



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:	Class 3 Site Plan Review / Class 2 Adjustment/ Class 2 Driveway Approach Permit / Tree and Vegetation Removal Permit Case No. SPR-ADJ-DAP-TRP25-10
PROPERTY LOCATION:	5100 Block of Macleay Rd SE, Salem OR 97317
NOTICE MAILING DATE:	March 31, 2025
PROPOSAL SUMMARY:	Development of a new gas station and convenience store.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, April 14, 2025</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:	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> Southeast Mill Creek Association (SEMCA), Cory Poole, Land Use Chair; Phone: 503-806-0956; Email: robotopdx@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 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):	7 Star Salem LLC (Amritpal Singh, Jaspal Singh, Pritpal Singh)
APPLICANT(S):	BRAND Land Use, on behalf of 7 Star Salem LLC
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for the development of a new fueling station and convenience store with associated site improvements. The consolidated application includes two Class 2 Driveway Approach Permits for new access onto Gaffin Rd SE and Macleay Rd SE, with three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Allow a driveway approach onto Macleay Rd SE where driveways are limited to the lower street classification, per SRC 804.035(c); 2) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Cordon Rd SE from 370 feet to 325 feet, per SRC 804.035(d); and 3) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Gaffin Rd SE from 370 feet to 215 feet, per SRC 804.035(d) <p>The consolidated application also includes one tree removal permit for a 27-inch dbh (diameter at breast height) oak tree. The subject property is zoned IC (Industrial Commercial) and located at the 5100 Block of Macleay Rd SE (Marion County Assessor's Map and Tax Lot 072W32D00 / 2400).</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:	<p>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 119871. Paper copies can be obtained for a reasonable cost.</p>

***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: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree and Vegetation Removal Permit Case No. SPR-ADJ-DAP-TRP25-10

PROJECT ADDRESS: 5100 Block of Macleay Rd SE, Salem OR 97317

AMANDA Application No.: 24-119871-PLN

COMMENT PERIOD ENDS: April 14, 2025, at 5:00 p.m.

SUMMARY: Development of a new gas station and convenience store.

REQUEST: A Class 3 Site Plan Review for the development of a new fueling station and convenience store with associated site improvements. The consolidated application includes two Class 2 Driveway Approach Permits for new access onto Gaffin Rd SE and Macleay Rd SE, with three Class 2 Adjustments to:

- 1) Allow a driveway approach onto Macleay Rd SE where driveways are limited to the lower street classification, per SRC 804.035(c);
- 2) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Cordon Rd SE from 370 feet to 325 feet, per SRC 804.035(d); and
- 3) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Gaffin Rd SE from 370 feet to 215 feet, per SRC 804.035(d)

The consolidated application also includes one tree removal permit for a 27-inch dbh (diameter at breast height) oak tree. The subject property is zoned IC (Industrial Commercial) and located at the 5100 Block of Macleay Rd SE (Marion County Assessors Map and Tax Lot 072W32D00 / 2400).

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., Monday, April 14, 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: 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: _____
_____ ensure accessible route requirements are met. _____

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

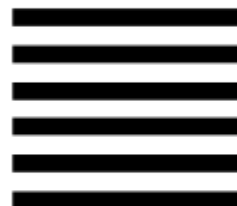


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IN THE
UNITED STATES

BUSINESS REPLY MAIL
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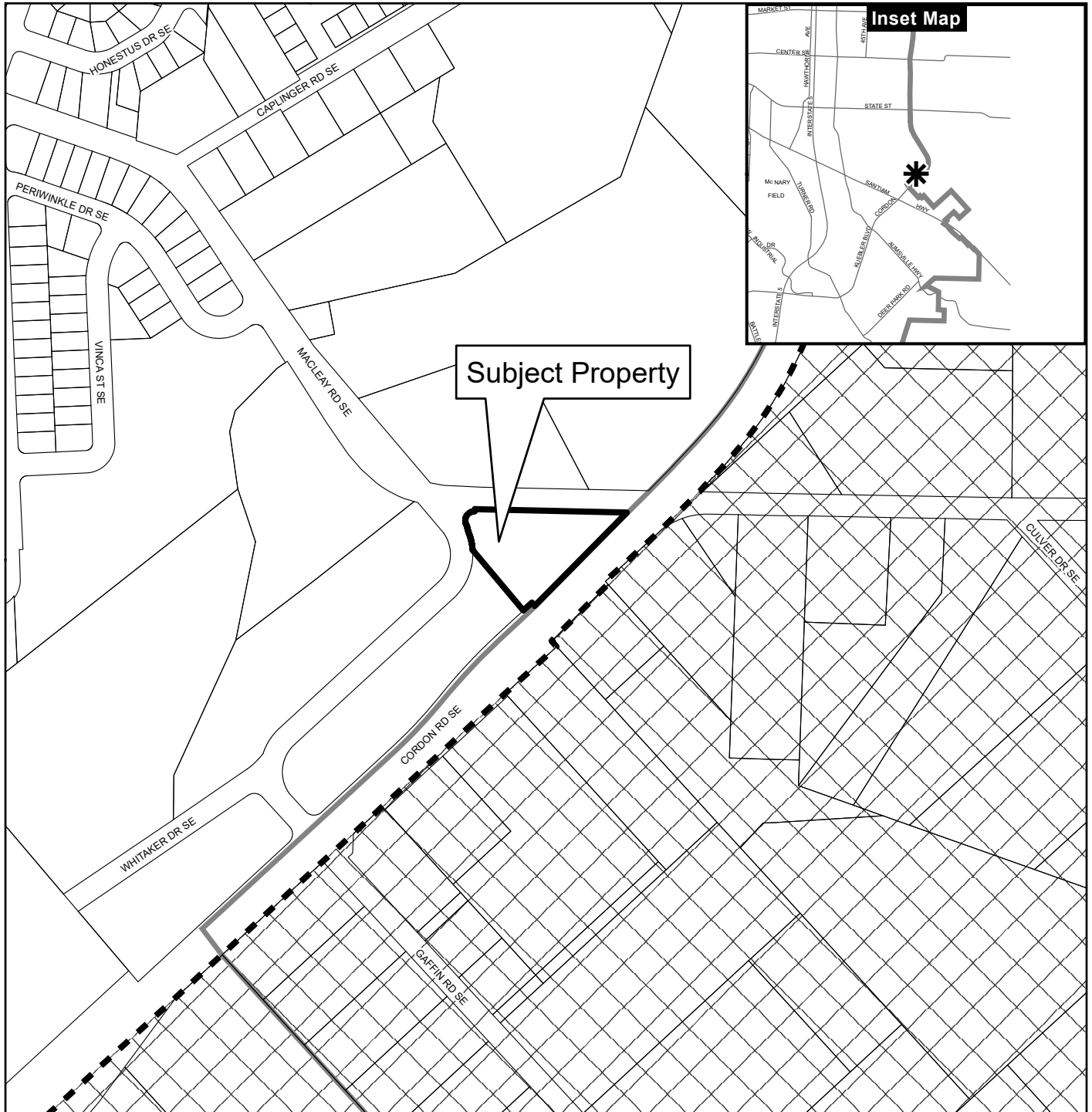
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

5100 Block Macleay Road SE



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

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0 100 200 400 Feet



SITE SUMMARY

BUILDING 4,999 SF
UNDERCANY 3,600 SF INCLUDES 3,600 SF UNDER CANYON
CANOPY 3,600 SF
LANDSCAPED AREA 11,739 SF
BUILDING HEIGHT 7.44'
CANOPY HEIGHT 10.4'

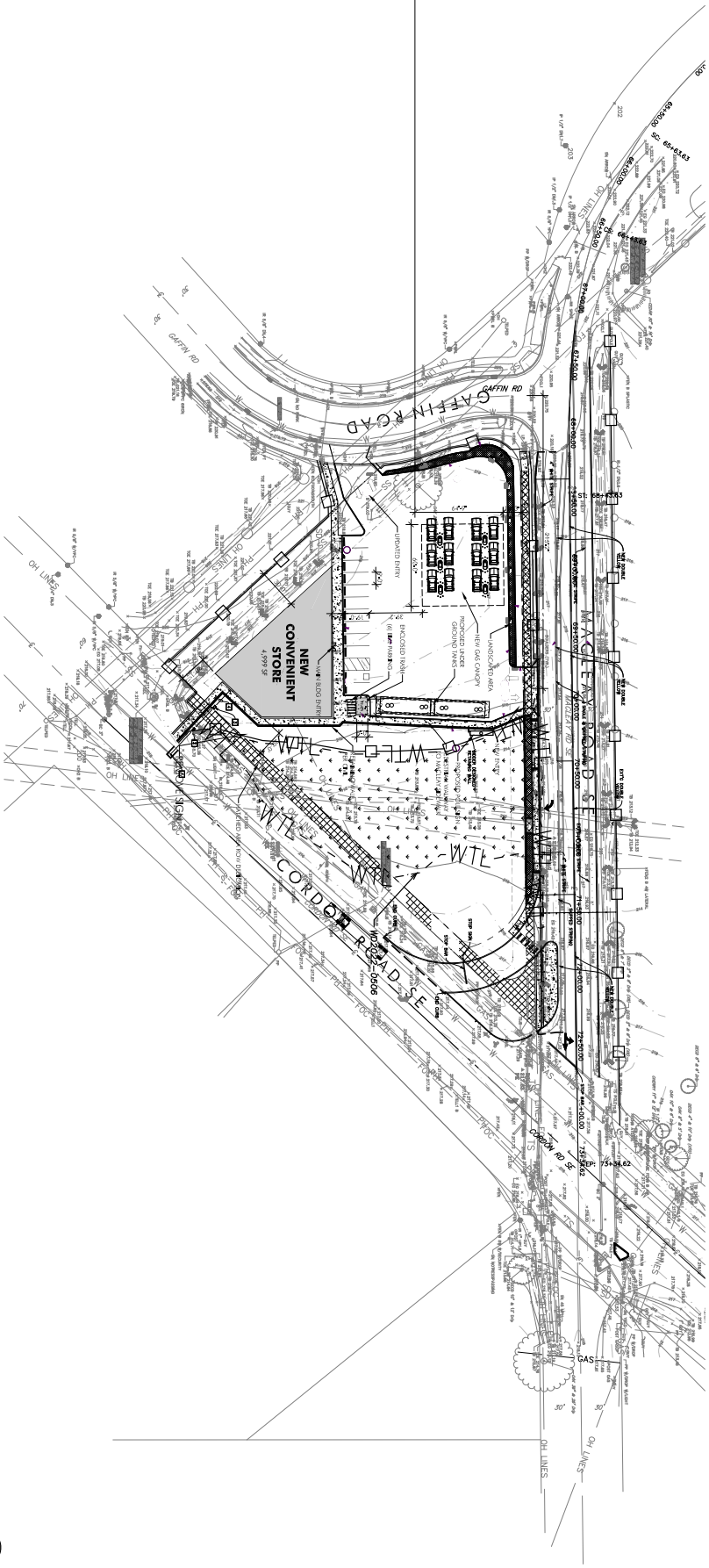


ARCHITECTURE
3600 S. 19TH
TULSA, OK 74106
503.390.6590
www.studio3architecture.com

PROJECT # 2024-010
DATE: 15 FEB 2025
REVISIONS

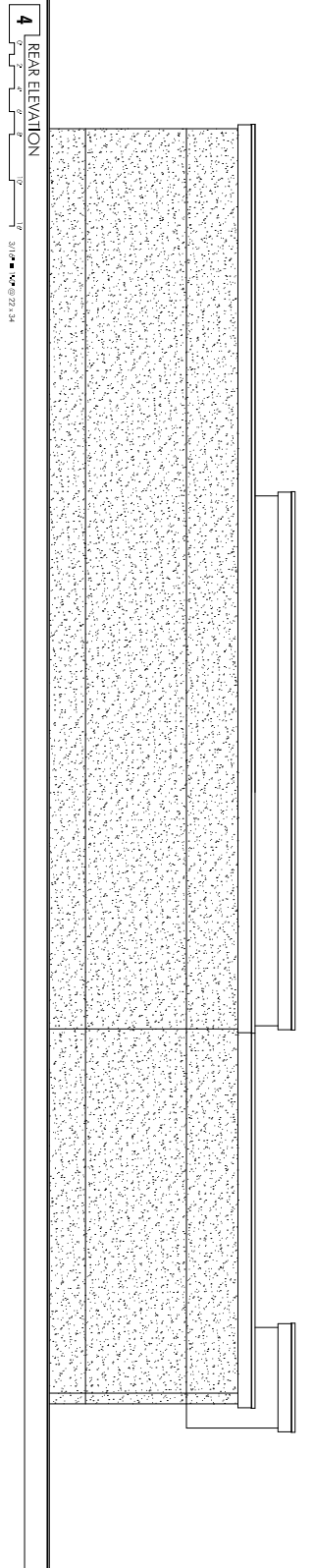
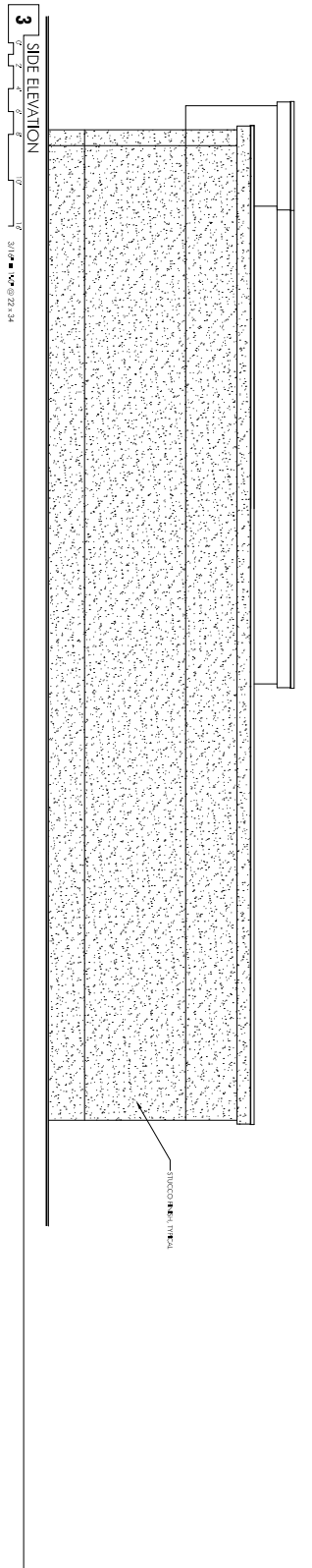
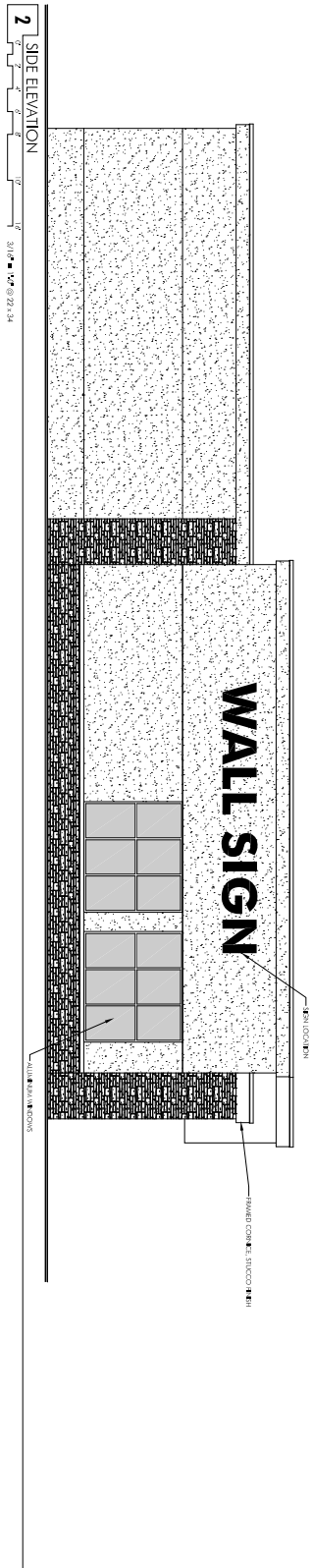
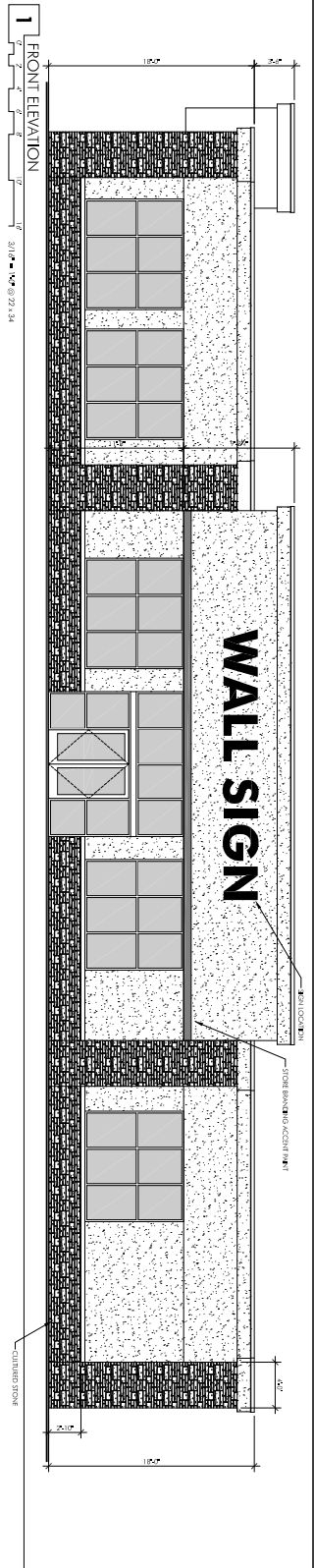
NEW DEVELOPMENT
GAS STATION CONVENIENCE STORE
MACLEAY ROAD SE, CORDON ROAD SE AND GAFFIN ROAD SE

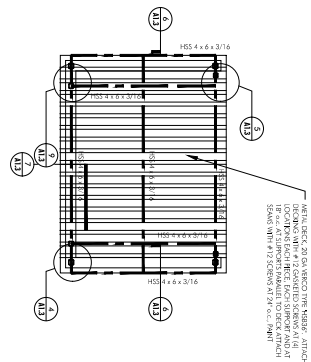
SHEET
A1.1



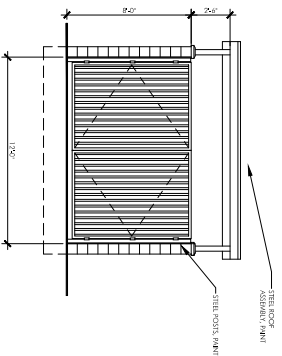
1 SITE PLAN







3 TRASH ENCLOSURE ROOF PLAN



6 TRASH ENCLOSURE FRONT ELEVATION