

HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA


Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Conditional Use Case No.CU16-01
AMANDA APPLICATION NO:	15-121963-ZO
HEARING INFORMATION:	Hearings Officer, Wednesday, February 10, 2015, 5:30 p.m., Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem OR 97301
PROPERTY LOCATION:	1700-1800 Block of 23 rd Street SE, Salem, OR 97301
OWNER(S)/APPLICANT(S):	Bo Rushing, Rushing Group
AGENT(S):	Brian Vinson, Project Delivery Group, LLC
DESCRIPTION OF REQUEST:	<p>Summary: A request for a Conditional Use Permit to allow a multi-family use on the subject property.</p> <p>Request: A proposed Conditional Use Permit to allow development of a 96-unit apartment complex, for property approximately 2.88 acres in size, zoned IC (Industrial Commercial), and located in the 1700-1800 Block of 23rd Street SE - 97302 (Marion County Assessors Map and Tax Lot number: 073W35AD/ 00800).</p>
CRITERIA TO BE CONSIDERED:	<p>Pursuant to SRC 240.005(d), an application for a CONDITIONAL USE PERMIT shall be granted if the following criteria are met:</p> <ol style="list-style-type: none">1. The proposed use is allowed as a conditional use in the zone;2. The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and3. The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.
HOW TO PROVIDE TESTIMONY:	<p>Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.</p>
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.</p> <p>Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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>

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Aaron Panko, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net. 

NEIGHBORHOOD ORGANIZATION:

Southeast Salem Neighborhood Association (SESNA), Jeff Leach, Co-Land Use Chair; Phone: (503) 508-5499; Email: jeff503@fastmail.us; Darrin Brightman, Co-Land Use Chair; Phone: (503) 586-3964; Email: darrinsesna@gmail.com

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

www.cityofsalem.net/Departments/CommunityDevelopment/Planning/HearingsOfficer/Pages/default.aspx

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.


NOTICE MAILING DATE:

January 21, 2016

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>

 [@Salem_Planning](#)

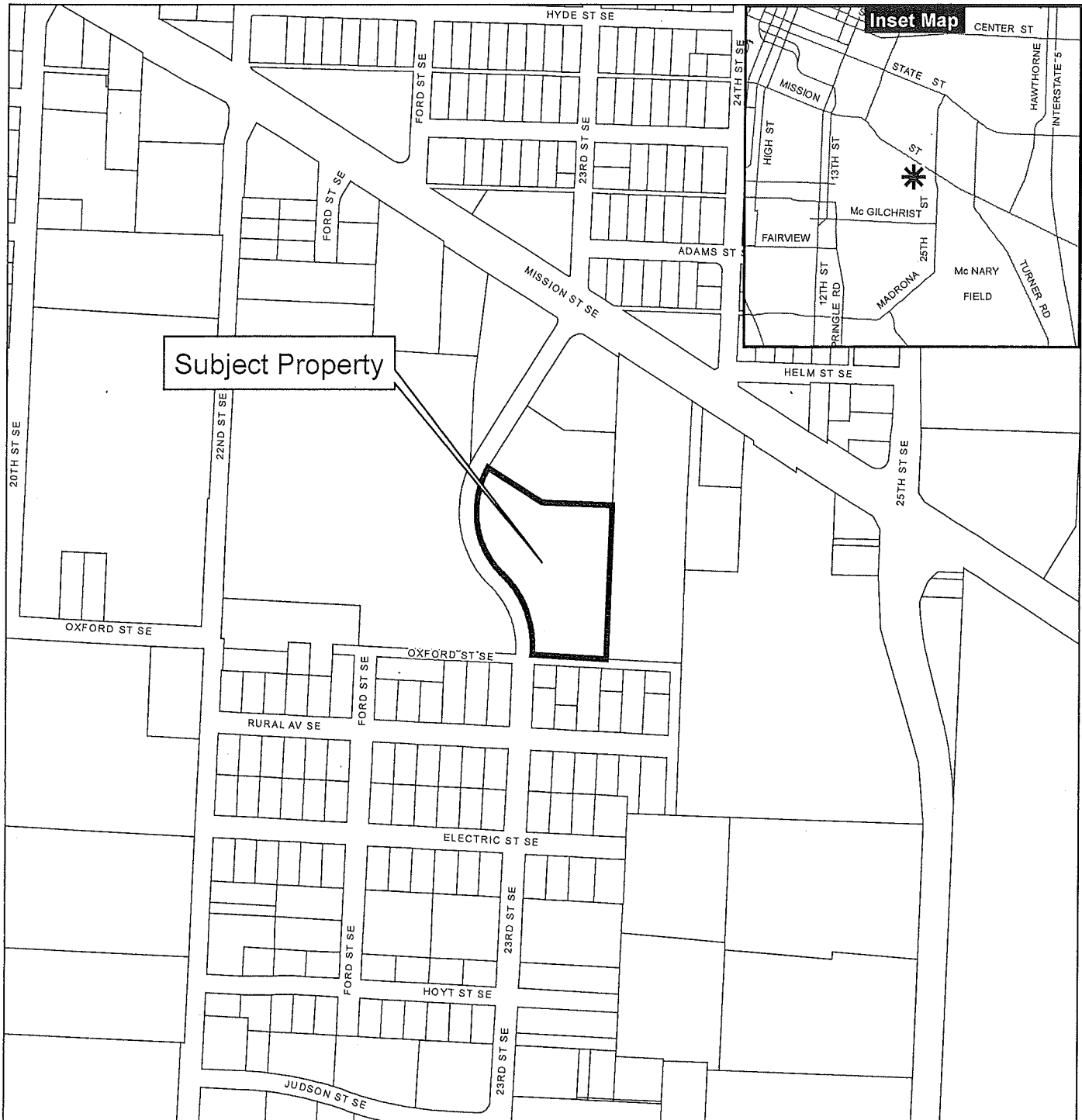
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender 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

Vicinity Map

1700-1800 Block of 23rd Street SE



Legend

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

- Parks

CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

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ACLS/BAF PLAN: 11/1/2009



A1.2

SHEET

MAY'S LANDING
1500 BLOCK OF 23RD ST SE SALEM, OREGON

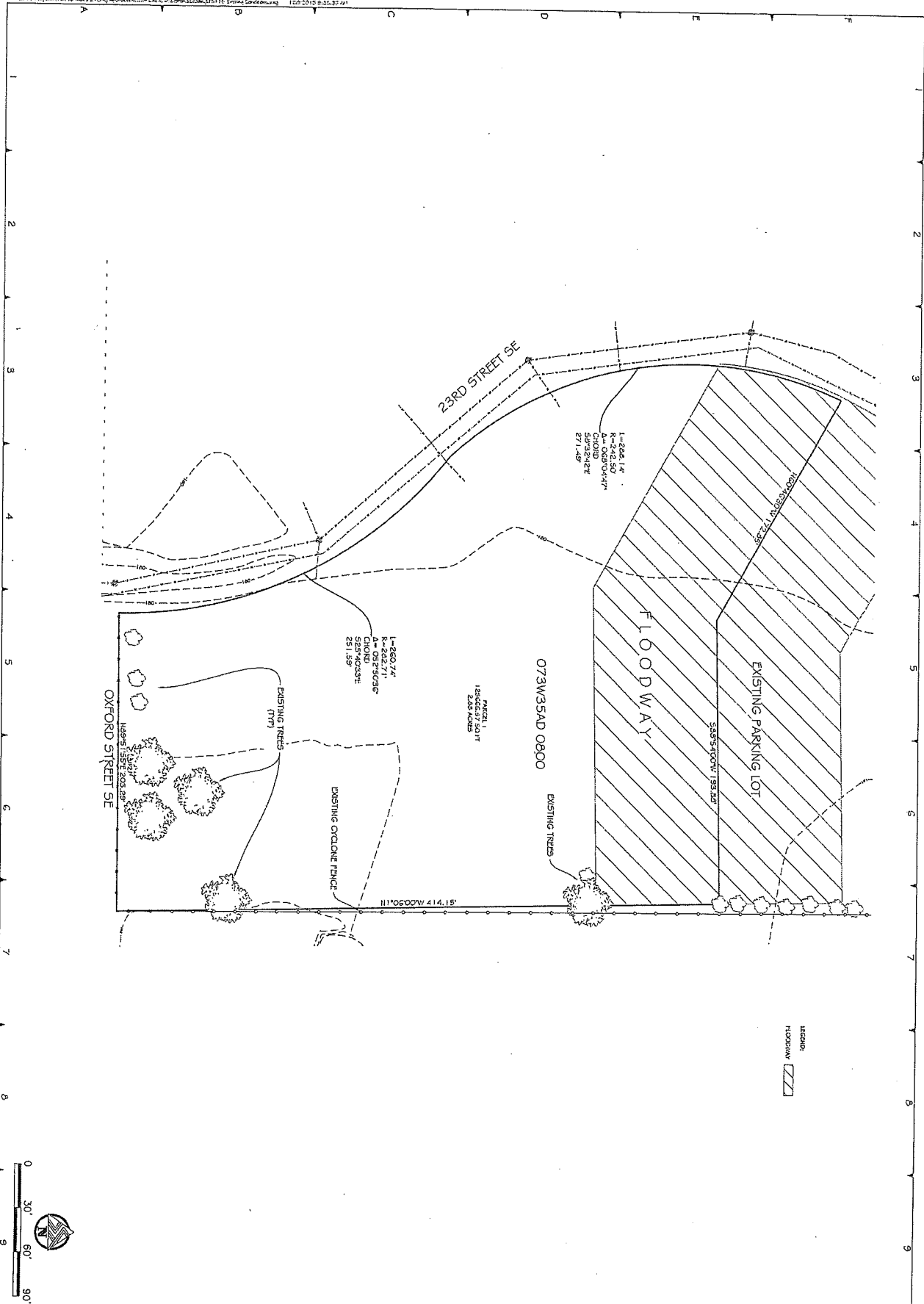
1500 BLOCK OF 23RD ST SE

SALEM, OREGON

PROJECT # 2011-06
DATE 15 NOV 2015
REVISIONS

**ARCHITECTURE
INCORPORATE**
222 COMMERCIAL ST. N.E.
SALTA, OR 97301-2410
P: 503.370.4500
F: 503.370.6500
www.studioarchitecture.com

STUDIO 3



LEGEND:

FLOODWAY



**PROJECT
DELIVERY
GROUP**

1252 23RD STREET SE

**RUSING MISSION
STREET, LLC
SALEM, OREGON**

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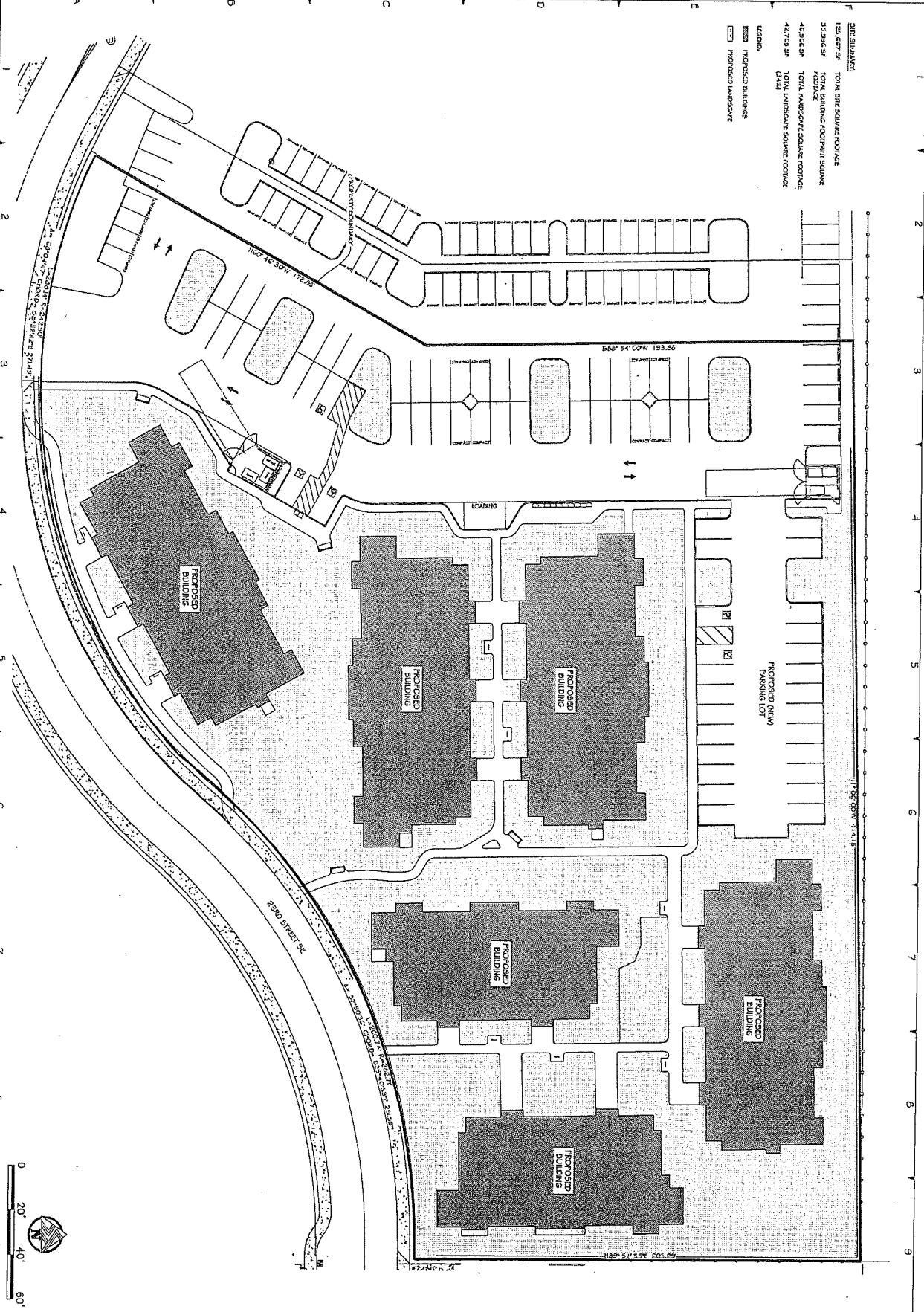
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EXISTING
CONDITIONS

C-1.01

SITE SUMMARY

125,497 SF	TOTAL SITE SQUARE FOOTAGE
33,946 SF	TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE
46,946 SF	TOTAL IMPOSED SQUARE FOOTAGE
42,703 SF	TOTAL IMPOSED SQUARE FOOTAGE (P&M)
LEGEND	
	PROPOSED BUILDINGS
	PROPOSED LANDSCAPE



PROJECT
DELIVERY GROUP

1252 23RD STREET SE

RUSHING MISSION STREET, LLC
SALIDA, OREGON

PROPOSED LANDSCAPING AREAS
L-1.01

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	12/20/18	J. RUSHING	J. RUSHING
2	REVISED PER CITY COMMENTS	12/20/18	J. RUSHING	J. RUSHING
3	REVISED PER CITY COMMENTS	12/20/18	J. RUSHING	J. RUSHING
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