

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

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PROJECT ADDRESS: 4507 Liberty Rd S, Salem OR 97302

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

DEC 14 2021

COMMENT PERIOD ENDS: December 14, 2021

COMMUNITY DEVELOPMENT

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: bp Pike@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: This is a family neighborhood. While it is commercial zoning, it really is in the heart of a neighborhood community. This store doesn't benefit or meet the needs of the local community. Given a vote I would decline having it moved here.

Name/Agency: Jessica Sprad
Address: 993 Cunningham Lane S Salem, OR 97302
Phone: 503-569-4431
Email: cubit98@msn.com
Date: 12/9/21

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

COMMUNITY DEVELOPMENT