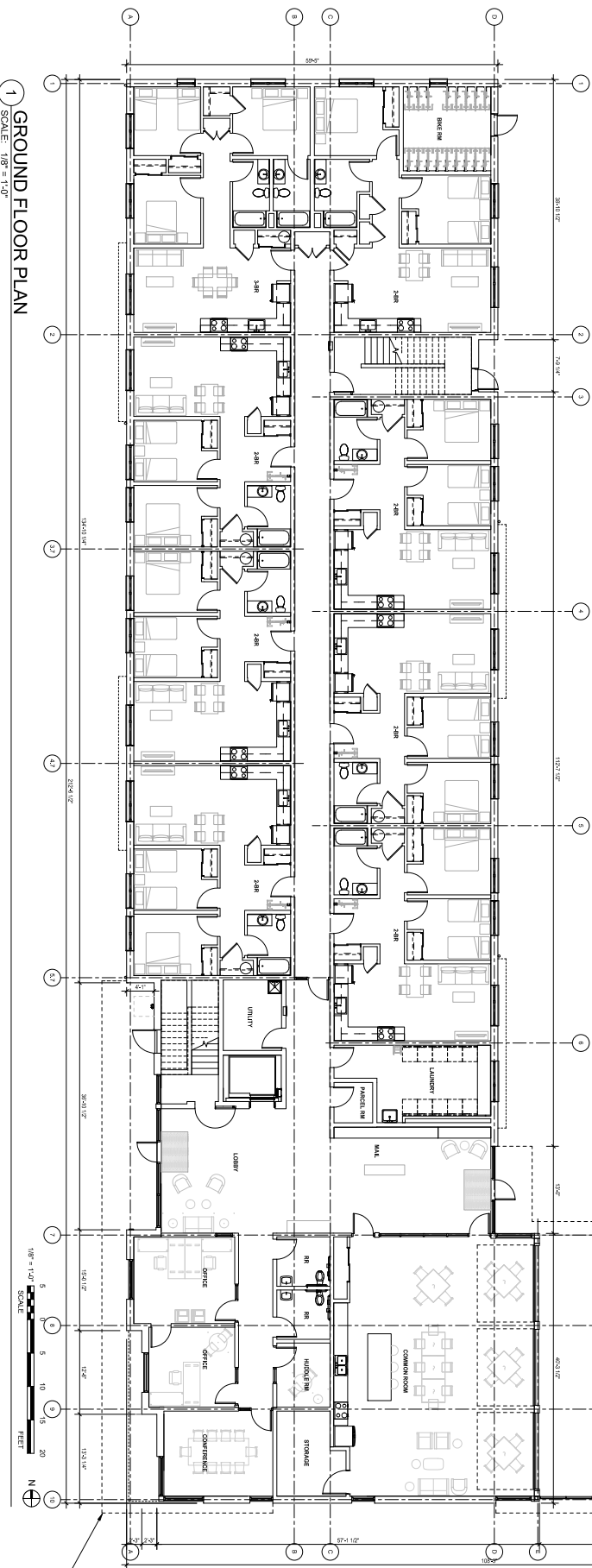
- 5

ADJUSTMENTS REQUESTED

- SECTION 553.05 IN ACCESS/TRANSITION-ORIENTED DESIGN**
STANDARD: 3-4 FEET
ADJUSTMENT: 3-4 FEET IS APPROPRIATE FOR A MIXED-USE MULTISTORY BUILDING. 14-FOOT CEILING IS NOT APPROPRIATE FOR A RESIDENTIAL PROJECT. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.09 IN ACCESS/TRANSITION-ORIENTED DESIGN**
STANDARD: 3-4 FEET
ADJUSTMENT: 3-4 FEET IS APPROPRIATE FOR A MIXED-USE MULTISTORY BUILDING. 14-FOOT CEILING IS NOT APPROPRIATE FOR A RESIDENTIAL PROJECT. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.10 IN ACCESS/TRANSITION-ORIENTED DESIGN**
STANDARD: 3-4 FEET
ADJUSTMENT: 3-4 FEET IS APPROPRIATE FOR A MIXED-USE MULTISTORY BUILDING. 14-FOOT CEILING IS NOT APPROPRIATE FOR A RESIDENTIAL PROJECT. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.15 IN ACCESS/TRANSITION-ORIENTED DESIGN**
STANDARD: 3-4 FEET
ADJUSTMENT: 3-4 FEET IS APPROPRIATE FOR A MIXED-USE MULTISTORY BUILDING. 14-FOOT CEILING IS NOT APPROPRIATE FOR A RESIDENTIAL PROJECT. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.16 IN ACCESS/TRANSITION-ORIENTED DESIGN**
STANDARD: 3-4 FEET
ADJUSTMENT: 3-4 FEET IS APPROPRIATE FOR A MIXED-USE MULTISTORY BUILDING. 14-FOOT CEILING IS NOT APPROPRIATE FOR A RESIDENTIAL PROJECT. THEREFORE, ADJUSTMENT IS REQUESTED.



VIEW FROM SW



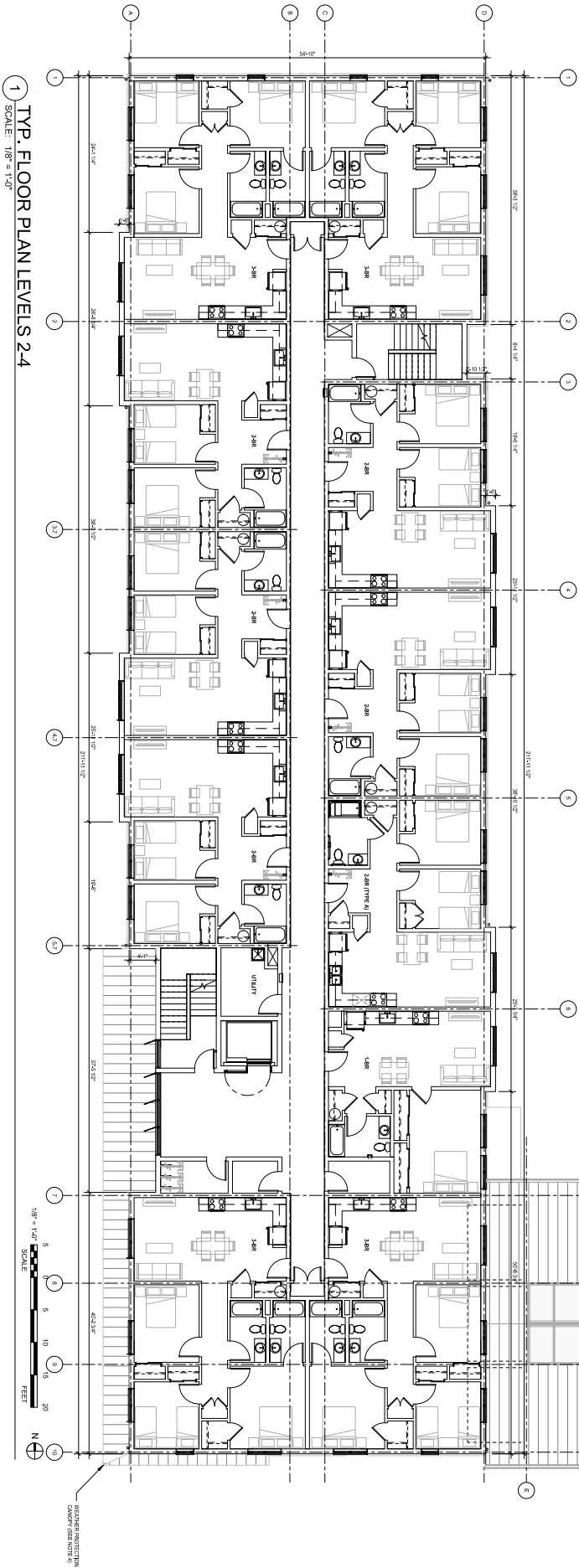
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADJUSTMENTS REQUESTED

- SECTION 553.05 IN ACCESS-ORIENTED DESIGN**
STANDARD: 3-FEET MINIMUM FLOOR TO CEILING HEIGHT. 3-FEET MINIMUM FLOOR TO CEILING HEIGHT IS APPROPRIATE FOR A MIXED-USE MULTISTORY BUILDING. 11-FOOT CEILING IS NOT APPROPRIATE FOR A RESIDENTIAL PROJECT. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.09 IN ACCESS-ORIENTED DESIGN**
STANDARD: VERTICAL OR HORIZONTAL SEPARATION BETWEEN STORIES OR BETWEEN SEPARATE BUILDINGS OR STOPS OR THROUGH HORIZONTAL SEPARATION BETWEEN VERTICAL AND VERTICAL IN THE PROVIDED 3-FEET LANDSCAPED FORECAST SEPARATION. ADJUSTMENT IS REQUESTED FOR OVERLAP WITH ACCESS FROM THE EXTERIOR. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.09 IN ACCESS-ORIENTED DESIGN**
STANDARD: VERTICAL OR HORIZONTAL SEPARATION BETWEEN STORIES OR BETWEEN SEPARATE BUILDINGS OR STOPS OR THROUGH HORIZONTAL SEPARATION BETWEEN VERTICAL AND VERTICAL IN THE PROVIDED 3-FEET LANDSCAPED FORECAST SEPARATION. ADJUSTMENT IS REQUESTED FOR OVERLAP WITH ACCESS FROM THE EXTERIOR. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.09 IN ACCESS-ORIENTED DESIGN**
STANDARD: VERTICAL OR HORIZONTAL SEPARATION BETWEEN STORIES OR BETWEEN SEPARATE BUILDINGS OR STOPS OR THROUGH HORIZONTAL SEPARATION BETWEEN VERTICAL AND VERTICAL IN THE PROVIDED 3-FEET LANDSCAPED FORECAST SEPARATION. ADJUSTMENT IS REQUESTED FOR OVERLAP WITH ACCESS FROM THE EXTERIOR. THEREFORE, ADJUSTMENT IS REQUESTED.
- SECTION 553.09 IN ACCESS-ORIENTED DESIGN**
STANDARD: VERTICAL OR HORIZONTAL SEPARATION BETWEEN STORIES OR BETWEEN SEPARATE BUILDINGS OR STOPS OR THROUGH HORIZONTAL SEPARATION BETWEEN VERTICAL AND VERTICAL IN THE PROVIDED 3-FEET LANDSCAPED FORECAST SEPARATION. ADJUSTMENT IS REQUESTED FOR OVERLAP WITH ACCESS FROM THE EXTERIOR. THEREFORE, ADJUSTMENT IS REQUESTED.



VIEW FROM NE



1 TYP. FLOOR PLAN LEVELS 2-4
SCALE: 1/8" = 1'-0"

