

Brandie Dalton

From: Brandie Dalton
Sent: Wednesday, April 6, 2022 11:12 AM
To: 'Kyle Kearns'
Subject: 5775 Commercial Street SE (22-101433-RP)
Attachments: Application-Adjustment.pdf

Kyle,

Per your incomplete letter dated February 4, 2022, all items have been submitted per ORS 227.178:

- *Deeds**-The current deeds have been uploaded
- *Drainage Report**-The Preliminary Drainage Report has been revised and uploaded
- *Property Lines**-The site plan has been revised to show the current property lines
- *Utility Plan**-The utility plan has been revised
- *Wiltsey Road**-30-feet from centerline of Wiltsey Road SE has been shown and will be provided for future infrastructure
- *Land-Use**-At this time, we know that there is the potential for a restaurant, coffee shop and office spaces within the commercial use area
- *Setbacks**-Setbacks have been shown on the site plan
- *Building Height**-An adjustment to Building Height has been provided. Please setup an Adjustment folder for the attached application.
- *Landscaping**-Landscape Plans have been revised
- *Control Structure**-Per the revised stormwater memo, it has been determined that the site is pre-existing hard surface, therefore, no control structure is needed.
- *Street Trees**-Street trees are shown on the landscape plans
- *Solid Waste Area**-The solid waste area has been relocated to meet standards and will be further reviewed at the time of building permits
- *Pedestrian Access**-Lighting has been shown on the site plans and can be provided as a Condition of Approval. Pedestrian paths throughout the site will be identified via a striped path or marked path. This can be met through a Condition of Approval
- *Off-Street Parking**-Off Street parking requirements have been met through on-site parking and a parking lease agreement.

107	TOTAL PARKING STALLS
56	STANDARD STALLS
47	COMPACT STALLS
4	HANDICAP STALLS

- *Open Space**-All open space areas have been identified on the open space site plan

SITE AREAS	
BOUNDARY	104,080 S.F.
OPEN SPACE	34,899 S.F.
SIDEWALK	
BUILDINGS	21,272 S.F.
* COMMERCIAL	11,998 S.F.
PARKING	40,669 S.F.
COMMON AREAS	
LIBRARY	747 S.F.
EXERCISE RM.	1,284 S.F.
ROOF TERRACE	747 S.F.

***SUB-ADJ19-07 Conditions of Approval**-The applicant is currently working on completing the Conditions of Approval for the approved SUB.

From: Kyle Kearns <KKearns@cityofsalem.net>
Sent: Friday, February 4, 2022 4:31 PM
To: Brandie Dalton <BDalton@mtengineering.net>; bo@rushinggroup.com
Cc: pm@rushinggroup.com; Laurel Christian <LChristian@cityofsalem.net>
Subject: Incomplete Application, 5775 Commercial Street SE (22-101433-RP)

Good afternoon,

In doing a first review of the submitted application for the **Class 2 Site Plan review** for address **5775 Commercial Street SE**, we have determined that there are items missing making the application incomplete. Please see the attached letter for details on how to proceed.

If you have any questions don't hesitate to reach out.

Best,

Kyle Kearns, AICP
Planner II

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