

555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6173 • Fax 503-588-6005 • www.cityofsalem.net

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

December 21, 2021

Monique King The Planning and Zoning Resource Company 1300 South Meridian Avenue Suite 400 Oklahoma City, OK 73108 Monique.King@pzr.com 800-344-2944 x 4447

Ref. No. 153222-63

Parcel 083W09CA02600

Re: Land Use Verification Letter, Prestige Senior Living Southern Hills 4795 Skyline Road S, Salem, Oregon AMANDA No. 21-122864-ZO

The current zoning classification for the subject property is:

Adjacent property zoning designations:

North: RM-II (Multiple Family Residential)

South: Skyline Road S and Joseph Street S

East: Skyline Road S

West: RM-II (Multiple Family Residential)

Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (See comment)

X No, not part of a PUD

Comment:

Is the subject property part of an Overlay District?

Yes, within an Overlay District

X No, not within an Overlay District

Comment:

RM-II (Multiple Family Residential)

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The subject property is currently regulated by:

	Section	Salem Revised Code Chapter 514	Zoning Ordinance
NA		Planned Unit Development Ordinance	- No.
NA		Site Plan Approval Case No.	

Comment:

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

Х	Permitted Use by Right Permitted Use by Special/Specific Use Permit Copy Attached	
	Copy Not Available (see comment)	
	Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)	
	Non-Permitted Use	
Comment:	Assisted living, classified as a residential care facility.	

The subject structure(s) was developed:

to the subject property

	In accordance with Current Zoning Code Requirements and is	
	- Legal Conforming	
	Non-Conforming (see comments)	
X	In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements	
	Prior to the adoption of the Zoning Code and is	
	 Grandfathered/Legal Non-conforming to current zoning requirements. 	
	 In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming. 	
Comment:	Developed in accordance to the zoning code requirements at the time it was developed. A partition (PAR94-35) was granted to divide an approximately 5.2-acre unit of land into two parcels.	
Information reg	arding variances, special permits/exceptions, ordinances or conditions:	
Т	here do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply	

X The following apply to the subject property (see comments):

Variance - Documentation attached or is otherwise, no longer available (see comment)

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	Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
	Ordinance Documentation attached or is otherwise, no longer available (see comment)
	Conditions Documentation attached or is otherwise, no longer available (see comment)
Comment:	A partition (PAR94-35) was granted to divide an approximately 5.2-acre unit of land into two parcels. To request copies of land use case files, site plans, building permit, certificates of occupancy, or development standards in effect at the time of development, please submit a public records request through the City's Legal Department at: <u>https://www.cityofsalem.net/public-records</u>
Rebuild: In	the event of casualty, in whole or in part, the structure located on the subject property:
X	May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if — applicable.
	May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or
	requirements. Please see section of the current zoning code/ordinance for details.
Comment:	The replacement building, structures, and associated site improvements such as vehicle use areas would be subject to all current development standards and possible multiple family design review.
To the best o	f your knowledge, do your records show any unresolved zoning code violations?

Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

 \mathbf{X} No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

<u>Conclusion</u>: This information is based on our review of zoning regulations and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property.

You may access the Salem Revised Code on the internet at https://www.cityofsalem.net/Pages/salem-revised-code.aspx

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Please contact me, Pamela Cole, at 503-540-2309 or <u>pcole@cityofsalem.net</u> if you have additional questions or concerns.

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I certify the City of Salem has vested in me the authority to verify consistency with local land use regulations and I further certify the foregoing information is true and correct to the best of my knowledge.

Sincerely,

and Ca

Pamela Cole Planner II Community Development Department / Planning Division

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