

REQUEST FOR COMMENTS

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

CASE NO.: CPC-NPC-ZC-SPR-ADJ-DR20-03

AMANDA NO.: 20-108811-ZO / 20-108812-ZO / 20-112373-RP / 20-112375-ZO / 20-112374-DR

ADDRESS: 905 & 925 Cottage Street NE

HEARD BY: Salem Planning Commission

REQUEST: A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change and Zone change of an approximately 0.30-acre land area from Single Family Residential with RS (Single Family Residential) zoning to Multiple Family with RH (Residential High-Rise) zoning. The application includes a Class 3 Site Plan Review, Class 1 Design Review to develop a 19-unit multi-family complex and five Class 2 Adjustments to:

- 1) Setback adjustment from 12-feet abutting a street (including special setback) to 4.25-feet for ADA landing (SRC 515.010(b)).
- 2) Reduce overall common space 3,870 square feet to 3,331 square feet. (SRC 702.020(a)(1))
- 3) Reduce the common open space dimension standard reduced from 25-feet on all sides to 20-feet. (SRC 702.020(a)(1)(A))
- 4) Reduce windows in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk to only provide windows on one wall. (SRC 702.020(c)(1))
- 5) To allow the building to not provide an architectural detail which is intended to visually break up the buildings vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors. (SRC 702.020(e)(10))

The subject site is an approximately 0.30 acres in size, zoned RS (Single Family Residential), and located at 905 and 925 Cottage Street NE (Marion County Assessor map and tax lot number: 073W23CB / 14301 and 073W23CB/ 14300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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, September 2, 2020, will be considered in the staff report. Comments received after this date will be provided to the review body. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Olivia Dias, Planner III, Phone: 503-540-2343; E-Mail: odias@cityofsalem.net

For information about Planning in Salem, please visit: <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/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

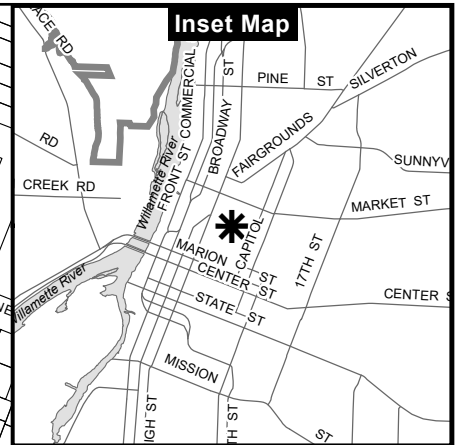
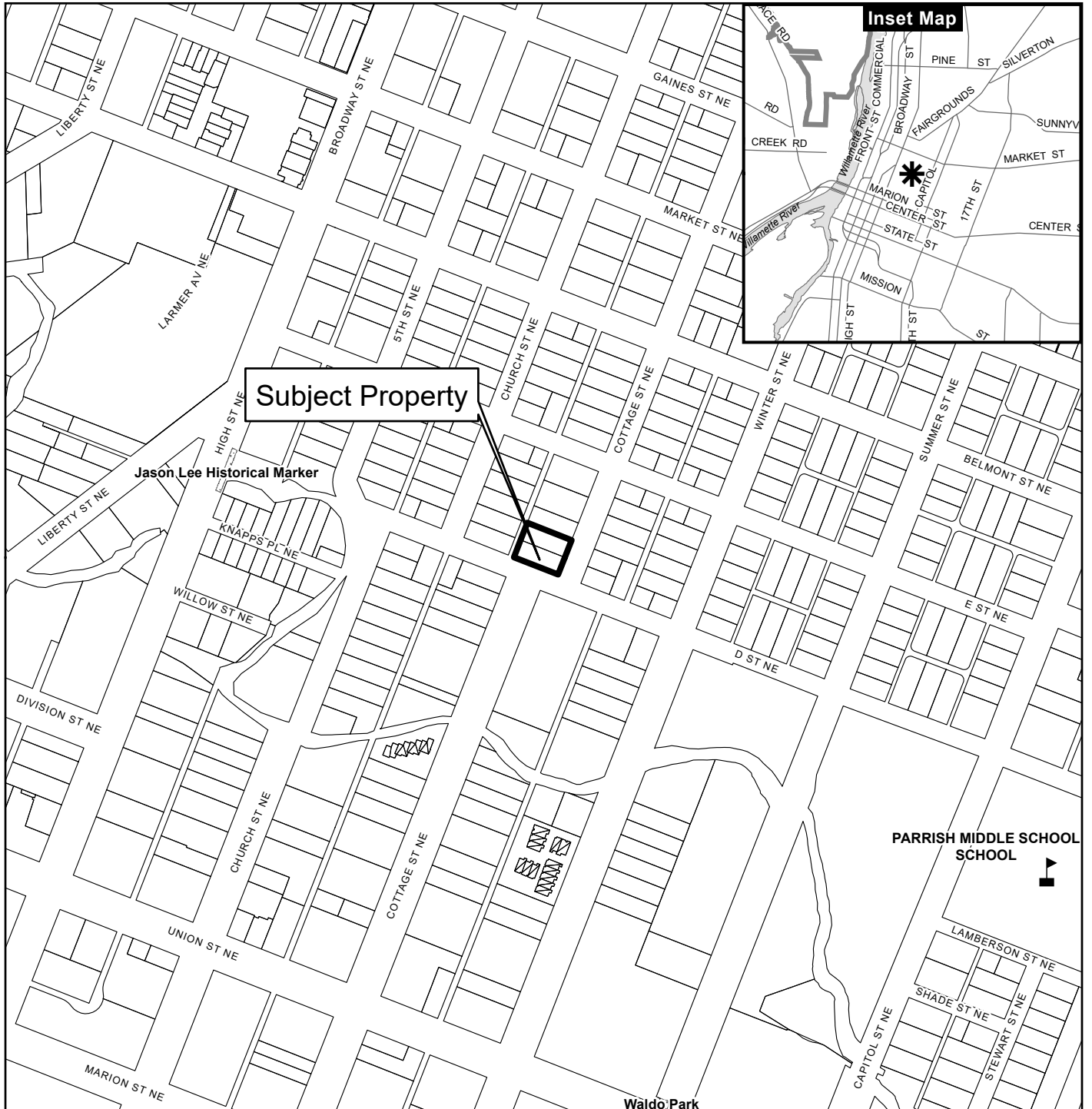
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

905 and 925 Cottage Street NE



Legend

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

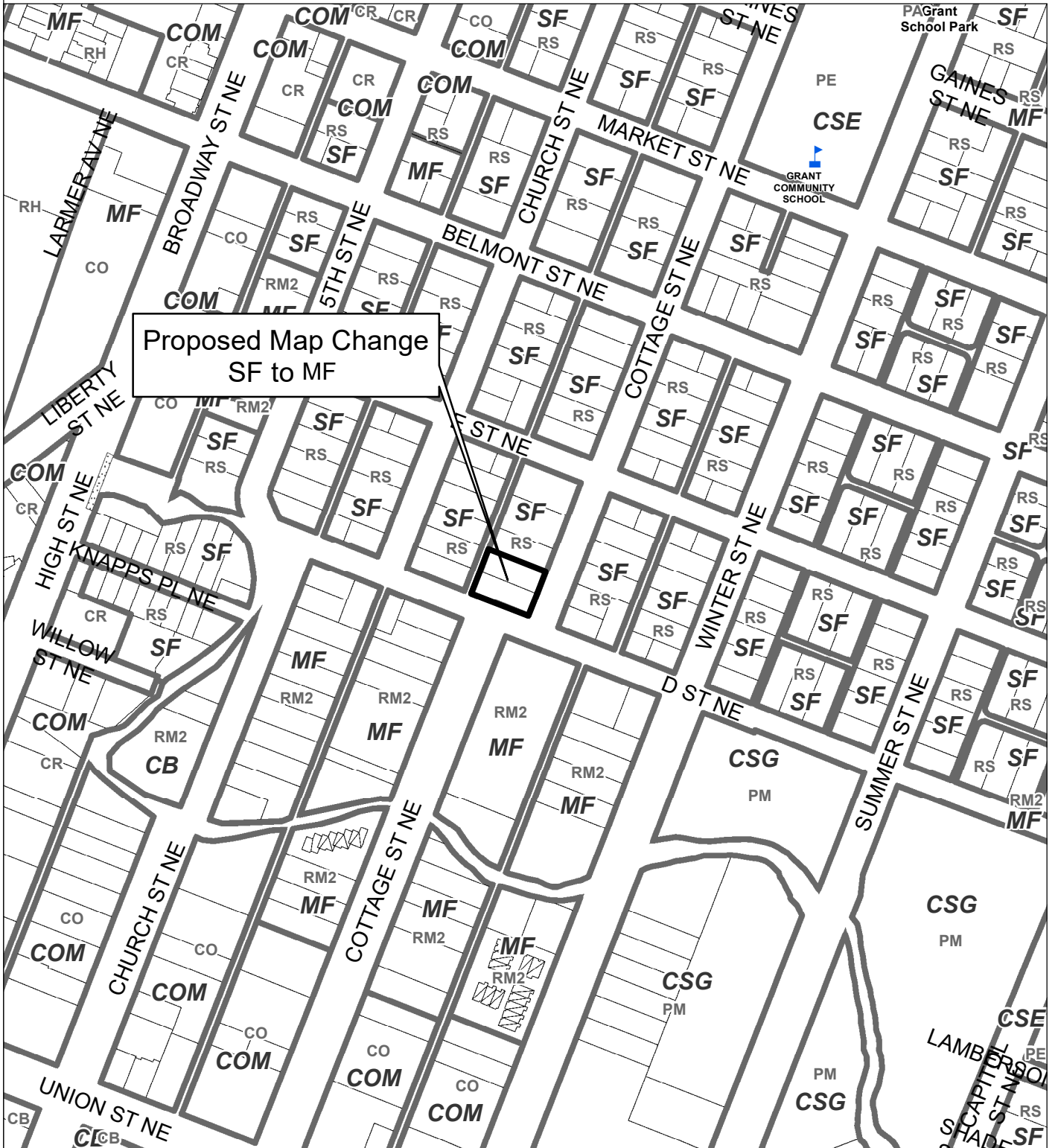

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet









This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Comprehensive Plan Map - 925 Cottage Street NE



Proposed Map Change
SF to MF

Legend

-  Comprehensive Plan
-  Urban Growth Boundary
-  Outside Salem City Limits
-  Taxlots
-  Parks
-  Schools

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 50 100 200 Feet



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

Vicinity Zoning - 925 Cottage Street NE



Proposed Zone Change
RS to RH

Legend

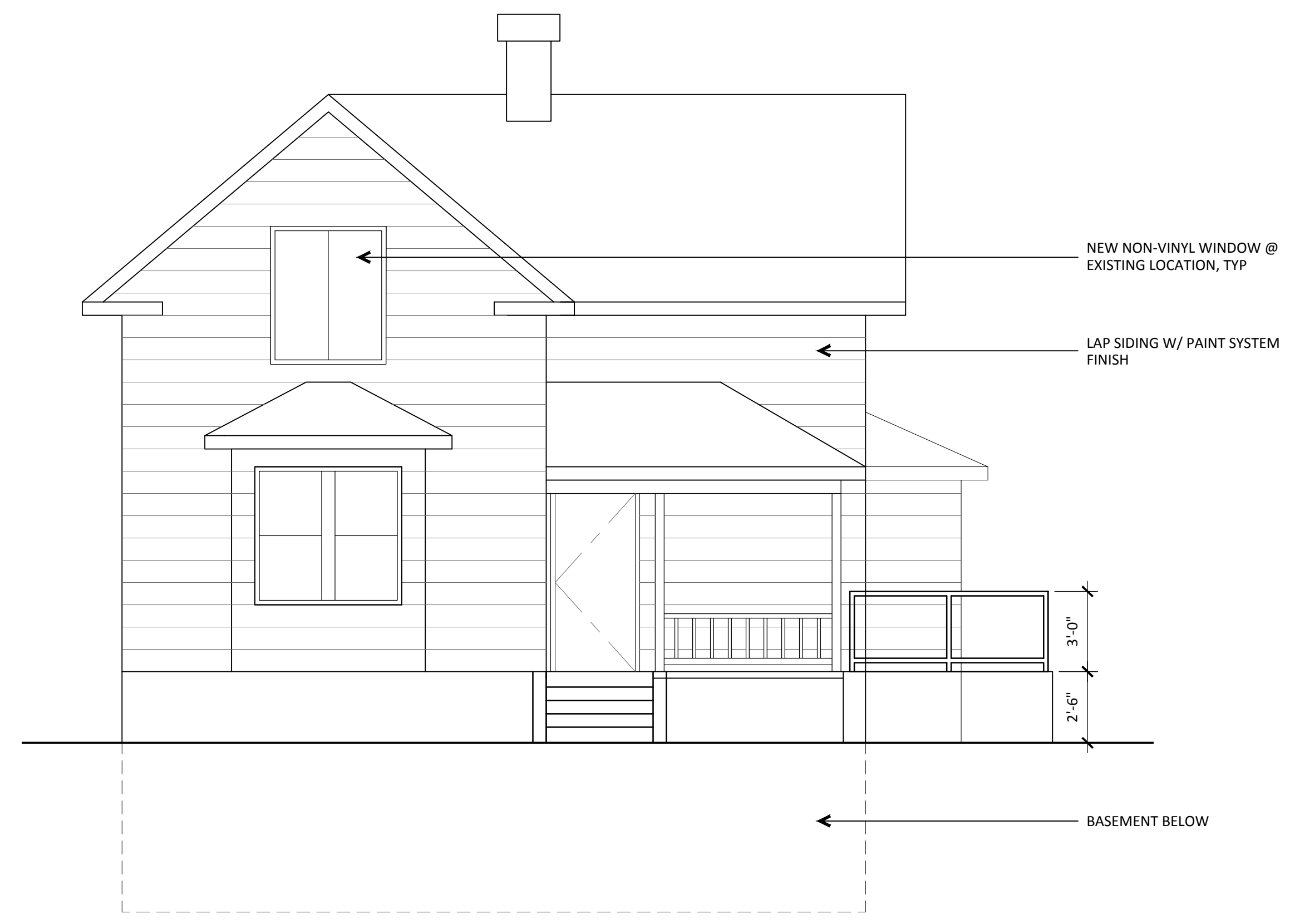
- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- 🏫 Schools

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

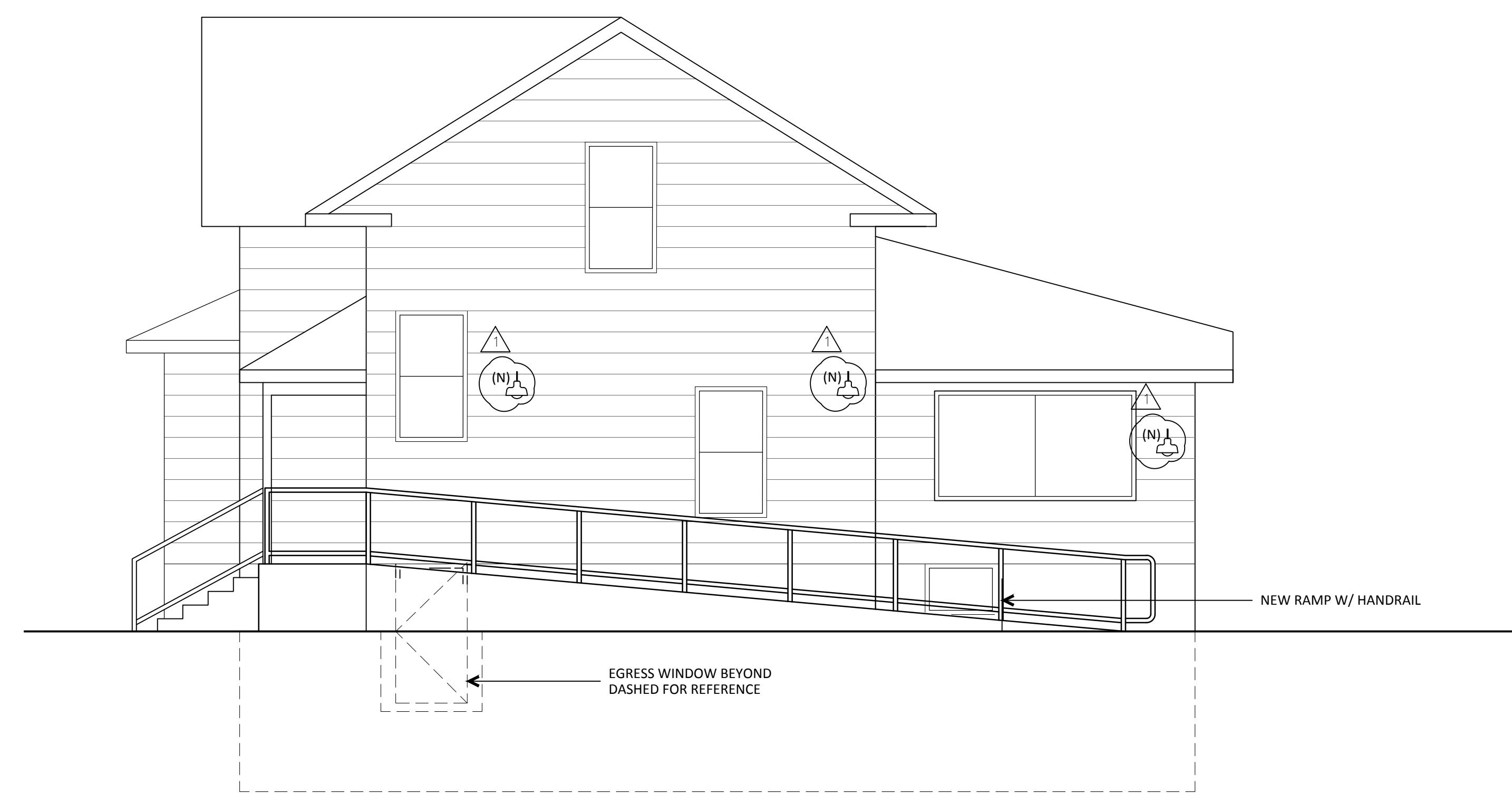
0 50 100 200 Feet



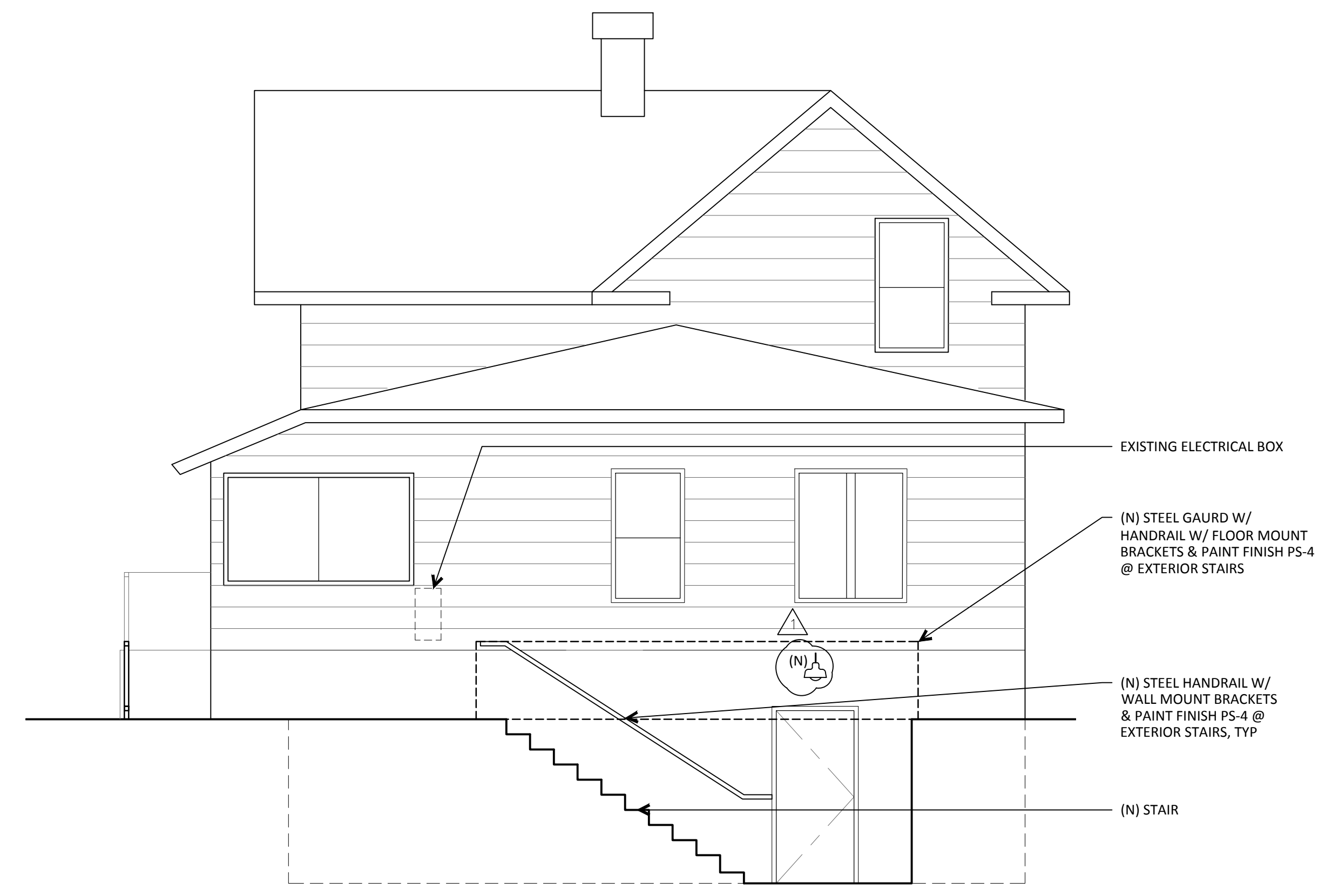
CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.



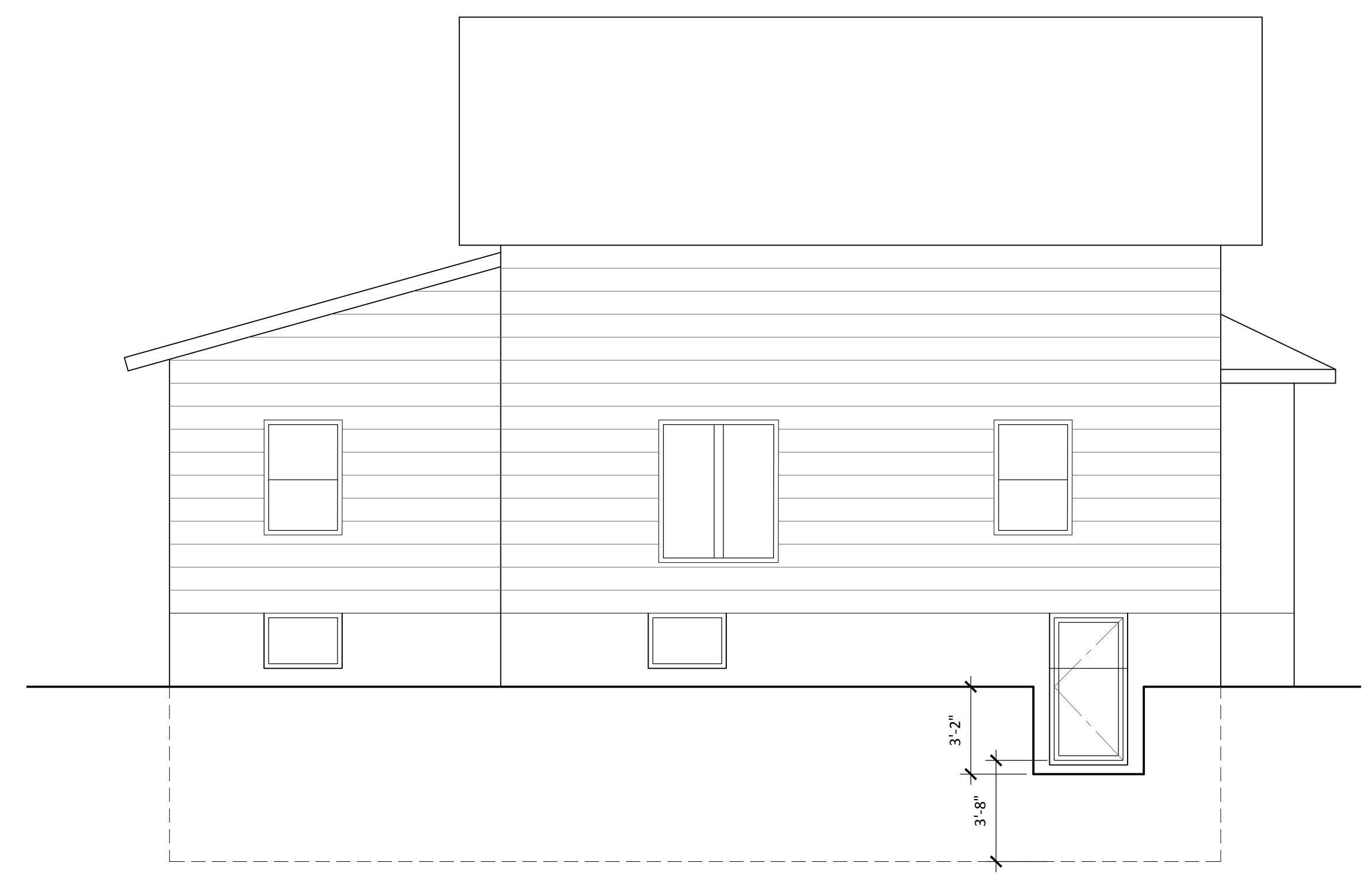
1 BUILDING "B" ELEVATION - EAST
 1/4" = 1'-0"



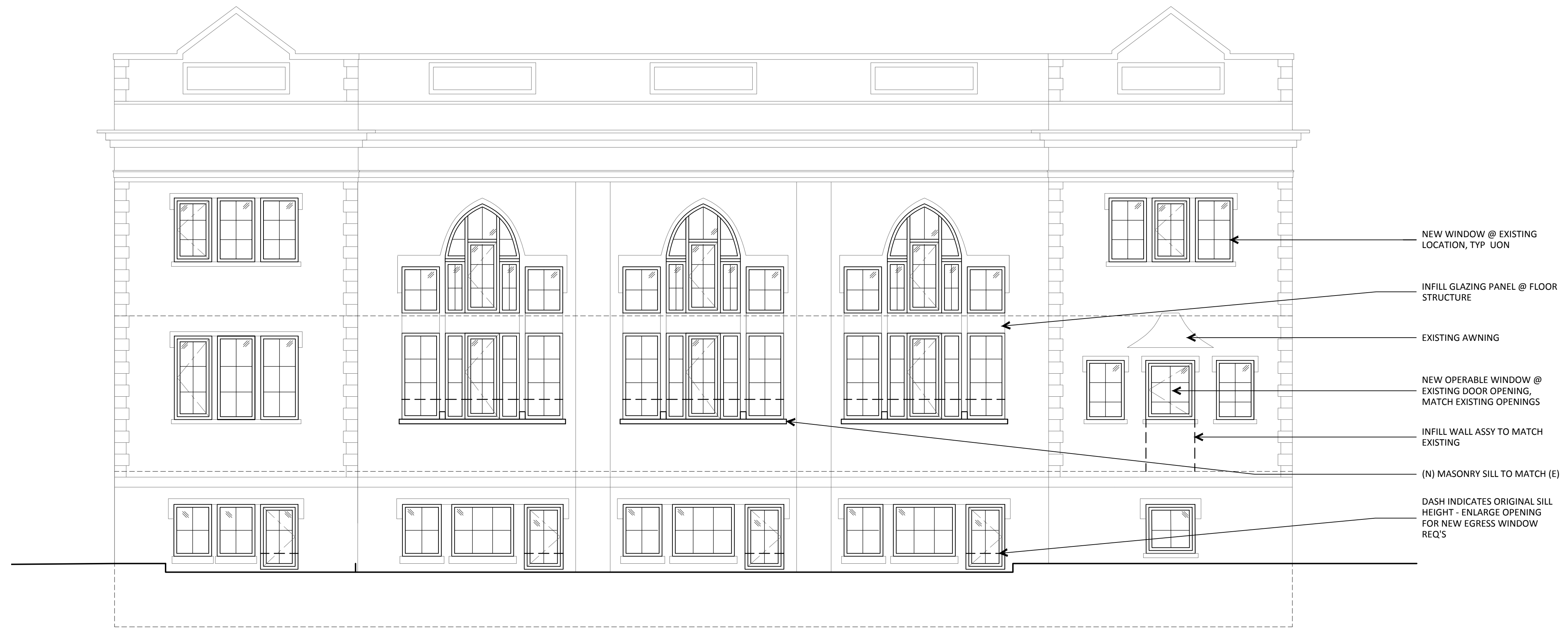
2 BUILDING "B" ELEVATION - NORTH
 1/4" = 1'-0"



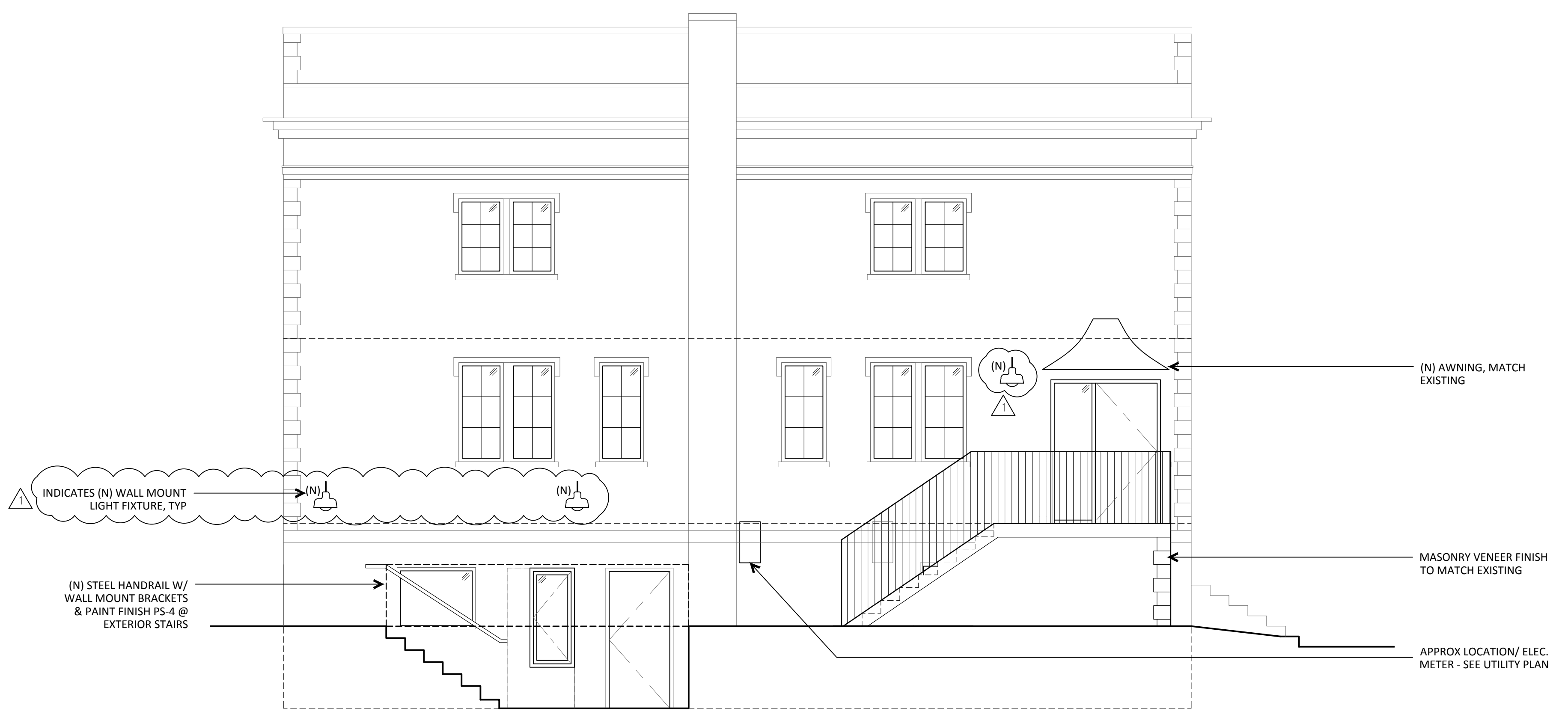
3 BUILDING "B" ELEVATION - WEST
 1/16" = 1'-0"



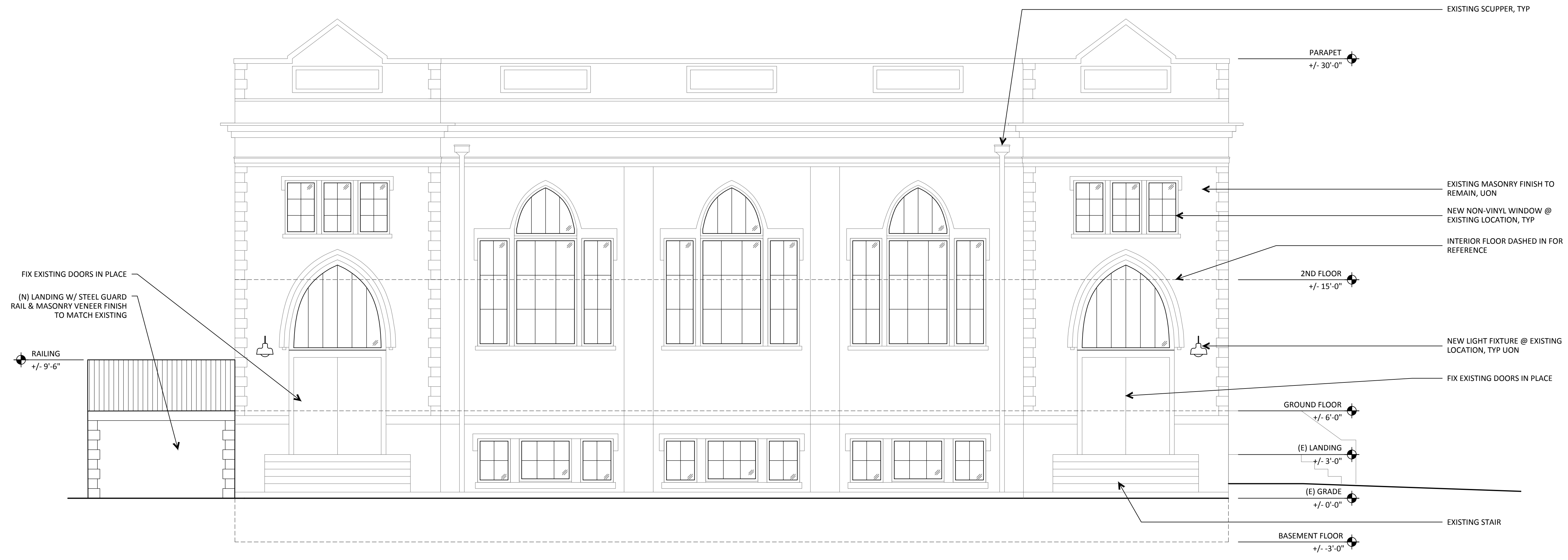
4 BUILDING "B" ELEVATION - SOUTH
 1/16" = 1'-0"



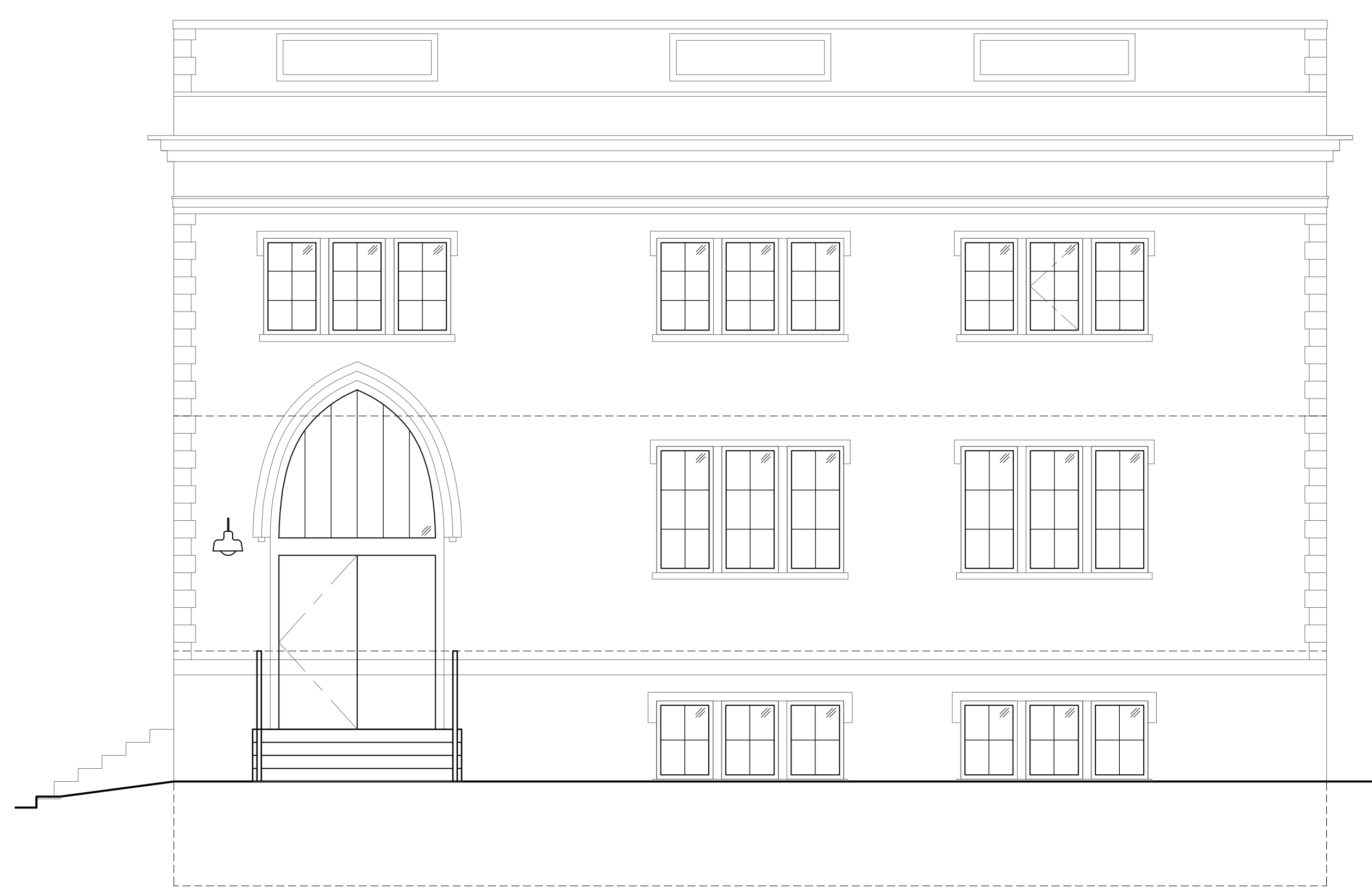
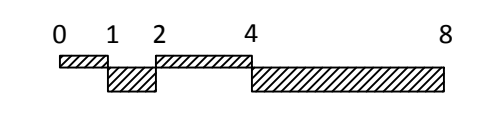
1 BUILDING "A" ELEVATION - NORTH
 1/4" = 1'-0"



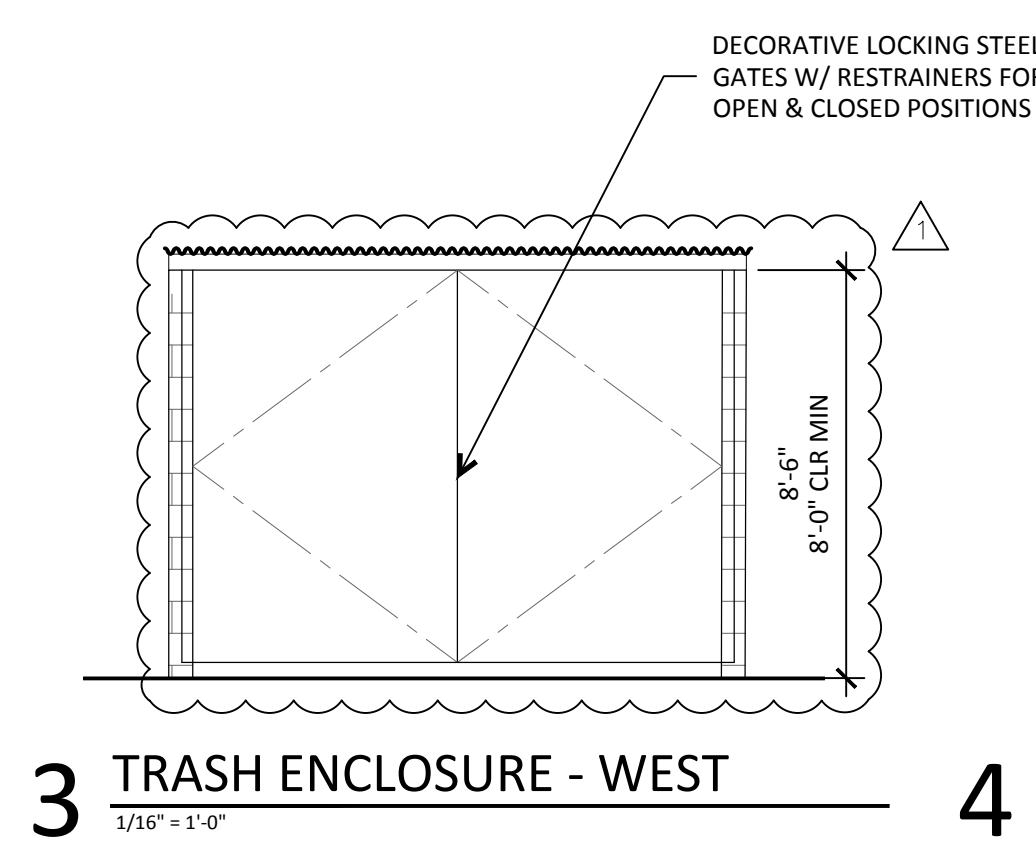
2 BUILDING "A" ELEVATION - WEST
 1/4" = 1'-0"



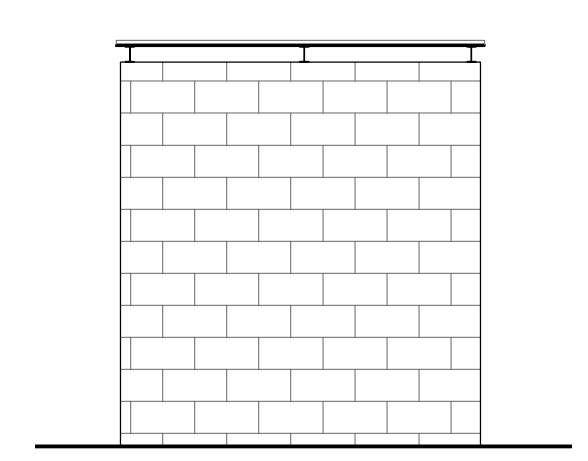
1 BUILDING "A" ELEVATION - SOUTH
 1/4" = 1'-0"



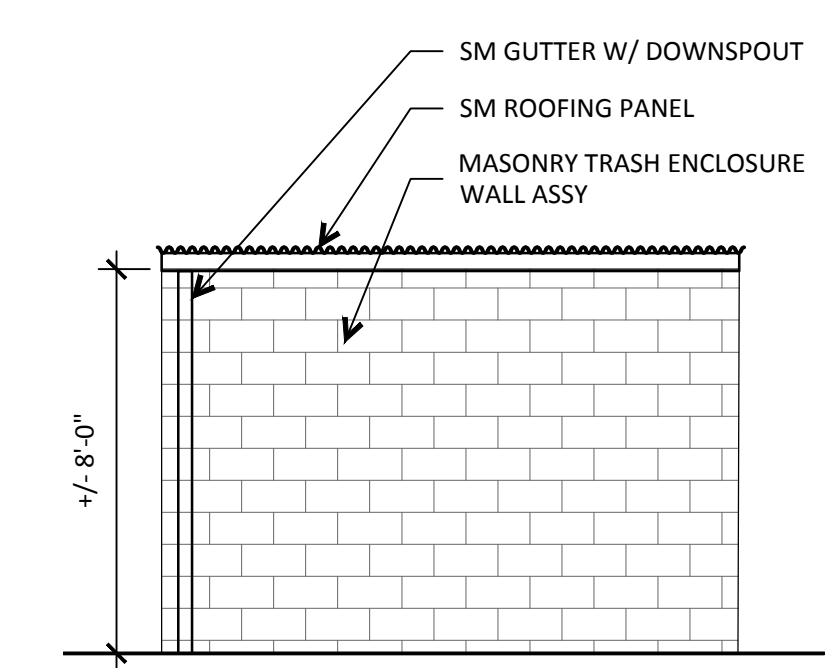
2 BUILDING "A" ELEVATION - EAST
 1/16" = 1'-0"



3 TRASH ENCLOSURE - WEST
 1/16" = 1'-0"



4 TRASH ENCLOSURE - NORTH
 1/16" = 1'-0"



5 TRASH ENCLOSURE - EAST
 1/16" = 1'-0"

REVISIONS

03 AUG 2020

LAND USE REVIEW

DEVNW

905 AND 925 COTTAGE ST NE SALEM, OR 97301
 BUILDING RENOVATION

JOB NO: 20222
 ISSUE DATE: 24 JULY 2020

BUILDING "A"
 EXTERIOR
 ELEVATIONS

A510