

REQUEST FOR COMMENTS

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

CASE NO: CU-SPR-ADJ-DAP19-08

AMANDA APPLICATION NO.: 19-117677-ZO / 19-114007-RP / 19-117679-ZO / 19-122832-ZO / 19-117682-ZO

ADDRESS: 4700 Block of Liberty Rd S

ZIPCODE: 97302

HEARD BY: Hearings Officer

CASE MANAGER: Aaron Panko

SUMMARY: Proposed mixed-use development with three buildings, including 26 multi-family residential units, and approximately 10,242 square feet of retail floor area.

REQUEST: A Conditional Use Permit and Class 3 Site Plan Review request for a proposed mixed-use development with three new buildings, including 26 multi-family residential units and approximately 10,242 square feet of retail floor area, a Class 2 Adjustment request to eliminate the required interior setback for the off-street parking area, and a Class 1 Adjustment to reduce the minimum driveway spacing requirement, for property approximately 1.47 acres in size, zoned CR (Retail Commercial) and CO (Commercial Office), and located at the 4700 Block of Liberty Road S - 97302 (Marion County Assessors Map and Tax Lot numbers: 083W09DB / 00400, 00500, 00600, and 01000).

Attached is a copy of the proposal and any related maps. 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. A staff report for this proposal will be prepared by the planning staff from information available to staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 P.M., Friday, December 6, 2019, will be considered in the staff report. Comments received after this date will be provided to the review body. **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 or hand deliver your comments to the Case Manager listed below.**

SEND QUESTIONS OR COMMENTS TO: Aaron Panko, Planner III City of Salem,
Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356;
Fax: 503-588-6005; E-Mail: APanko@cityofsalem.net; <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ____ 1. We have reviewed the proposal and have no comments.
- ____ 2. We have reviewed the proposal and have the following comments:

Name: _____

Address: _____

Agency: _____

Phone No.: _____

Date: _____

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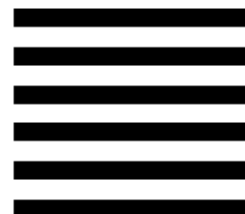


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SALEM OR 97301-9907

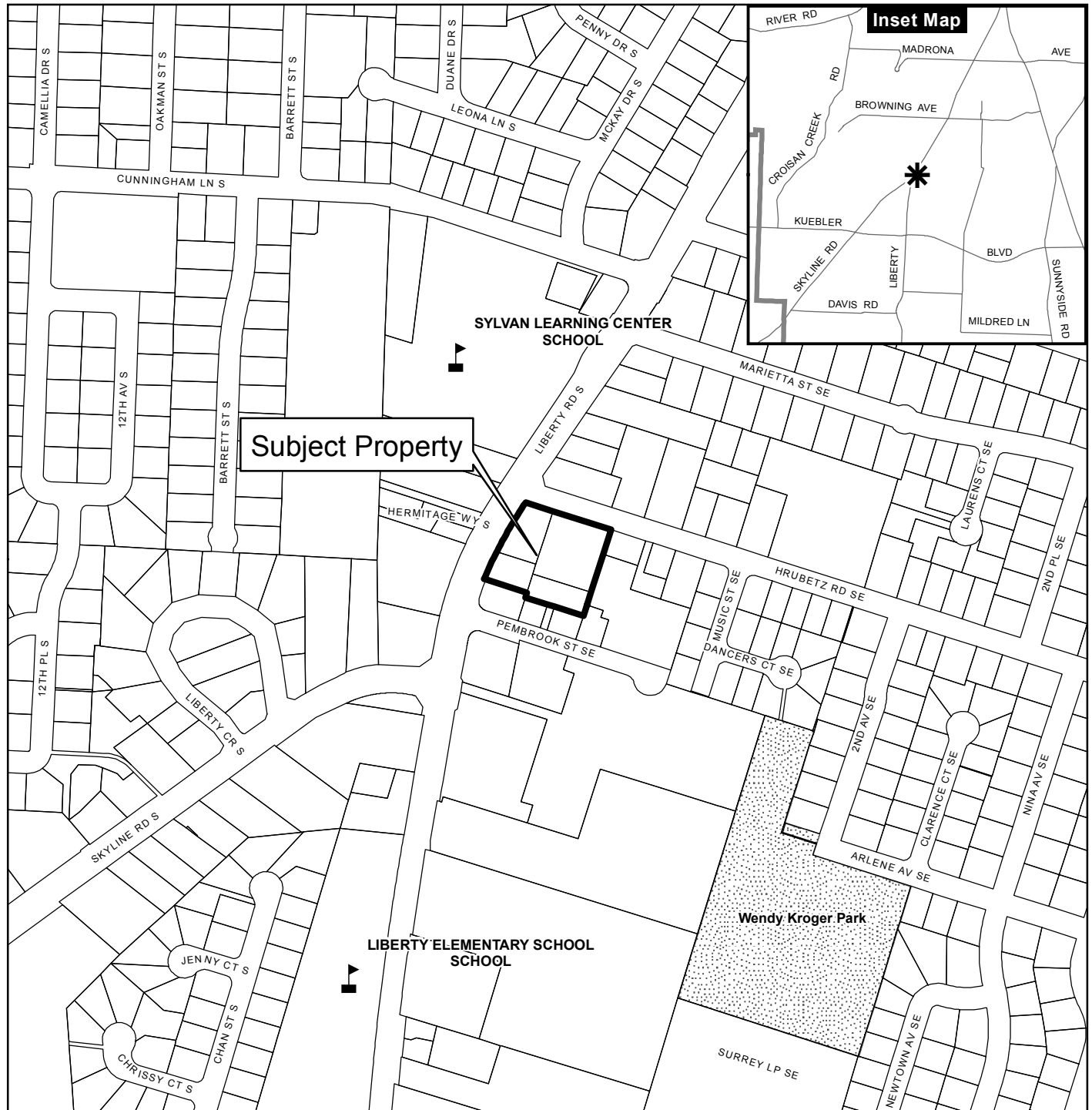


NO POSTAGE
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Vicinity Map

4700 Block of Liberty Road S



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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0 100 200 400 Feet



EROSION CONTROL LEGEND	
	SILT SACK INLET PROTECTION, PER DTL
	BIO BAGS, PER DTL
	SILT FENCE/CLEARING LIMITS
NOTES:	
1.	NO CONCRETE WASHOUTS OR STOCKPILES ALLOWED ON SITE
DEMOLITION LEGEND	
(R)	CONTRACTOR TO REMOVE
(P)	CONTRACTOR TO PROTECT
(R1)	CONTRACTOR TO COORDINATE W/ FRANCHISE UTILITY TO REMOVE
(R2)	CONTRACTOR TO MAINTAIN THROUGH CONSTRUCTION, RELOCATE ONCE COMPLETED.
(R3)	CONTRACTOR TO ABANDON PER DEPT. OF WATER RESOURCES STANDARDS
(S)	SAWCUT
(A)	CONTRACTOR TO ABANDON
(A1)	ADJUST TO NEW FINISHED GRADE

BENCHMARK UTILIZED:
CITY OF SALEM # 8207
ELEV: 476.56' NGVD 29
NE CORNER LIBERTY RD SE, AND KUEBLER BLVD SE,
8.3' NORTH OF MANHOLE, 12.2' SOUTHWEST OF SIGNAL POLE

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



ABBREVIATIONS	
ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EOP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FDC	FIRE DEPT. CONNECTOR
FT	FEET
FF	FINISH FLOOR
FG	FINISH GRADE
FI	FIRE HYDRANT
FI	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
INV	INVERT
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, R	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
W/	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
AD	AREA DRAIN
or	CATCH BASIN
COO	CLEANOUT
or	FIRE HYDRANT
or	GAS VALVE
or	WATER VALVE
or	GAS/POWER/WATER METER
DSO	DOWN SPOUT
or	MANHOLE TELEPHONE
or	MANHOLE STORM DRAIN
or	MANHOLE SANITARY SEWER
or	SIGN POST
or	PEDESTAL
or	MAIL BOX
or	IRRIGATION VALVE
or	LIGHT POLE
or	UTILITY/POWER POLES
or	TEST PIT
or	MONUMENT FOUND

LINE TYPES	
CATV LINE	CATV — CATV — CATV — CATV — CATV — CATV — CATV
COMMUNICATION LINE	COM — COM — COM — COM — COM — COM — COM
EASEMENT LINE	— — — — —
FENCE LINE	— — — — —
FIBER OPTIC LINE	FOC — FOC — FOC — FOC — FOC — FOC — FOC
GAS LINE	GAS — GAS — GAS — GAS — GAS — GAS — GAS
OVERHEAD LINE	OH — OH — OH — OH — OH — OH — OH
PHONE LINE	PH — PH — PH — PH — PH — PH — PH
POWER LINE	ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC
SANITARY SEWER LINE	SS — SS — SS — SS — SS — SS — SS
STORM DRAIN LINE	SD — SD — SD — SD — SD — SD — SD
WATER LINE	W — W — W — W — W — W — W

SITE PLAN KEYNOTES:

- 1 PROPERTY LINE
- 2 CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3 BICYCLE RACKS, SEE A1.02
- 4 CANOPY ABOVE
- 5 EXTERIOR TRASH ENCLOSURE, PERMITTED UNDER 19-116110-00-BP
- 6 EXTERIOR SIGN, SEE SHEET A1.02
- 7 PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02
- 8 PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02
- 9 FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 10 PEDESTAL MOUNT MAILBOX CLUSTER
- 11 8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.
- 12 48'-0" ROW DEDICATION
- 13 ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1
- 14 12'-0" x 30'-0" LOADING SPACE, DELIVERY VEHICLE NOT TO EXCEED 8,000 POUNDS
- 15 6' CONCRETE WALL TO EXTEND PERIMETER OF DRIVE-THRU THAT IS WITHIN 6'-0" OF THE PROPERTY LINE, CONCRETE WALL TO BE 3'-0" A.F.G.

SITE PLAN GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
FUTURE BLDG A:	3,387 sf RETAIL
FUTURE BLDG B:	3,321 sf RETAIL
BLDG C:	3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
FUTURE BLDG A:	25'-0"
FUTURE BLDG B:	25'-0"
BLDG C:	50'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	80 SPACES 8-HANDICAP (1.1%) 51 COMPACT (64%) 24 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,042 sf
RQD LANDSCAPING:	MIN. 5% = 1,452 sf
PROVIDED:	2,155 sf

SITE PLAN LEGEND:

	BUILDING AREA
	BUILDING OVERHANG / CANOPY ABOVE
	LANDSCAPING
	CONCRETE FLOOR / SIDEWALK / PAD

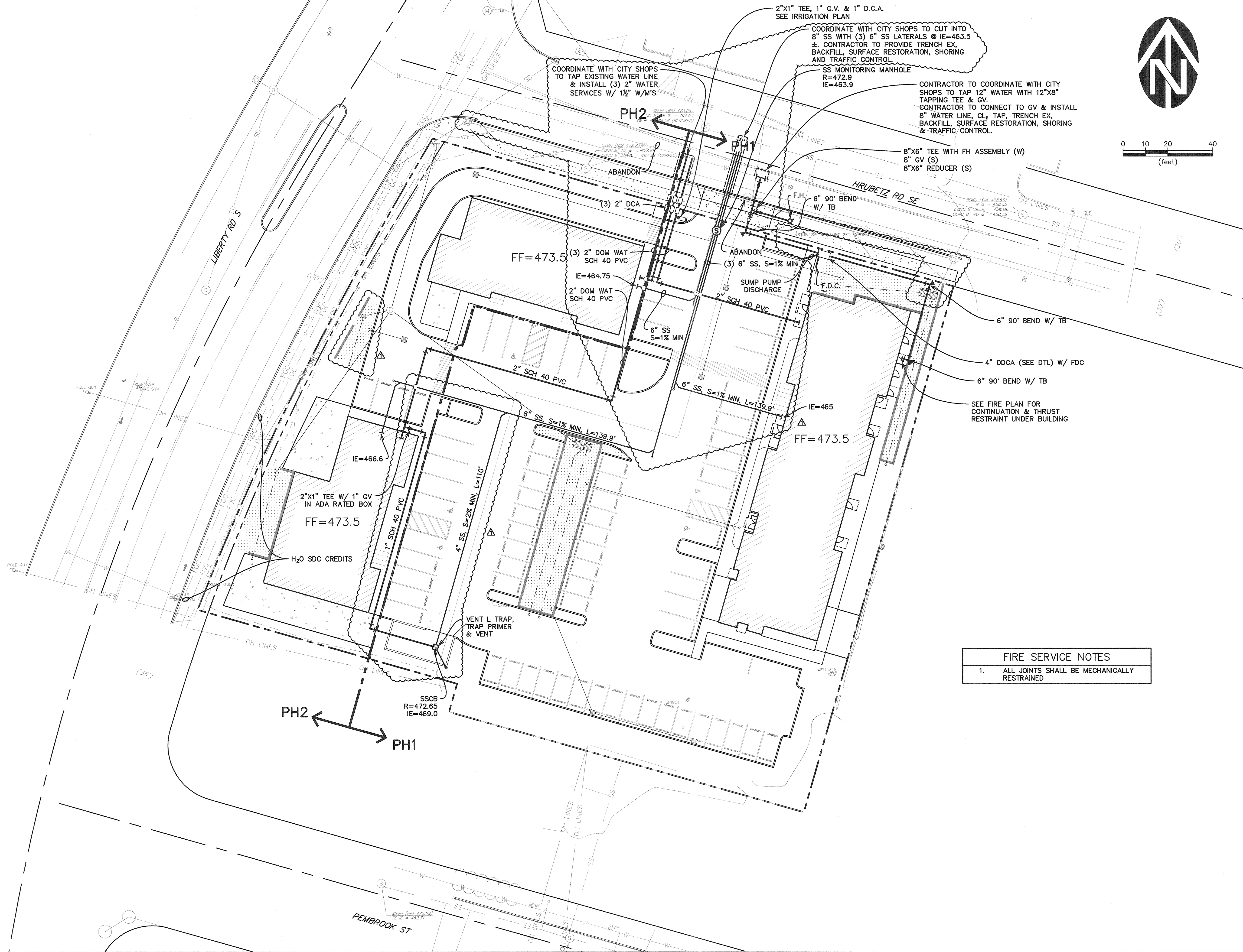
LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	37,521 SF	58.58 %
LANDSCAPE	12,906 SF	20.15 %
TOTAL SITE AREA	64,053 SF	100 %

HRUBETZ ROAD

LIBERTY ROAD SE

PEMBROOK STREET



FIRE SERVICE NOTES	
1.	ALL JOINTS SHALL BE MECHANICALLY RESTRAINED

NEW MIXED USE DEVELOPMENT:

SOUTH LIBERTY RD

SALEM, OR

LIBERTY RD SE AND HRUBETZ RD



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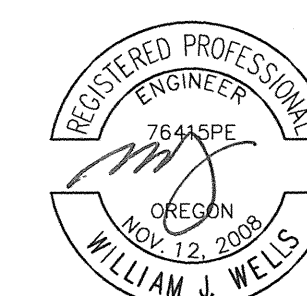
3941 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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E-mail: westech@westech-eng.com

REVISIONS:



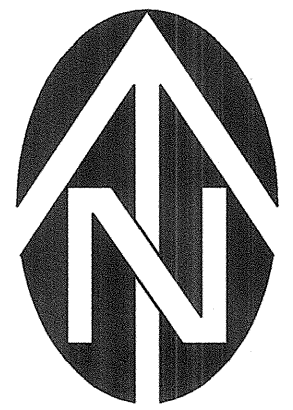
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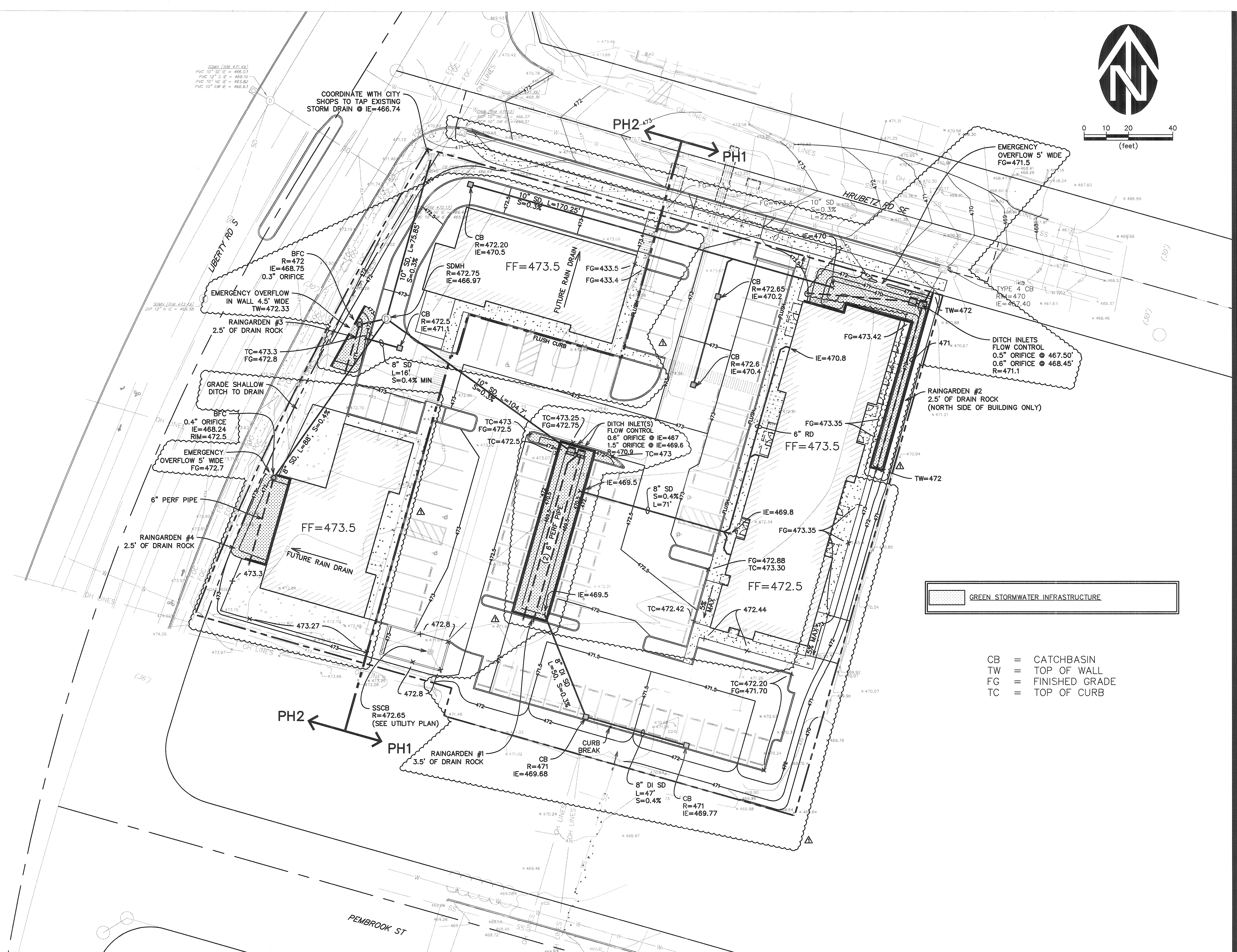


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STUDIO
3



0 10 20 40
(feet)



CB = CATCHBASIN
TW = TOP OF WALL
FG = FINISHED GRADE
TC = TOP OF CURB