



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

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

October 11, 2019

Owner(s):
ROBERT WILLIAMSON
960 BROADWAY ST NE SUITE 1
SALEM OR 97301-1275

Applicant(s):
CHARLES WEATHERS
1865 CHURCH ST SE
SALEM OR 97302

LUKE GLAZE
770 STEWART ST NE
SALEM OR 97301

ORREO LLC
PO BOX 2717
SALEM OR 97308

- I. TYPE OF LAND USE CASE; Class 3 Design Review, Class 3 Site Plan Review and Class 2 Adjustment - Case No. DR-SPR-ADJ19-10; Application No. 19-114686-DR / 19-14687-RP / 19-114688-ZO
- II. DATE APPLICATION DEEMED COMPLETE: October 2, 2019
- III. LOCATION OF SUBJECT PROPERTY: 990 BROADWAY ST NE, SALEM OR 97301
- IV. SUMMARY: Proposed three story mixed-use with multi-family and retail development on a vacant portion of the site, and maintaining an existing parking lot and driveways.

REQUEST: A Class 3 Design Review and Class 3 Site Plan Review application for development of a new mixed-use development with 23 multi-family residential units and approximately 2,400 square feet of ground floor retail space, and a Class 2 Adjustment request to:

- 1) Eliminate the minimum 10-foot required setback for the off-street parking area adjacent to Broadway Street NE;
- 2) Eliminate the minimum 5-foot required perimeter setback for the off-street parking area;
- 3) Reduce the minimum landscape requirement for the development site from 15 percent to 11 percent;
- 4) Reduce the minimum number of required off-street parking spaces from 38 to 26;
- 5) Reduce the minimum off-street parking area dimensions to allow the existing parking spaces and drive aisles to remain.

For property approximately 0.35 acres in size, zoned CO (Commercial Office), located within the Broadway/High Street Housing Overlay Zone, and located at 990 Broadway Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W22AD / 08600)."

V. REVIEW PROCESS:

Your completed application has been received. The following are key dates you should consider during the continuing review process.

- a. Approximately twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.
- b. The PUBLIC HEARING is scheduled for November 5, 2019 at 5:30 PM, in the Council Chambers, Room 240, Civic Center. This is your opportunity to appear and testify before the Planning Commission who will make the decision on your request.
- c. The subject property must be POSTED no sooner than October 22, 2019 and no later than October 26, 2019. Posting is required on each street frontage. This is your responsibility as the applicant in this case.



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- d. The POSTING NOTICES/SIGNS and the AFFIDAVIT can be obtained in Room 305, Civic Center. **A \$25.00 DEPOSIT (CASH OR CHECK ONLY) FOR EACH POSTING SIGN IS REQUIRED. CONTACT THE CASE PLANNER BEFORE COMING TO THE CIVIC CENTER TO PICK UP THE POSTING SIGNS.**
- e. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing. The deposit will be refunded if posting signs are returned on time and in reusable condition.

If you have any questions, please contact Aaron Panko, Planner III at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2356, E-mail: APanko@cityofsalem.net