

## Conditional Use Written Statement

October 8<sup>th</sup>, 2019

Laike Plaza Development  
Liberty RD S & Hrubetz RD S  
Salem, OR  
Zoned CO & CR

The proposed project includes the development of a mixed-use building with retail on the ground floor and multi-family above. The property is currently zoned as both a CO & CR parcel. Outlined below is how the proposed project addresses all applicable approval criteria for a Conditional Use Permit.

Conditional Use Permit design criteria:

- The proposed use is allowed as a conditional use in the zone
  - o The property is zoned as both a CO & CR zone. While multi-family housing is permitted outright in a CO zone, it is permitted as a conditional use within a CR zone
- The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions
  - o While the development will certainly increase the density of homes within the area, the proposed project will additionally provide a mixture of uses, creating economic and social vitality within the neighboring communities. The proposed mixed-use building will provide a variety of housing opportunities to meet the expected population growth within the Salem Urban Growth boundary, all the while providing adequate parking for all uses on the site so as to have a minimal adverse impact on the neighboring residents. Through the findings of the Traffic Analysis Report, it was also found that all adjacent intersections will continue to meet operational standards during peak hours with the additional vehicular traffic that the proposed development will produce
- The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property
  - o The proposed project is consistent with Salem Urban Area Goals and Policies for both Residential & Mixed-Use Development within the Salem Area Comprehensive Plan. The proposed Mixed-Use building is intentionally located towards the back end of the development along the East property line in order to provide a buffer and a sense of relief between the retail services proposed on the West side of the development along Liberty road and the adjacent RM2 zone and residential uses of the neighboring sites. The

proposed development will also provide the surrounding properties with an additional shopping center within walking distance to promote the livability of the neighborhood

We believe that through the findings above, the proposed project meets all applicable approval criteria for a conditional use within a CO zone.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gene Bolante". The signature is fluid and cursive, with the first name "Gene" and last name "Bolante" clearly distinguishable.

Gene Bolante, AIA  
Studio 3 Architecture, Inc  
275 Court Street NE  
Salem, Oregon 97301  
[gene@studio3architecture.com](mailto:gene@studio3architecture.com)  
503-390-6500