

REQUEST FOR COMMENTS

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

REGARDING: Conditional Use / Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment Case No. CU-PAR-SPR-ADJ25-03

AMANDA NO.: 24-124417-PLN

PROJECT ADDRESS: 3271 Lancaster Dr NE, Salem OR 97305

HEARD BY: Hearings Officer

SUMMARY: Development of a new drive-through oil change business.

REQUEST: A consolidated application for a Tentative Partition Plan to divide a property into two lots 13,359 square feet and 14,331 square feet in size, with a Conditional Use Permit and Class 3 Site Plan Review for the development of a new drive-through oil change business on one of the lots. The consolidated application includes two Class 2 Adjustments to:

- 1.) Increase the maximum allowed off-street parking from three to five spaces, per SRC 806.015; and
- 2.) Reduce the minimum opening of the trash enclosure from twelve feet to nine feet, per SRC 800.055.

The subject property is 0.64 acres in size, zoned CR (Retail Commercial) and located at 3271 Lancaster Drive NE (Marion County Assessors Map and Tax Lot Number 072W18BB / 6000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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. Tuesday, May 20, 2025, will be considered in the staff report. Comments received after this date will be provided to the review body. *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 ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☐ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR 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

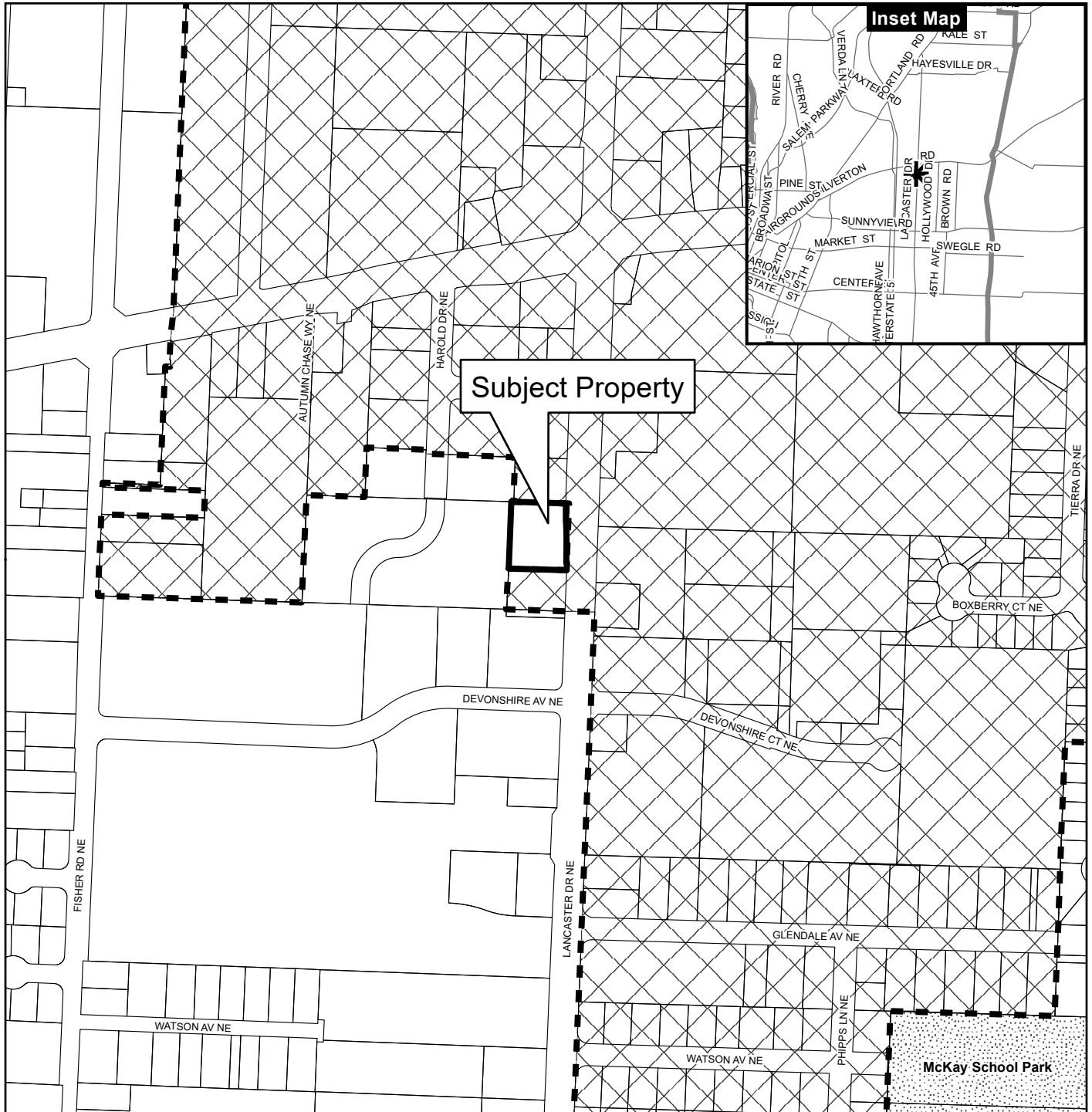


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IN THE
UNITED STATES



Vicinity Map

3271 Lancaster Dr 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

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0 100 200 400 Feet



AREAS OF PROPOSED LOTS:

LOT A: 13,389 SF (0.31 ACRES)
LOT B: 14,331 SF (0.33 ACRES)

NOTES

1. FUTURE EASEMENT OVER ALL PROJECT DRIVEWAYS FOR CROSS-ACCESS AND UTILITIES.

KEYNOTES

1. (E) PUBLIC SIDEWALK
2. 32" WIDE JUNCTION & UTILITY EASEMENT
3. 10' WIDE PUBLIC UTILITY EASEMENT (PUE) PER P.P. 2017-032
4. (E) 6" CHAINLINK FENCE
5. (E) ELECTRICAL VAULT TO REMAIN
6. (E) ELECTRICAL TRANSFORMER TO REMAIN
7. (E) ELECTRICAL TRANSFORMER TO REMAIN
8. DEDICATED ROW

LEGEND

- CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEANOUT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- WELL
- POWER METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GAS METER
- GAS RISER
- GAS VALVE
- SIGN
- MISC. POST
- HANDICAP PARKING
- CONCRETE
- CONIFEROUS TREE & TRUNK SIZE

- SS — SEWER LINE UNDERGROUND
- SO — STORM LINE UNDERGROUND
- W — WATERLINE UNDERGROUND
- G — GAS LINE UNDERGROUND
- E — ELECTRICAL LINE UNDERGROUND
- OH — OVERHEAD POWER LINE
- X — FENCE LINE

- AC ASPHALT
- CONC CONCRETE
- E.O.P. EDGE OF PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- P.P. PARTITION PLAT
- R.F. P.F. REL. PAGE
- SF SQUARE FEET

PROPERTY DESCRIPTION PER CURRENT TITLE

PARCEL 3, PARTITION PLAT 2017-32, IN THE CITY OF SALEM, MARION COUNTY, OREGON, (RECORDED JUNE 16, 2017, IN REEL 3957, PAGE 424, MARION COUNTY, OREGON DEED RECORDS.)

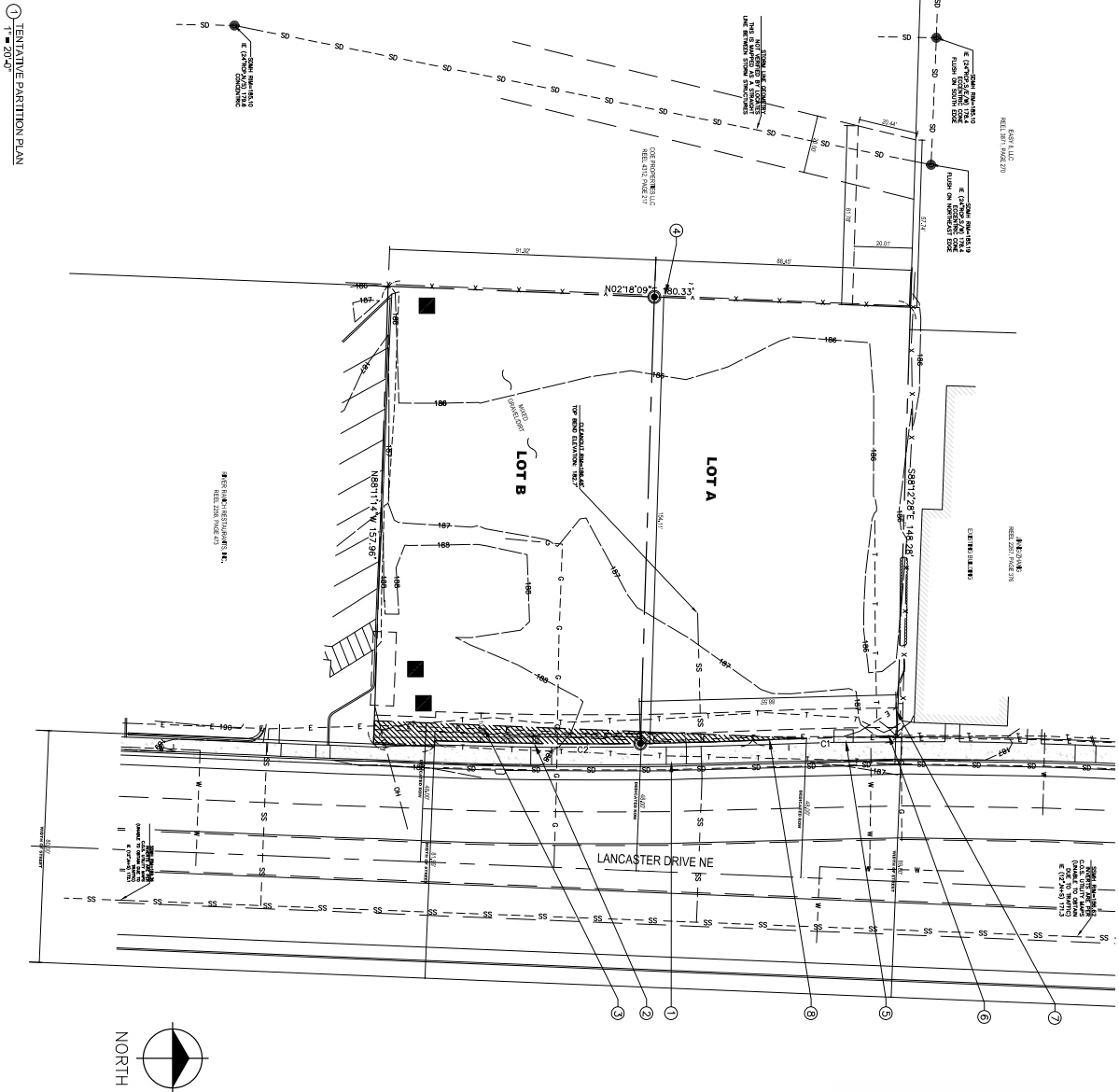
LAND OWNER
JCDD PROPERTY HOLDING LLC
C/O CHARLES DELVALLE
3892 AUBURN RD NE
SALEM, OR 97301

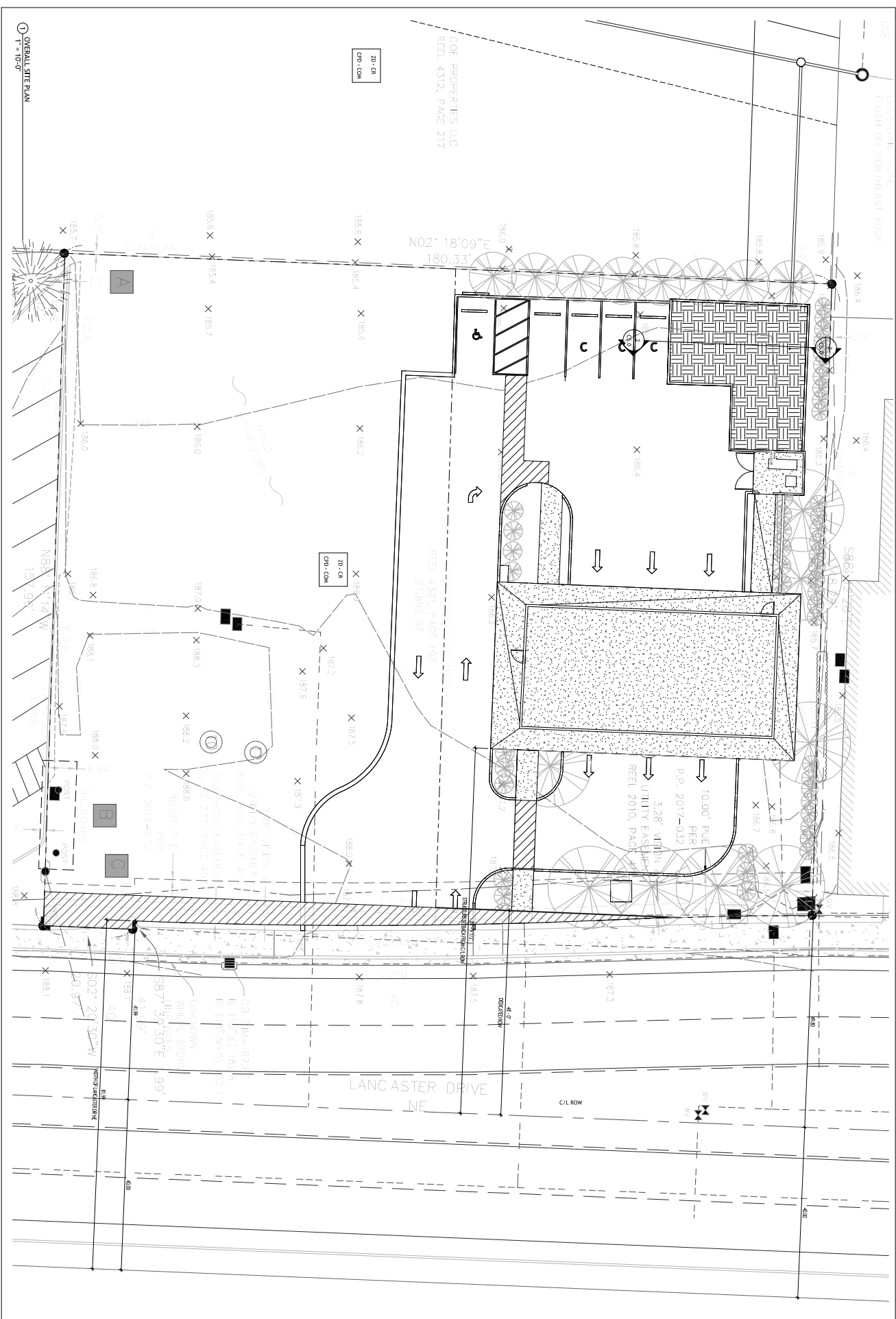
DEVELOPER
COLE VALLEY PARTNERS
RYAN RAMCY
2188 SW PARK PLACE, SUITE 100
PORTLAND, OR 97205
RYAN.RAMCY@CVPRE.COM

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SHOWELL@FFS-SURVEYING.COM

LANDSCAPE ARCHITECT
MICHAEL J. MORTERS
(503) 780-1791
MICHAEL@MEDMULA.COM





A1.4

OVERALL SITE PLAN

NOT FOR CONSTRUCTION

ADW # 24011.00

SALEM TAKE 5

3271 Lancaster Dr NE

Salem, OR 97305

No. _____

Date _____

EXP. RES. 11/1/2023

REGISTERED PROFESSIONAL

OREGON

187291

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vancouver wa 98663

rahim@abbasidesign.com

+1.503.816.9466

