

Brandie Dalton

From: Brandie Dalton
Sent: Tuesday, December 28, 2021 2:14 PM
To: Glenn Baly
Subject: Development Proposal
Attachments: CU20-08 Decision.pdf; 6837p-3-SITE.pdf

Just wanted to notify you that we are proposing a development in the South Gateway neighborhood. The property is located 5775 Commercial Street. The applicant is proposing a mix-use development behind the existing Taco Bell. The development will consist of commercial and residential use (apartments on top floor/commercial on ground floor).

The applicant has Conditional Use approval for the site and is in the process of applying for Site Plan Review for Building Permits.

Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE HEARINGS OFFICER

CONDITIONAL USE PERMIT CASE NO.: CU20-08

APPLICATION NO.: 20-113625-ZO

NOTICE OF DECISION DATE: December 7, 2020

SUMMARY: A proposal for the development of a new mixed-use building at an existing commercial development.

REQUEST: A conditional use permit application to allow the development of a new mixed-use building, including approximately 15,000 square feet of commercial space and 71 apartment units, at an existing commercial development site. The subject property is zoned CR (Retail Commercial), within the South Gateway Overlay Zone, and located at 5775 Commercial Street SE (Marion County Assessor map and tax lot number(s): 083W14CD / 300, 400, 700, and 1000).

APPLICANT: Brandie Dalton on behalf of Rushing Commercial Crossing LLC and Rushing Wiltsey Crossing LLC (Bonita Rushing)

LOCATION: 5775 Commercial St SE, Salem OR 97306

CRITERIA: Salem Revised Code (SRC) Chapters 240.005(d) – Conditional Use

FINDINGS: The findings are in the attached Decision dated December 4, 2020

DECISION: The **Hearings Officer APPROVED** Conditional Use CU20-08 subject to the following conditions of approval:

Condition 1: The multiple family use shall contain no more than 71 dwelling units.

Condition 2: Open space of 3,408 square feet, or 48 square feet times the number of dwelling units proposed, shall be provided in the following form(s):

- a. Private balconies;
- b. Common open space within the building;
- c. Roof top garden; or
- d. Any combination of the above listed forms that equals 3,408 square feet, or 48 square feet times the number of dwelling units proposed.

Condition 3: Windows shall be provided in all habitable rooms of the dwellings, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths.

Condition 4: An offset of at least 4 feet in depth shall be provided along all exterior walls greater than 75 feet in length or width at 40-foot intervals, but shall not be required on the first floor.

Condition 5: Weather protection in the form of awnings or canopies shall be provided along the ground floor building façade for a minimum of 75 percent of the length of the building façade for any wall which includes entrances for non-residential uses. Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet.

The rights granted by the attached decision must be exercised, or an extension granted, by December 23, 2022, or this approval shall be null and void.

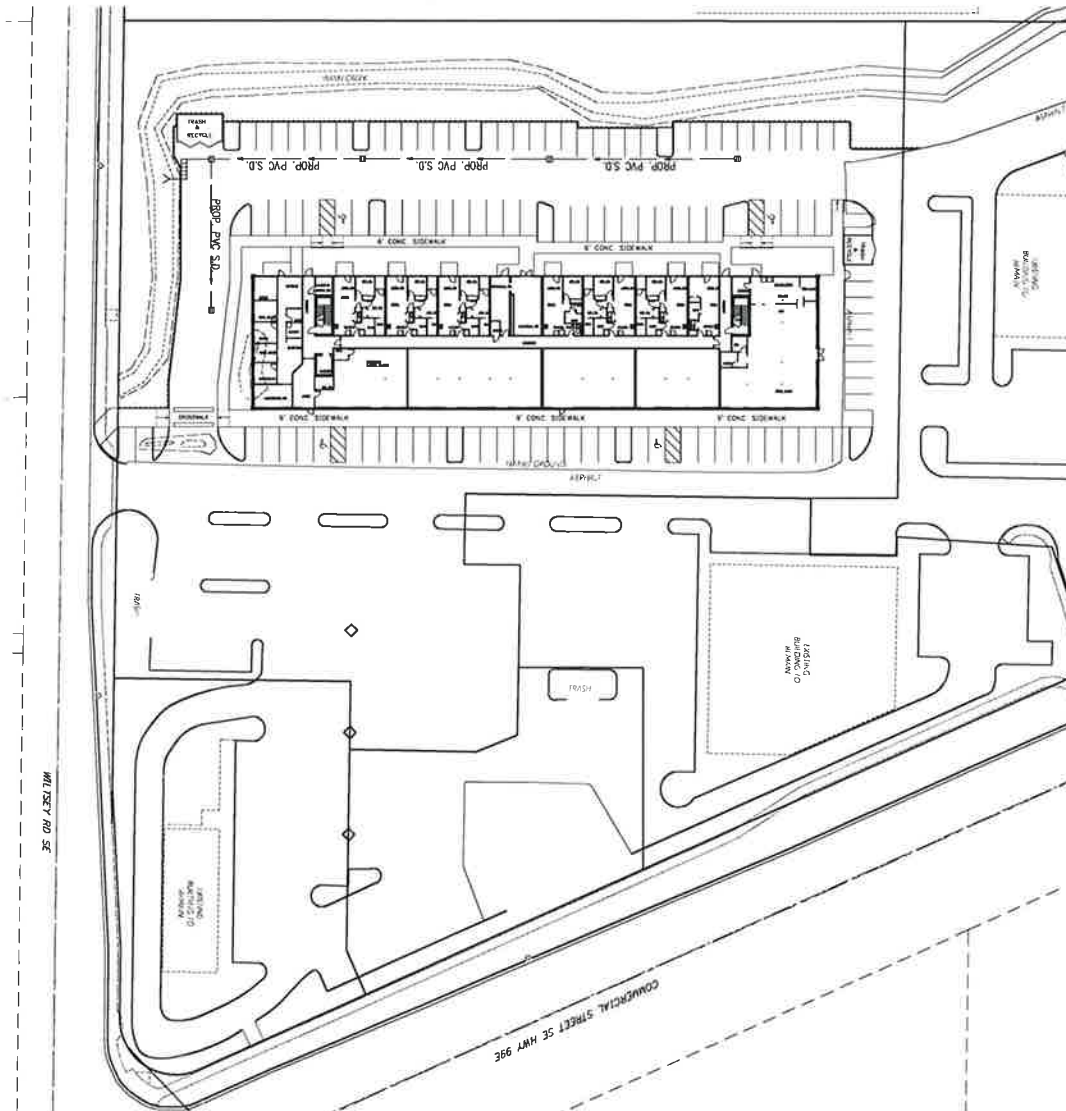
Application Deemed Complete:	<u>October 27, 2020</u>
Public Hearing Date:	<u>November 18, 2020</u>
Notice of Decision Mailing Date:	<u>December 7, 2020</u>
Decision Effective Date:	<u>December 23, 2020</u>
State Mandate Date:	<u>February 24, 2021</u>

Case Manager: Brandon Pike, bpike@cityofsalem.net, 503-540-2326

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m Tuesday, December 22, 2020. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 240. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>



SDR3



Design: M.D.G.
 Drawn: A.R.T.
 Proj Mgr: B.H.G.
 Date: Dec-21
 Scale: AS SHOWN
 As-Built:

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION

NOT FOR CONSTRUCTION WITHOUT THE
SPECIALTY OF THE CONTRACT APPROVED

"ANTHONY'S CORNER"

SITE PLAN

