



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 Case No. SPR-ADJ25-11
PROPERTY LOCATION:	2110 Strong Rd SE, Salem OR 97302
NOTICE MAILING DATE:	April 9, 2025
PROPOSAL SUMMARY:	Proposed new 8,000 square-foot retail building including a convenience store and second retail tenant lease space; together with associated off-street parking and site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, April 23, 2025. 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:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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> Morningside Neighborhood Association, Liz Backer Land Use; Phone: 503-551-6283 Email: Lizbackermna@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters SRC 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment 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):	Gurkirpa LLC (Inderjit Singh Dhaliwal, Harninder Singh, Talwinder Singh Dhaliwal, Ranjit Singh Sarai, Harkeet Singh)
APPLICANT(S):	Inderjit Singh Dhaliwal, of Gurkirpa LLC (Inderjit Singh Dhaliwal, Harninder Singh, Talwinder Singh Dhaliwal, Ranjit Singh Sarai, Harkeet Singh)
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review application for a proposed new 8,000 square-foot retail building, including a convenience store and second retail tenant lease space, and associated off-street parking and site improvements; together with a Class 2 Adjustment to the development standards of the Fairview Refinement Plan II refinement plan to:</p> <ol style="list-style-type: none"> 1) Allow the minimum required floor-area-ratio (density/lot coverage) of the development to be less than 0.75 FAR. 2) Allow less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE to be occupied by buildings placed at the minimum setback line; 3) Allow the proposed building to exceed the maximum 20-foot side street setback abutting the private internal street - Village Center Loop; and 4) Allow the off-street parking area to the south and west of the proposed building and the off-street loading space to the south of the building to be setback less than the minimum required 20-foot setback abutting the private internal street - Village Center Loop. <p>The subject property is approximately 1.08 acres in size, zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and located at 2110 Strong Road SE (Marion County Assessor's Map and Tax Lot Number: 083W11AB03200).</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 120825. 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: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ25-11

PROJECT ADDRESS: 2110 Strong Rd SE, Salem OR 97302

AMANDA Application No.: 24-120825-PLN

COMMENT PERIOD ENDS: Wednesday, April 23, 2025, at 5:00 p.m.

SUMMARY: Proposed new 8,000 square-foot retail building including a convenience store and second retail tenant lease space; together with associated off-street parking and site improvements.

REQUEST: A Class 3 Site Plan Review application for a proposed new 8,000 square-foot retail building, including a convenience store and second retail tenant lease space, and associated off-street parking and site improvements; together with a Class 2 Adjustment to the development standards of the Fairview Refinement Plan II refinement plan to:

- 1) Allow the minimum required floor-area-ratio (density/lot coverage) of the development to be less than 0.75 FAR.
- 2) Allow less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE to be occupied by buildings placed at the minimum setback line;
- 3) Allow the proposed building to exceed the maximum 20-foot side street setback abutting the private internal street - Village Center Loop; and
- 4) Allow the off-street parking area to the south and west of the proposed building and the off-street loading space to the south of the building to be setback less than the minimum required 20-foot setback abutting the private internal street - Village Center Loop.

The subject property is approximately 1.08 acres in size, zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and located at 2110 Strong Road SE (Marion County Assessor's Map and Tax Lot Number: 083W11AB03200).

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, April 23, 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: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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

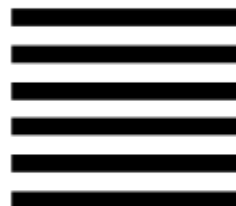


POSTAGE WILL BE PAID BY ADDRESSEE

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

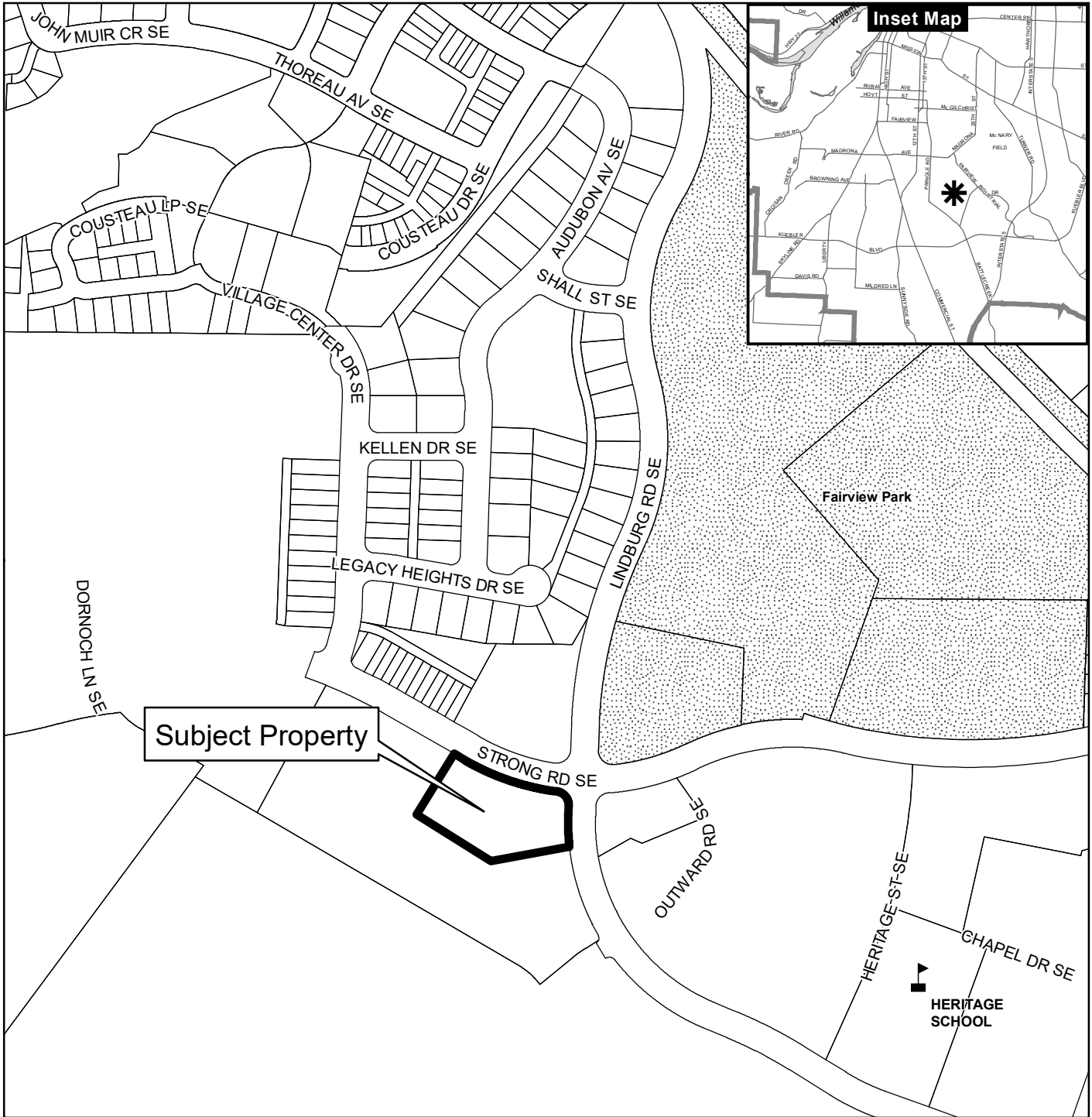


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

2110 Strong Road SE



Legend

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

0 100 200 400 Feet



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.

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 47,069.47 sf = 1.08 ac
NET SITE AREA: 35,242.10 sf = 0.809ac,
ZONING: FMU/VC Fairview Mixed Use - Village Center

SURFACE AREA:
• LANDSCAPING: 11,917 SF
• BUILDING: 8,000 SF
• SIDEWALKS/PARKING/ON-SITE ROADWAY: 27,152 SF

BUILDING AREAS:
• BLDG 1 LEVEL 01: 8,000 sf Retail

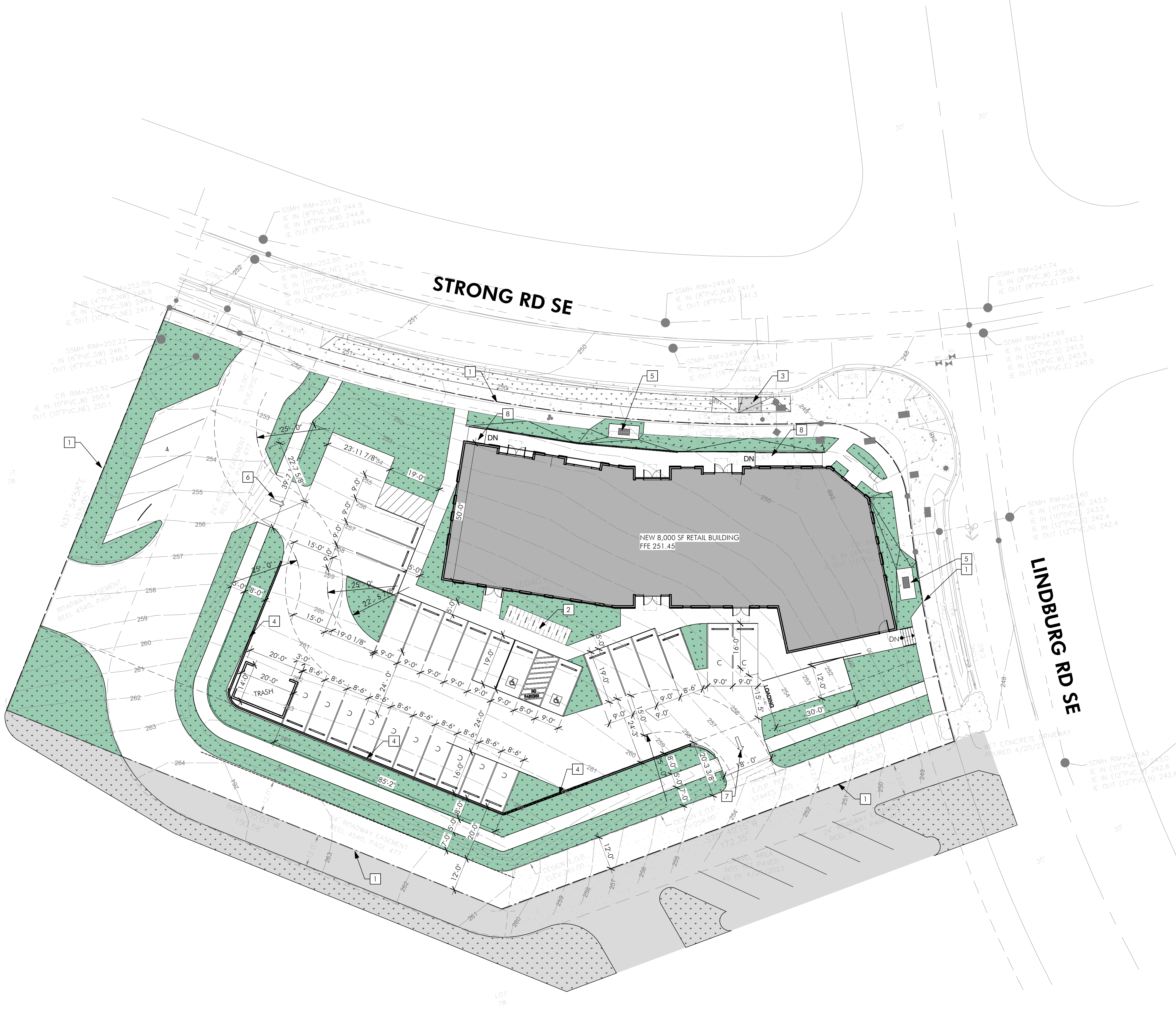
PARKING:
• PARKING PROVIDED: 30 TOTAL - 26 NEW
• MAX PARKING FOR SHOPPING CENTER: 1 SPACE/200 SQ FT
40 MAX PARKING ALLOWED
26 TOTAL PROVIDED

BIKE PARKING:
• BICYCLE PARKING FOR SHOPPING CENTER: 1 SPACE PER 500 SQUARE FEET
8 SPACES REQUIRED
8 SPACES PROVIDED

LOADING SPACES:
• MINIMUM LOADING FOR RETAIL SALES AND SERVICE
1 SPACE FOR BUILDINGS 5,000 TO 60,000 SQ FT
REQUIRED DIMENSIONS: 12' X 30'

SITE PLAN NOTES:

- PROPERTY LINE.
- INVERTED U-RACK. (8) TOTAL RACKS.
- NEW BRIDGE FOR TRANSIT STOP. COORDINATE FINAL DESIGN WITH CHERIOTS.
- 42" TALL STEEL GUARDRAIL SECURED TO TOP OF CONCRETE RETAINING WALL.
- RAISED UTILITY VAULT REMAIN. ROUTE SIDEWALK AROUND VAULT AS SHOWN.
- ENTRANCE ONLY.
- EXIT ONLY.
- CONCRETE RAMP AND WALKWAY WITH GUARDRAIL.



FLOOR PLAN NOTES:

PLAN LEGEND:

GENERAL PLAN NOTES:

1 SAMPLE PLAN NOTE

1. GENERAL NOTES APPLY TO ALL DRAWINGS.

2. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.

3. DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.

4. SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.

5. ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.

6. COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.

7. INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.

8. SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.

A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
9. PROTECT EXISTING WORK TO REMAIN.

A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.

B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.

C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.

D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.

10. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.

11. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.

12. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.

13. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

14. WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS: EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:

A. CFCI - CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.

B. OFCI - OWNER FURNISHED - CONTRACTOR INSTALLED.

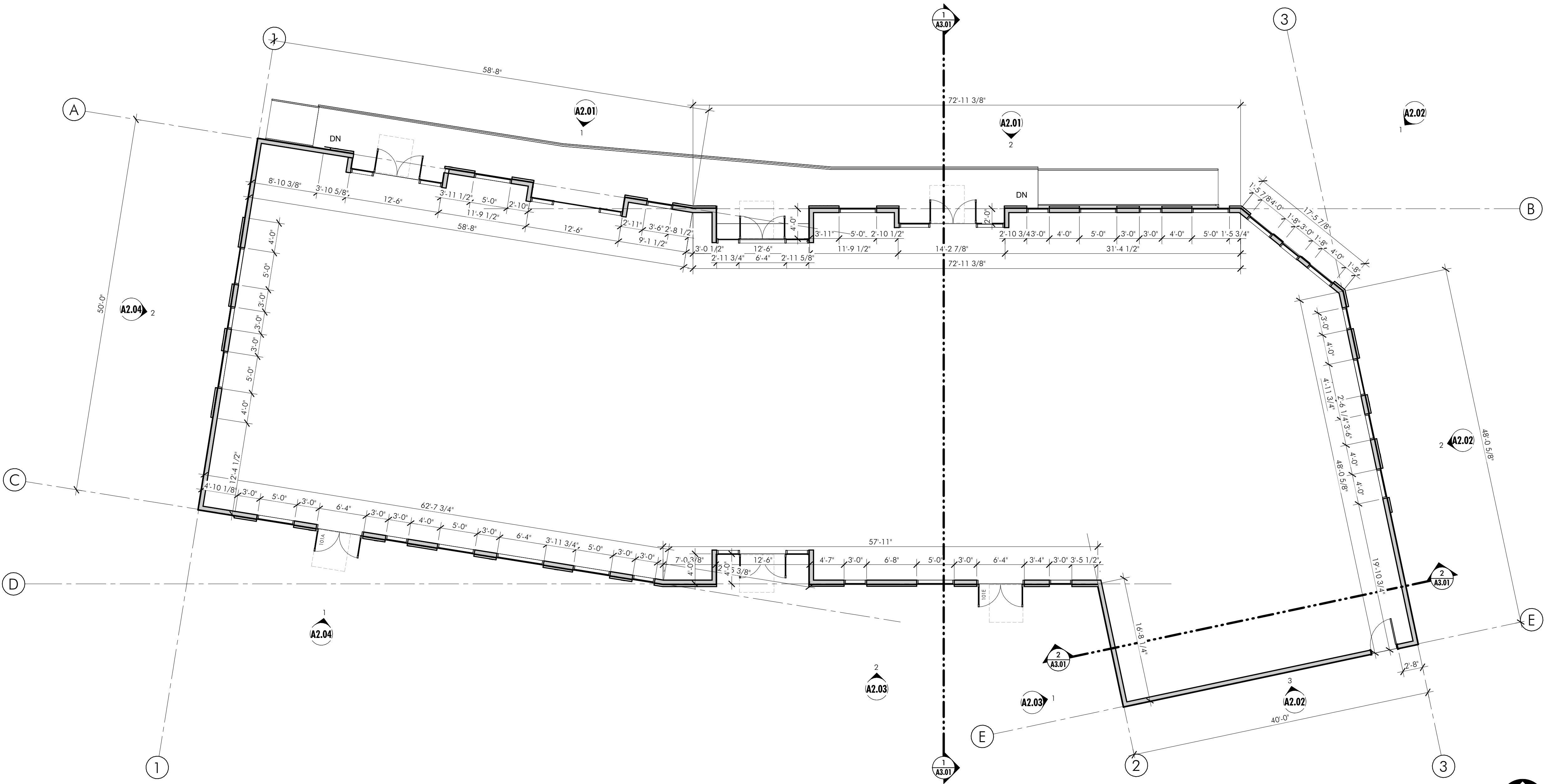
C. OFOI - OWNER FURNISHED - OWNER INSTALLED.

D. NIC OR N.I.C. - NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2023-032
DATE: 3/19/2025
REVISIONS

New Retail Building
Fairview
2110 Strong Road SE - Salem, OR 97302



1 LEVEL 01 - FLOOR PLAN

ELEVATION NOTES:

1

VERTICALLY OREINTED METAL SIDING, MULTICOLOR.

2

FIBER CEMENT PANEL. COLOR:TBD

3

FIBER CEMENT PANEL. COLOR 2:TBD

4

STONE VENEER

5

PRE-FINISHED METAL PARAPET CAP.

6

STEEL CANOPY. PAINT FINISH. PREFINISHED METAL ROOF. LIGHTING PROVIDED UNDER ROOF.

7

ALUMINUM STOREFRONT. DOOR/WINDOW.

8

ALUMINUM FRAMED WINDOW.

STUDIO

3

ARCHITECTURE
INCORPORATED

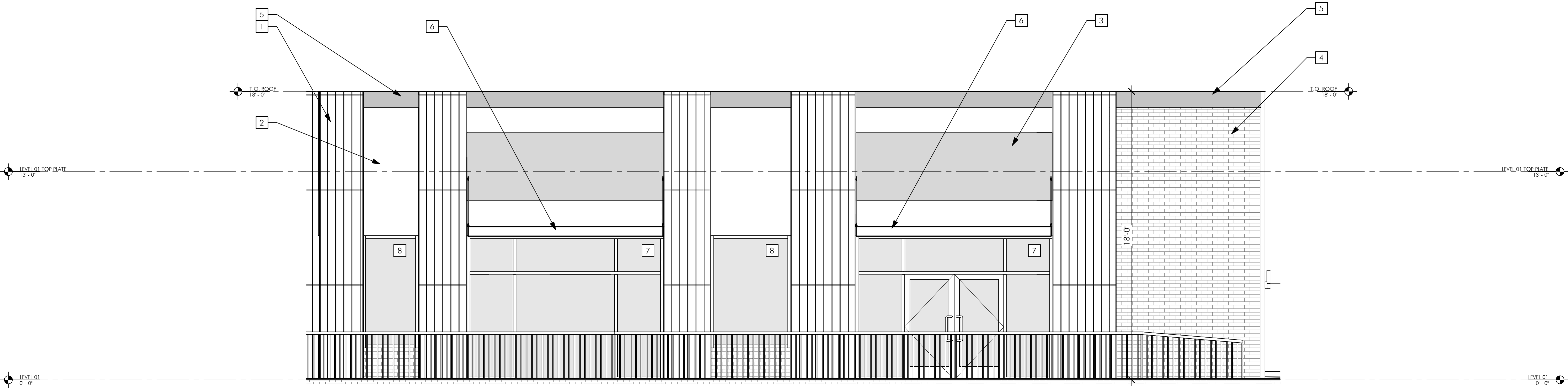
275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

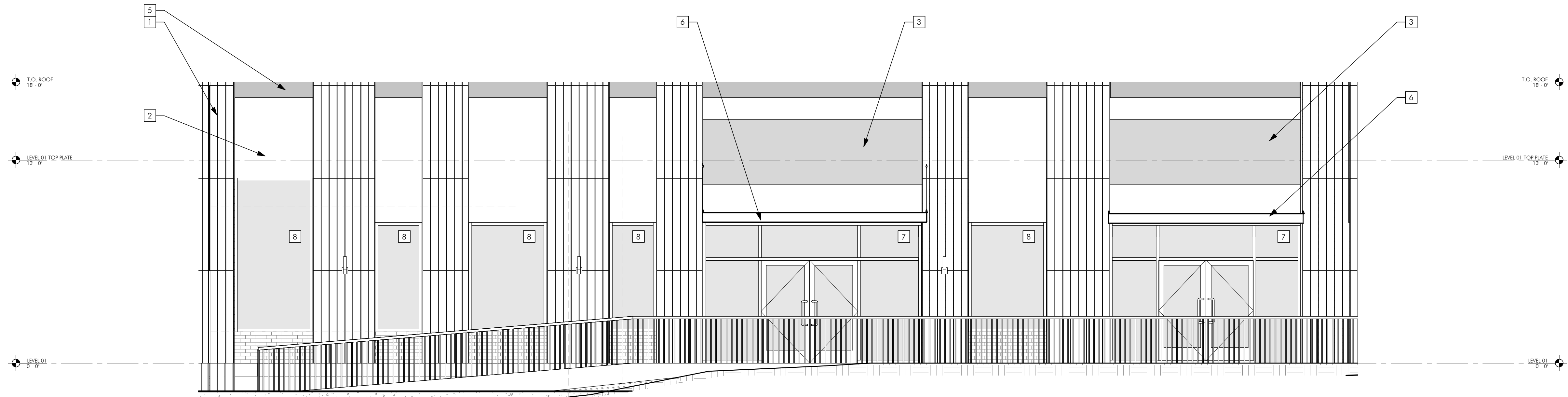
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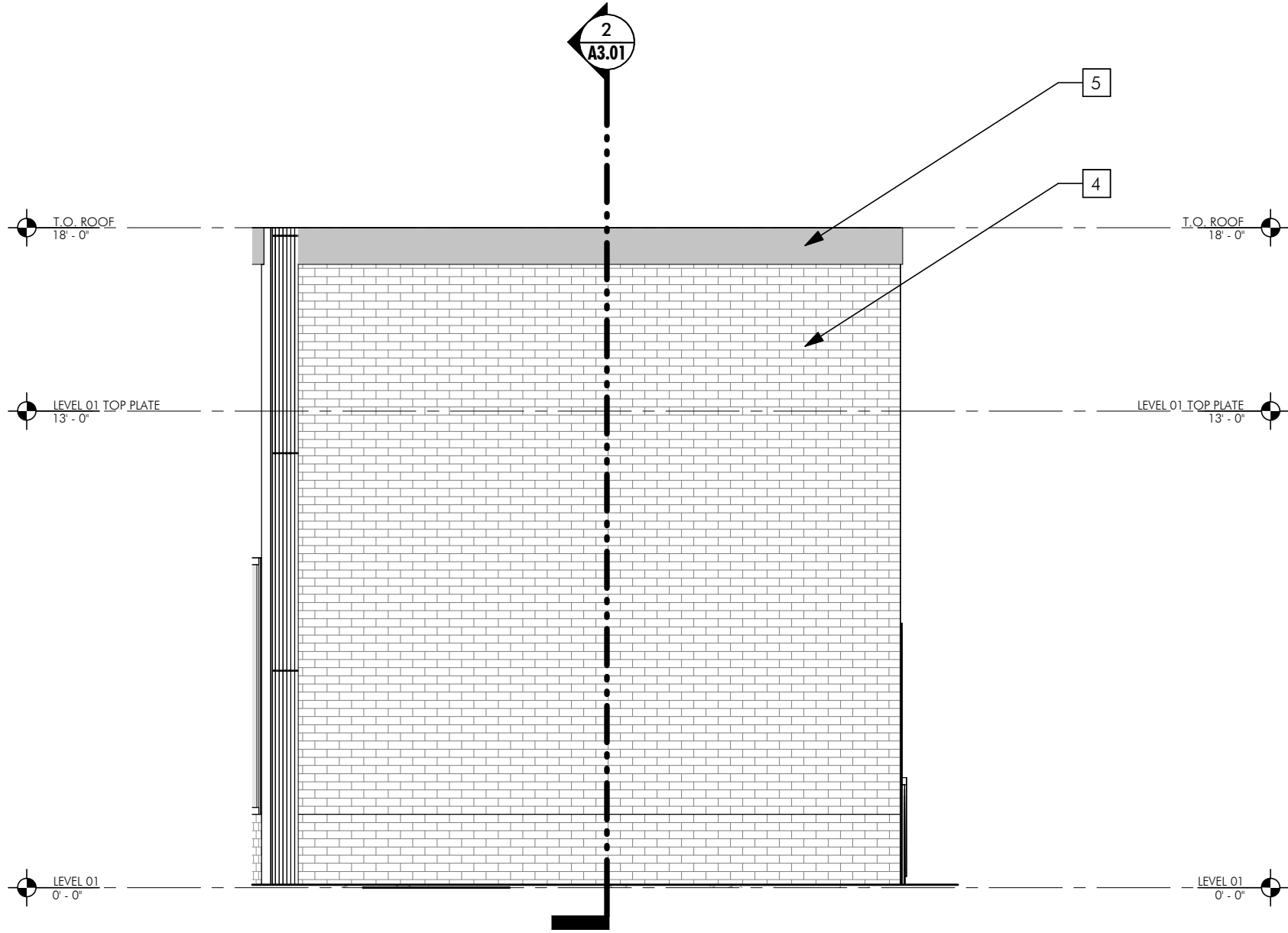
SHEET:
A2.01



1 Building Elevation North 1
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

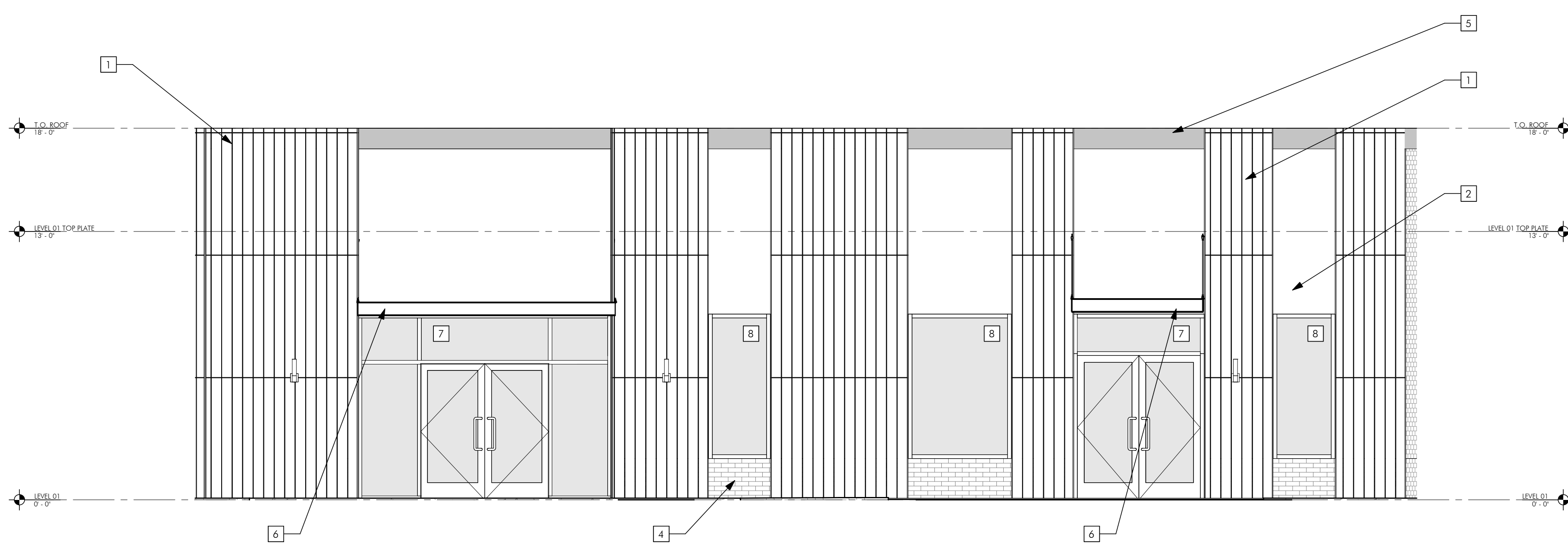


2 Building Elevation North 2
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



1 Building Elevation West 2

0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

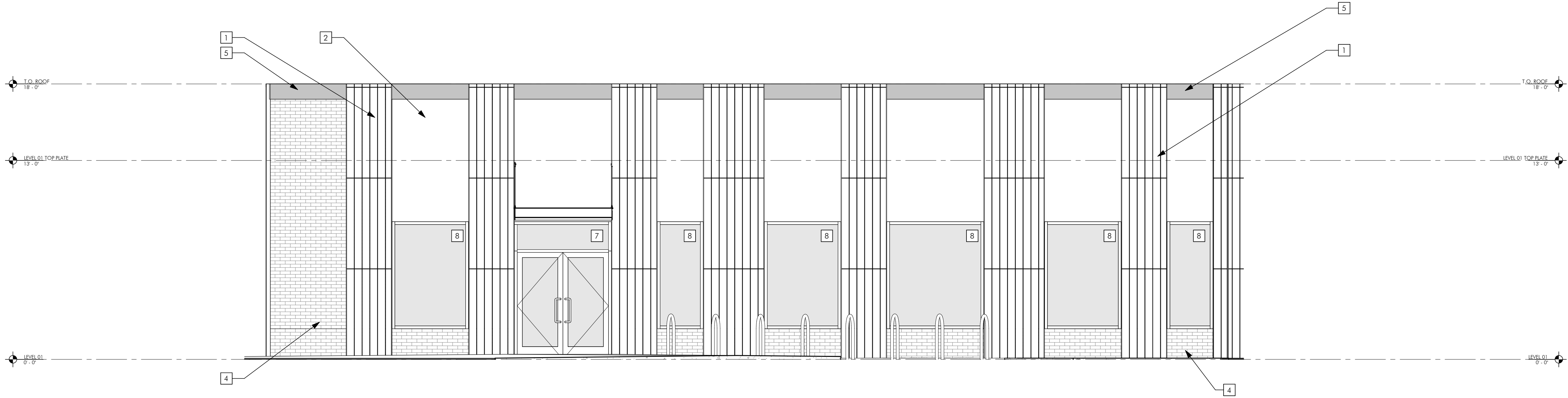


2 Building Elevation South 2

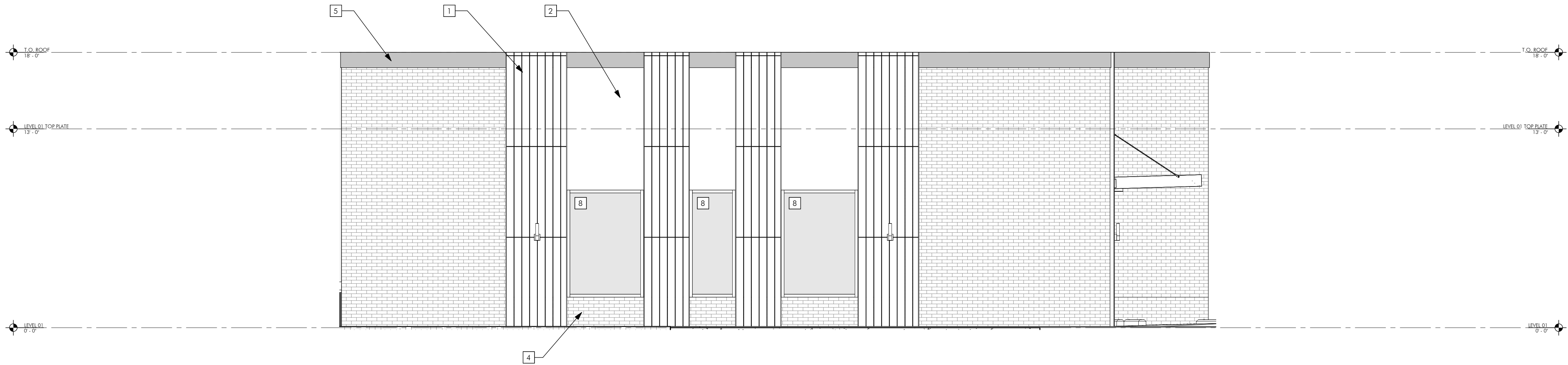
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

ELEVATION NOTES:

- 1 VERTICALLY OREINTED METAL SIDING, MULTICOLOR.
- 2 FIBER CEMENT PANEL. COLOR:TBD
- 3 FIBER CEMENT PANEL. COLOR 2:TBD
- 4 STONE VENEER
- 5 PRE-FINISHED METAL PARAPET CAP.
- 6 STEEL CANOPY. PAINT FINISH. PREFINISHED METAL ROOF. LIGHTING PROVIDED UNDER ROOF.
- 7 ALUMINUM STOREFRONT. DOOR/WINDOW.
- 8 ALUMINUM FRAMED WINDOW.



1 Building Elevation South 1
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



2 Building Elevation West 1
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



STOP N'
SAVE