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

May 26, 2021

Owner(s):  
STEVE WARD  
WARD DEVELOPMENT  
6998 CHAKARUN LANE SE  
SALEM OR 97306

Applicant(s):  
ELLIOT PELFREY  
NEIGHBORLY VENTURES  
2925 RIVER RD S STE 100  
SALEM OR 97302

Representative(s):  
BRANDIE DALTON  
MULTITECH ENGINEERING  
1155 13<sup>TH</sup> ST SE  
SALEM OR 97302

- I. TYPE OF LAND USE CASE: Fairview Refinement Plan Major Amendment / Class 1 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment / Class 2 Driveway Approach Permit Case No. FRPA-DR-SPR-ADJ-DAP21-02; Application No. 21-101926-ZO / 21-101951-DR / 21-101928-RP / 21-109932-ZO / 21-109929-ZO / 21-101952-ZO
- II. DATE APPLICATION DEEMED COMPLETE: May 25, 2021
- III. LOCATION OF SUBJECT PROPERTY: 4000 to 4100 Blocks of Reed Road SE & 2110 Strong Road SE, Salem OR 97302
- IV. SUMMARY: An application to develop a 183-unit multiple family development, pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Refinement Plan II refinement plan, as a second phase of The Grove apartments at Fairview on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The proposal includes 105 dwelling units on the portion of the site located at 2110 Strong Road SE and the remaining 78 dwelling units on the portion of the site located in the 4000 to 4100 Blocks of Reed Road SE.

REQUEST: A consolidated application for a proposed 183-unit multiple family development on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The application includes the following:

- 1. A Class 1 Design Review and Class 3 Site Plan review for the proposed multiple family development.**
- 2. A Major Amendment to the Fairview Refinement Plan II refinement plan to:**
  - a) Increase the number of dwelling units allowed within the refinement plan from 280 to 457;
  - b) Allow the lot for the East development to exceed the maximum lot depth requirements of the AU (Adaptive Use) and MI (Mixed-Intensity) areas of the refinement plan;
  - c) Allow the minimum required floor-area-ratio (lot coverage) of the West development located within the VC (Village Center) area of the refinement plan to be less than 0.75 FAR;
  - d) Allow the proposed carports within the development to exceed the maximum 1,000 square-foot building footprint required in the VC, AU, and MI areas.
  - e) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along Lindburg Road and Strong Road to be occupied by buildings placed at the minimum setback line;
  - f) Allow Buildings 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 35 to be setback greater than the maximum 20-foot setback abutting a street required in the VC, AU, and MI areas of the refinement plan;
  - g) Allow Buildings 22 and 24 to be setback less than the minimum required 10-foot setback abutting a street required in the AU and MI areas of the refinement plan;
  - h) Allow the proposed off-street parking spaces on the south side of Chapel Drive within the East development and the proposed off-street parking spaces along the southern property line of the West development to be setback less than the minimum 20-foot setback abutting a street required in the VC and MI areas of the refinement plan;

- i) Allow the off-street parking spaces located within one of the proposed parking lots within the East development abutting phase 1 of The Grove apartments to be less than the minimum 10-foot setback required abutting an interior side property line in the AU area of the refinement plan;
- j) Allow three driveway approaches onto the private streets within the East development where a maximum of two driveway approaches per parcel are allowed onto private streets within the AU and MI areas of the refinement plan;
- k) Allow the driveway approaches onto the proposed private streets within the East and West developments to exceed the maximum driveway approach widths required under the VC, AU, and MI areas of the refinement plan;

**3. A Class 1 Adjustment to increase the maximum number of parking spaces allowed within the East development from 137 spaces to 146 spaces (SRC 806.015(d)).**

**4. A Class 2 Adjustment to:**

- a) Decrease the minimum number of trees required to be planted around the perimeter of buildings (SRC 702.020(b)(4));
- b) Decrease the minimum number of trees required to be planted around the perimeter of off-street parking areas and allow some of the proposed parking lot planter bays within the development to be less than the minimum required nine feet in width (SRC 702.020(b)(7));
- c) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along proposed Village Center Loop to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
- d) Allow less than 50 percent of the lot/street frontages of the East development within the AU and MI areas of the refinement plan along streets to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
- e) Allow ground floor dwelling units located within 25 feet of a property line abutting a street to be developed without a building entrance facing the street or a direct pedestrian connection to the adjacent sidewalk (SRC 702.020(e)(5));
- f) Allow proposed buildings located adjacent to interior side property lines to be developed without a 45-degree façade setback plane for those portions of the buildings that are greater than 28 feet in height;
- g) Allow dead-end off-street parking areas within the East development to be constructed without a turnaround (SRC 806.040(a)); and
- h) Allow the proposed trash/recycling areas to be developed without on-site turnaround areas for waste collection service vehicles (SRC 800.055(f)(2)).

**5. A Class 2 Driveway Approach Permit for the proposed driveway approaches within the West development onto Strong Road SE and Lindburg Road SE.**

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

- a. 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. DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. This is your opportunity to appear and testify before the Hearing Body, who will make the decision on your request. You may present digitally during the Public Hearing, if you need assistance please contact the case manager.
- c. Hearing Authority: **Salem Planning Commission**  
Day and time of hearing: **Tuesday, June 15, 2021 at 5:30 p.m.**

This hearing will be shared LIVE on YouTube for public viewing. The forthcoming agenda will contain the YouTube link. As the applicant/owner/representative, you will need the Zoom link below in order to participate in the public hearing:

**Please visit this Zoom link with any computer, tablet, or smart phone:**  
**<https://us02web.zoom.us/j/81186066436>**

**Meeting ID: 811 8606 6436**

If you do not have access to a computer, tablet or smart phone, you may dial into the meeting at +1 253 215 8782. IF YOU PLAN TO CALL IN TO THE MEETING, please let staff know so they can coordinate access via phone number.

- d. Staff will be completing the posting requirement for the applicant during the closure of City Hall.

If you have any questions, please contact Bryce Bishop, Planner III, at this office:

City of Salem Planning Division  
Civic Center, 555 Liberty Street SE/Room 305  
503-540-2399, E-mail: [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net)