



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-ADJ25-17
PROPERTY LOCATION:	4900 Block of 27 th Ave SE, Salem OR 97302
NOTICE MAILING DATE:	May 30, 2025
PROPOSAL SUMMARY:	New gas station and convenience store on Lot 1 of Kuebler Village Subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, June 13, 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:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@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> South Gateway Neighborhood Association, Mike Hughes, Land Use Co-Chair; Email: hughes.m@comcast.net ; John Morgan, Land Use Chair, Email: John@morgancps.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 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):	Boone Road Commercial LLC (Douglas Sproul; Tom Wettlaufer)
APPLICANT(S):	Jeremy Schoenfelder Mosaic Development Services LLC (Douglas Sproul; Tom Wettlaufer)
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review for a new US Market gas station and convenience store, including fueling stations and associated site improvements, on Lot 1 of Kuebler Village Subdivision, with six Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Eliminate five-foot landscaped setback to future property line (SRC 535.015(c)); 2) Increase the minimum setback for a building abutting Kuebler Boulevard SE without provided a pedestrian amenity (SRC 535.015(c)); 3) Allow Off-street Parking location between the building and Mosaic Drive SE (SRC 535.015(g)(1)); 4) Eliminate building entrance requirement along Kuebler Boulevard SE (SRC 535.015(g)(4)); 5) Eliminate ground-floor window requirement along Kuebler Boulevard SE (SRC 535.015(g)(5)); 6) Reduce ground-floor window requirement along 27th Avenue SE (SRC 535.015(g)(5));and 7) Reduce required vehicle use area setback abutting a street from 10-feet to four feet abutting Kuebler Blvd (SRC 806.035(c)(2)); <p>The subject property is Lot 1 in the northwest corner of the Kuebler Village Subdivision, approximately 0.7 acres within a development site totaling 24.43 acres in size, zoned MU-III (Mixed Use-III), and located at the 4900 Block of 27th Avenue SE (Marion County Assessor Map and Tax Lot Number: 083W12C / 2201).</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: 25 105629. 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-ADJ25-17

PROJECT ADDRESS: 4900 Block of 27th Ave SE, Salem OR 97302

AMANDA Application No.: 25-105629-PLN

COMMENT PERIOD ENDS: June 13, 2025, at 5:00 p.m.

SUMMARY: New gas station and convenience store on Lot 1 of Kuebler Village Subdivision

REQUEST: A consolidated application for a Class 3 Site Plan Review for a new US Market gas station and convenience store, including fueling stations and associated site improvements, on Lot 1 of Kuebler Village Subdivision, with six Class 2 Adjustments to:

- 1) Eliminate five-foot landscaped setback to future property line (SRC 535.015(c));
- 2) Increase the minimum setback for a building abutting Kuebler Boulevard SE without provided a pedestrian amenity (SRC 535.015(c));
- 3) Allow Off-street Parking location between the building and Mosaic Drive SE (SRC 535.015(g)(1));
- 4) Eliminate building entrance requirement along Kuebler Boulevard SE (SRC 535.015(g)(4));
- 5) Eliminate ground-floor window requirement along Kuebler Boulevard SE (SRC 535.015(g)(5));
- 6) Reduce ground-floor window requirement along 27th Avenue SE (SRC 535.015(g)(5));and
- 7) Reduce required vehicle use area setback abutting a street from 10-feet to four feet abutting Kuebler Blvd (SRC 806.035(c)(2));

The subject property is Lot 1 in the northwest corner of the Kuebler Village Subdivision, approximately 0.7 acres within a development site totaling 24.43 acres in size, zoned MU-III (Mixed Use-III), and located at the 4900 Block of 27th Avenue SE (Marion County Assessor Map and Tax Lot Number: 083W12C / 2201).

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, June 13, 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: Olivia Dias, Current Planning Manager, City of Salem, Planning Division; PO Box 14300, Salem OR 97309-3986; Phone: 503-540-2343; E-Mail: odias@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 Room 305
PO Box 14300
Salem, OR 97309-3986**

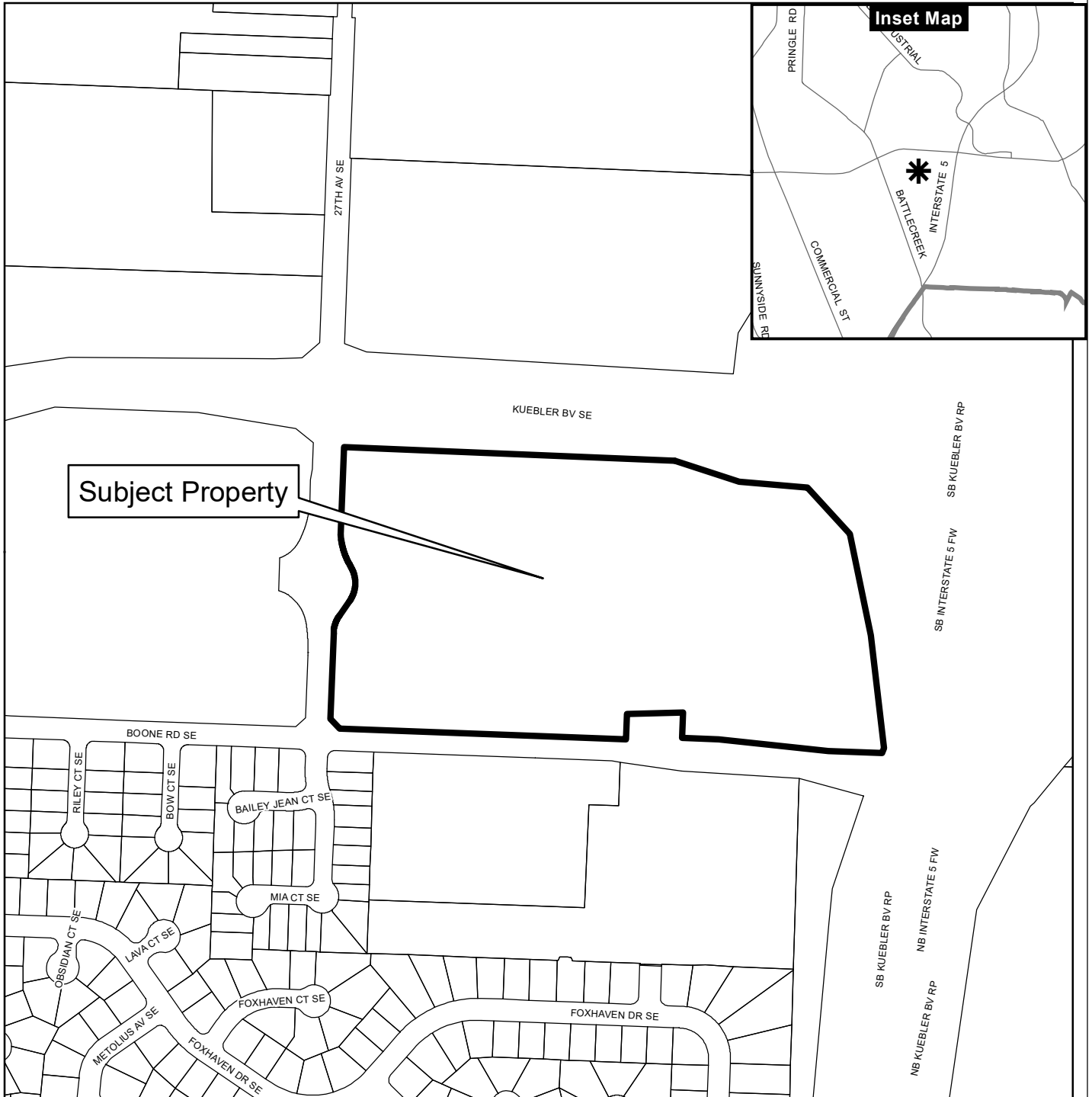


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES








Vicinity Map

4900 Block of 27th Avenue SE



Legend

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

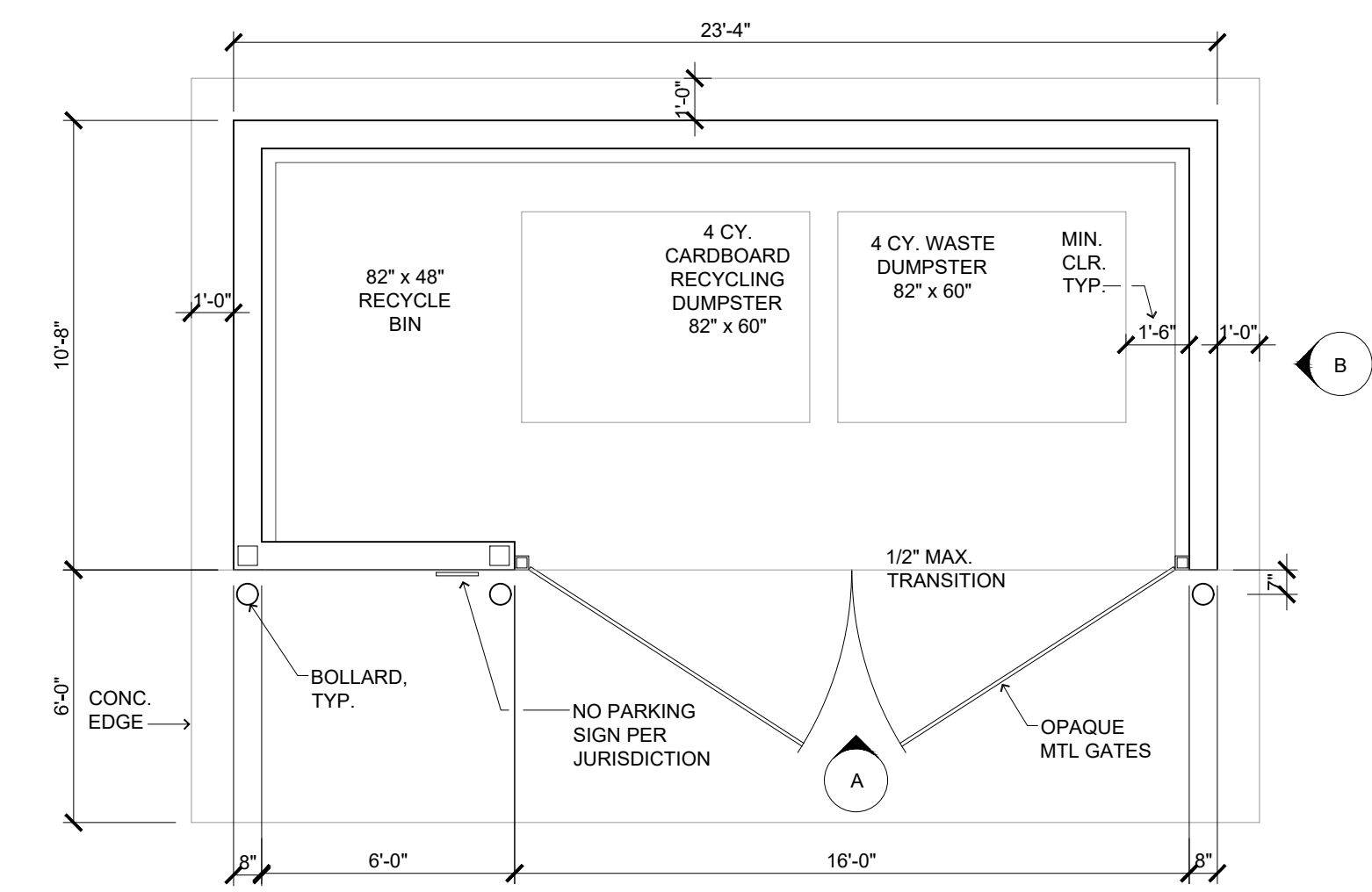
 Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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0 100 200 400 Feet





SCALE: 1/4" = 1'-0"

MU-III – Mixed Use III		<i>Required</i>	<i>Proposed</i>
Table 535-2	Minimum Lot Size:	None	43,056 SF (0.99 AC)
Table 535-3	Setbacks	5' min 30' max Up to the first 10 ft of the setback area can be used exclusively for pedestrian amenities At least 50 percent of the remaining setback area must be landscaped.	North Setback – 15'-5" South Setback – 6'-0" West Setback – 10'-0" East Setback -
Table 535-5	Lot Coverage: Max. Height:	No Max. 70'	1 Story – 35' max.
Table 535-5 (e) (3)	Min Landscaping	Min 15% of development site (6458 SF)	7504 SF Landscape Provided
Table 535-5 (e) (4)	Gas Station Min Landscaping	1 Plant Unit (PU) per 16 SF of Landscaped Area	407 Plant Units Provided for 6458 SF required Landscape Area
Table 807-1 806.035	Landscape Types Type A	Min. 1 PU per 16 sq. ft. of landscaped area Required Screening - None	407 Plant Units Provided for 6458 SF Landscaped Area
Table 806-1	Maximum Off-street Parking: Retail Sales: 1 per 200 SF	<ul style="list-style-type: none"> 5,178 SF C-Store for Gas Station: 5,178/200 = 25.89 26 Total 	20 Standard 6 Compact
Table 806-2	Parking Space Dimensions	Compact: 8' x 15' Standard: 9' x 19'	6 Compact 20 Standard
Table 806-4	Off-Street Parking Area Landscaping	12,138 SF – Min 5% (607 SF)	1902 SF Provided
Table 806-9	Bicycle Parking	Retail Sales: 4 spaces Max % of Long-term spaces allowed: 25%	5 stalls provided 0 Long Term
Table 806-10	Minimum Bicycle Parking Space Size	Standard: 2' x 6' Side-by-side: 1.5' x 6'	5 stalls provided
806.015(c)	Compact: 8' x 16'	75% allowed	6 stalls provided
8.0510.8	Loading Zone:	Min: 1 (12'x30') loading zone req'd (Total Retail Sales and Service buildings: 5,000 SF-60,000 SF)	1 Provided