



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-33
<b>PROPERTY LOCATION:</b>	4507 Liberty Rd S, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	November 30, 2021
<b>PROPOSAL SUMMARY:</b>	A proposal to construct a new building and site improvements at an existing shopping center.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, December 14, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Brandon Pike, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:bpik@cityofsalem.net">bpik@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: <a href="mailto:epwhitehouse@comcast.net">epwhitehouse@comcast.net</a> .  Faye Wright Neighborhood Association, Sue Hecox, Land Use Chair; Email: <a href="mailto:sjhecox@msn.com">sjhecox@msn.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	CH Sunnyslope LLC (Graham Chernoff, Scott Chernoff)
<b>APPLICANT(S):</b>	Jim Toporek, Studio 3 Architecture, on behalf of Schott Chernoff
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application containing a Class 3 Site Plan Review for a new 3,400-square-foot building and site improvements, and Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>1) Increase the allowed distance between a pedestrian pathway and an adjacent transit stop from 20 feet to 83 feet;</li> <li>2) Eliminate the required pedestrian pathways between existing buildings and the rest of the shopping center; and</li> <li>3) Eliminate a required pedestrian pathway through an existing off-street parking area.</li> </ol> <p>The subject property is approximately 8.18 acres in size, zoned CR (Retail Commercial), and located at 4507 Liberty Road S (Marion County Assessor map and tax lot numbers: 083W09AC / 3800, 3900, 4000, 4100, 4200, 4300, and 4400).</p>
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. Just enter the permit number listed here: 21 112200</p>

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE  
For more information about Planning in Salem:  
<http://www.cityofsalem.net/planning>***

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development*

*Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

# REQUEST FOR COMMENTS

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

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-33

**PROJECT ADDRESS:** 4507 Liberty Rd S, Salem OR 97302

**AMANDA Application No.:** 21-112200-RP, 21-119228-ZO

**COMMENT PERIOD ENDS:** December 14, 2021

**SUMMARY:** A proposal to construct a new building and site improvements at an existing shopping center.

**REQUEST:** A consolidated application containing a Class 3 Site Plan Review for a new 3,400-square-foot building and site improvements, and Class 2 Adjustment requests to:

- 1) Increase the allowed distance between a pedestrian pathway and an adjacent transit stop from 20 feet to 83 feet;
- 2) Eliminate the required pedestrian pathways between existing buildings and the rest of the shopping center; and
- 3) Eliminate a required pedestrian pathway through an existing off-street parking area.

The subject property is approximately 8.18 acres in size, zoned CR (Retail Commercial), and located at 4507 Liberty Road S (Marion County Assessor map and tax lot numbers: 083W09AC / 3800, 3900, 4000, 4100, 4200, 4300, and 4400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of 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. Tuesday, December 14, 2021**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. 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 your comments to the Case Manager listed below.*

**CASE MANAGER:** Brandon Pike, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: [bpik@cityofsalem.net](mailto:bpik@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

## PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

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

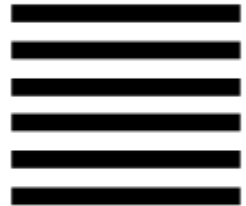


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UNITED STATES



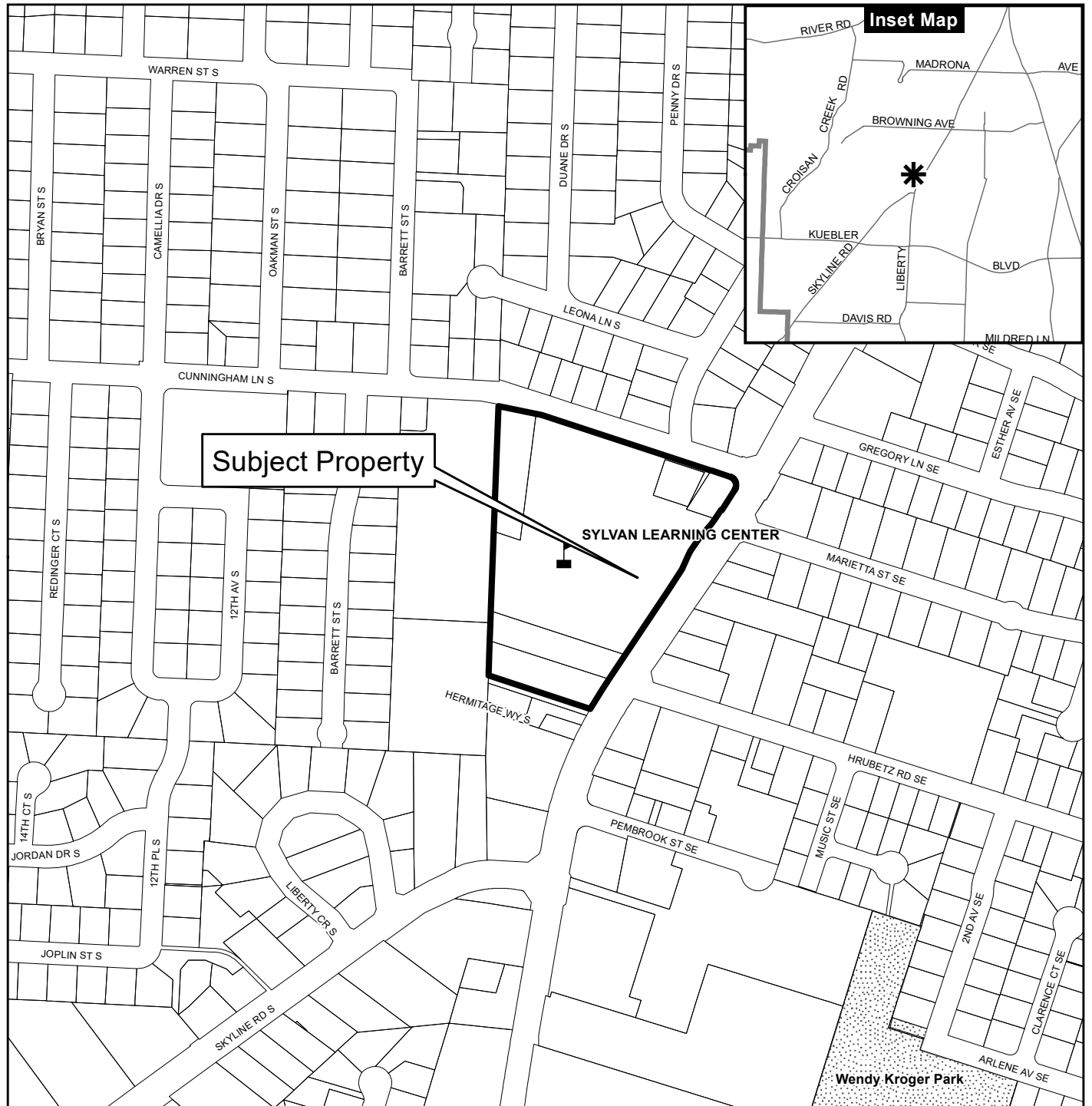
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 4507 Liberty Road S



### Legend

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

- Parks

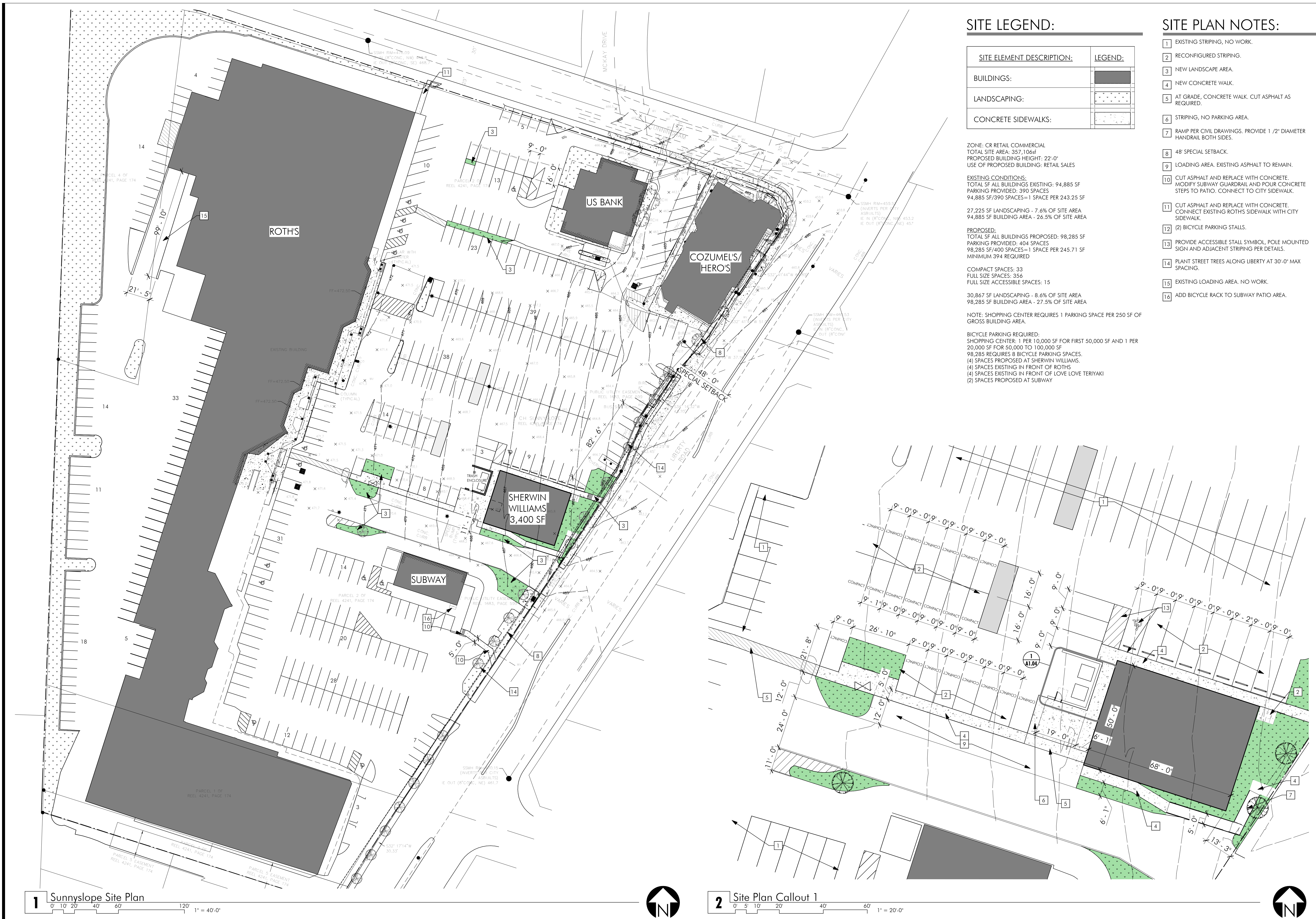
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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0 100 200 400 Feet







SITE LEGEND:

SITE ELEMENT DESCRIPTION:	LEGEND:
BUILDINGS:	
LANDSCAPING:	
CONCRETE SIDEWALKS:	

ZONE: CR RETAIL COMMERCIAL  
TOTAL SITE AREA: 357,106sf  
PROPOSED BUILDING HEIGHT: 22'-0"  
USE OF PROPOSED BUILDING: RETAIL SALES

EXISTING CONDITIONS:  
TOTAL SF ALL BUILDINGS EXISTING: 94,885 SF  
PARKING PROVIDED: 390 SPACES  
94,885 SF/390 SPACES=1 SPACE PER 243.25 SF

27,225 SF LANDSCAPING - 7.6% OF SITE AREA  
94,885 SF BUILDING AREA - 26.5% OF SITE AREA

PROPOSED:  
TOTAL SF ALL BUILDINGS PROPOSED: 98,285 SF  
PARKING PROVIDED: 404 SPACES  
98,285 SF/400 SPACES=1 SPACE PER 245.71 SF  
MINIMUM 394 REQUIRED

COMPACT SPACES: 33  
FULL SIZE SPACES: 356  
FULL SIZE ACCESSIBLE SPACES: 15

30,867 SF LANDSCAPING - 8.6% OF SITE AREA  
98,285 SF BUILDING AREA - 27.5% OF SITE AREA

NOTE: SHOPPING CENTER REQUIRES 1 PARKING SPACE PER 250 SF OF GROSS BUILDING AREA.

BICYCLE PARKING REQUIRED:  
SHOPPING CENTER: 1 PER 10,000 SF FOR FIRST 50,000 SF AND 1 PER 20,000 SF FOR 50,000 TO 100,000 SF  
98,285 REQUIRES 8 BICYCLE PARKING SPACES.  
(4) SPACES PROPOSED AT SHERWIN WILLIAMS.  
(4) SPACES EXISTING IN FRONT OF ROTH'S  
(4) SPACES EXISTING IN FRONT OF LOVE LOVE TERIYAKI  
(2) SPACES PROPOSED AT SUBWAY

SITE PLAN NOTES:

- EXISTING STRIPING, NO WORK.
- RECONFIGURED STRIPING.
- NEW LANDSCAPE AREA.
- NEW CONCRETE WALK.
- AT GRADE, CONCRETE WALK. CUT ASPHALT AS REQUIRED.
- STRIPING, NO PARKING AREA.
- RAMP PER CIVIL DRAWINGS. PROVIDE 1/2" DIAMETER HANDRAIL BOTH SIDES.
- 48" SPECIAL SETBACK.
- LOADING AREA. EXISTING ASPHALT TO REMAIN.
- CUT ASPHALT AND REPLACE WITH CONCRETE. MODIFY SUBWAY GUARDRAIL AND POUR CONCRETE STEPS TO PATIO. CONNECT TO CITY SIDEWALK.
- CUT ASPHALT AND REPLACE WITH CONCRETE. CONNECT EXISTING ROTH'S SIDEWALK WITH CITY SIDEWALK.
- (2) BICYCLE PARKING STALLS.
- PROVIDE ACCESSIBLE STALL SYMBOL, POLE MOUNTED SIGN AND ADJACENT STRIPING PER DETAILS.
- PLANT STREET TREES ALONG LIBERTY AT 30'-0" MAX SPACING.
- EXISTING LOADING AREA. NO WORK.
- ADD BICYCLE RACK TO SUBWAY PATIO AREA.

275 COURT ST. NE  
SALEM, OR 97301-3442  
P: 503.390.6500  
www.studio3architecture.com



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2021-004  
DATE: 9/26/2021

REVISIONS

NEW BUILDING FOR:  
**SHERWIN WILLIAMS**  
SUNNYSLOPE PLAZA - LIBERTY ROAD S - SALEM, OR

SHEET:

**A1.01**