

REQUEST FOR COMMENTS

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

REGARDING: Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-DR-PLA25-04

PROJECT ADDRESS: 3021 – 3027 D St NE, Salem OR 97301

AMANDA Application No.: 24-121106-PLN

COMMENT PERIOD ENDS: March 26, 2025, at 5:00 p.m.

SUMMARY: Separate existing dwellings for development of a 12-unit multi-family building with shared access.

REQUEST: A consolidated application for a Tentative Partition Plan and Property Line Adjustment to separate the two existing single-family dwellings from the vacant portion and divide the subject property into three parcels; with a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new 12-unit multi-family building and associated site improvements, with ten Class 2 Adjustments to:

- 1) Allow the partitioned lots in the RM-II zone to be less than 20,000 square feet in size, without three or more attached dwelling units or townhome development, for the existing residential dwellings (SRC 514.010(a));
- 2) Reduce the minimum lot size required for a single-family use from 6,000 square feet to 4,000 square feet, for the existing single-family residence at 3021 D Street NE (SRC 514.010(b), Table 514-2);
- 3) Reduce the minimum lot size required for all other uses from 6,000 square feet to 4,000 square feet, for the existing duplex on Proposed Parcel 1, at 3027 D Street NE (SRC 514.010(b), Table 514-2);
- 4) Increase the maximum lot depth ratio from 300 percent to 400 percent for Proposed Parcel 2 (SRC 514.010(b), Table 514-2);
- 5) Reduce the minimum 10-foot zone-to-zone setback and Type C landscape requirement for a 39-foot portion of the new interior property line that abuts the proposed trash enclosure (SRC 514.010(d), Table 514-5);
- 6) Reduce the minimum easement required for the flag lot accessway serving four or more units from 25 feet to 22 feet (SRC 800.025(c), Table 800-1);
- 7) Increase the maximum number of units served by the flag lot accessway from four to 15 units (SRC 800.025(c)(1));
- 8) Reduce the required driveway spacing standard of 370 feet for a driveway approach along D Street, a Minor Arterial Street (SRC 804.035(d));
- 9) Reduce the minimum setback for the vehicle entrance of a carport abutting a flag lot accessway from 20 feet to 16 feet for the carport parking area of the existing duplex at 3027 D Street NE (SRC 806.025(b)); and
- 10) Reduce the setback adjacent to buildings and structures for the multi-family parking area adjacent to the trash enclosure from five feet to two feet (SRC 806.035(c)(4)).

The subject property is property 0.67 acres in size, zoned RM-II (Multiple Family Residential), and located at 3021-3027 D Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24DC / 1000).

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., Wednesday March 26, 2025, 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: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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: _____
Building permits required for new buildings. Accessible route provisions to be followed for site work as applicable.

Name/Agency: Matthew O'Donnell City of Salem
Building and Safety

Address: _____

Phone: _____

Email: _____

Date: _____

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