

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: _____
Building permits required for the new structure. Follow all
relevant building codes and accessible route requirements.

Name/Agency: Marcus 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