

## REQUEST FOR COMMENTS

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

**REGARDING:** Conditional Use / Class 3 Site Plan Review /  
Class 2 Driveway Approach Permit / Class 1 Design Review  
Case No. CU-SPR-DAP-DR22-07

**AMANDA NO.:** 22-117397-PLN

**PROJECT ADDRESS:** 2410 Fairgrounds Rd NE, Salem OR 97301

**HEARD BY:** Hearings Officer

**SUMMARY:** Phased development of a motor vehicle sales use and motor vehicle services use, with vehicle display and vehicle storage areas.

**REQUEST:** A Conditional Use Permit, Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review request for development of a new motor vehicle sales and motor vehicle services use in two phases of development, with Phase 1 including a 900 square foot sales building and vehicle display area, and Phase 2 including a 7,500 square foot automotive services/warehouse building and vehicle storage area.

The subject property is approximately 1.24 acres in size, zoned CG (General Commercial), IC (Industrial Commercial), and located within the Pine Street Mixed-Use Overlay Zone at the time of application submittal, and located at 2410 Fairgrounds Road NE - 97301 (Marion County Assessor Map and Tax Lot number: 073W14DB / 01500).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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 20, 2022**, will be considered in the staff report. Comments received after this date will be provided to the review body. *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:** Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net).

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

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- \_\_\_\_ 1. We have reviewed the proposal and have no comments.
- \_\_\_\_ 2. We have reviewed the proposal and have the following comments:

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

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

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

Phone No.: \_\_\_\_\_

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

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

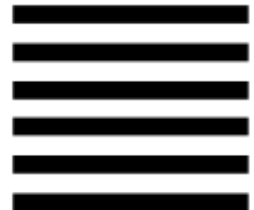
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

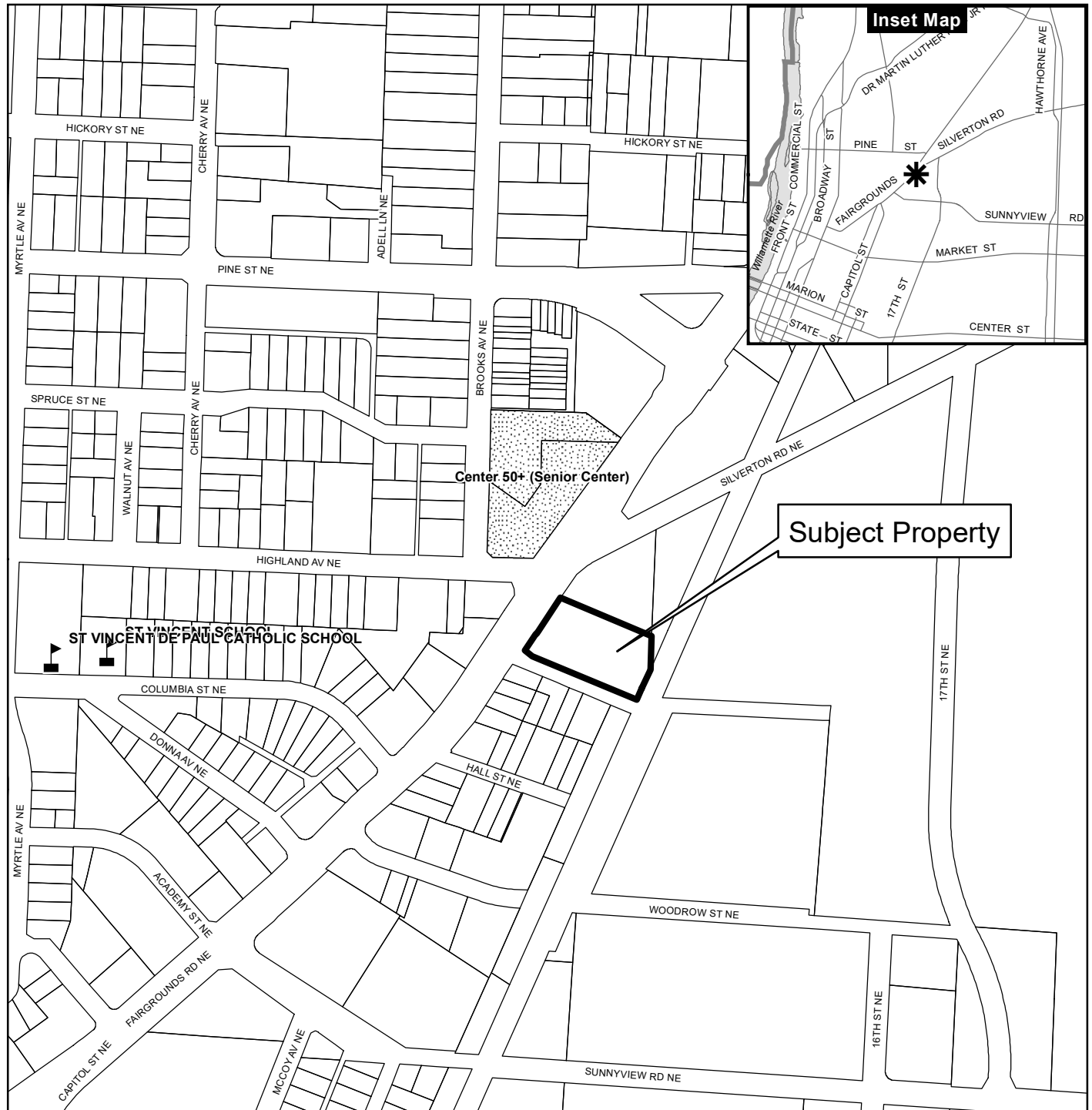
PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map 2410 Fairgrounds Road NE



## Legend

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

0 100 200 400 Feet



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

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**VICINITY MAP**

HIGHLAND

25th Fairgrounds Station

OREGON STATE FAIRGROUNDS

FAIRGROUNDS RD NE

SUNNYVIEW RD

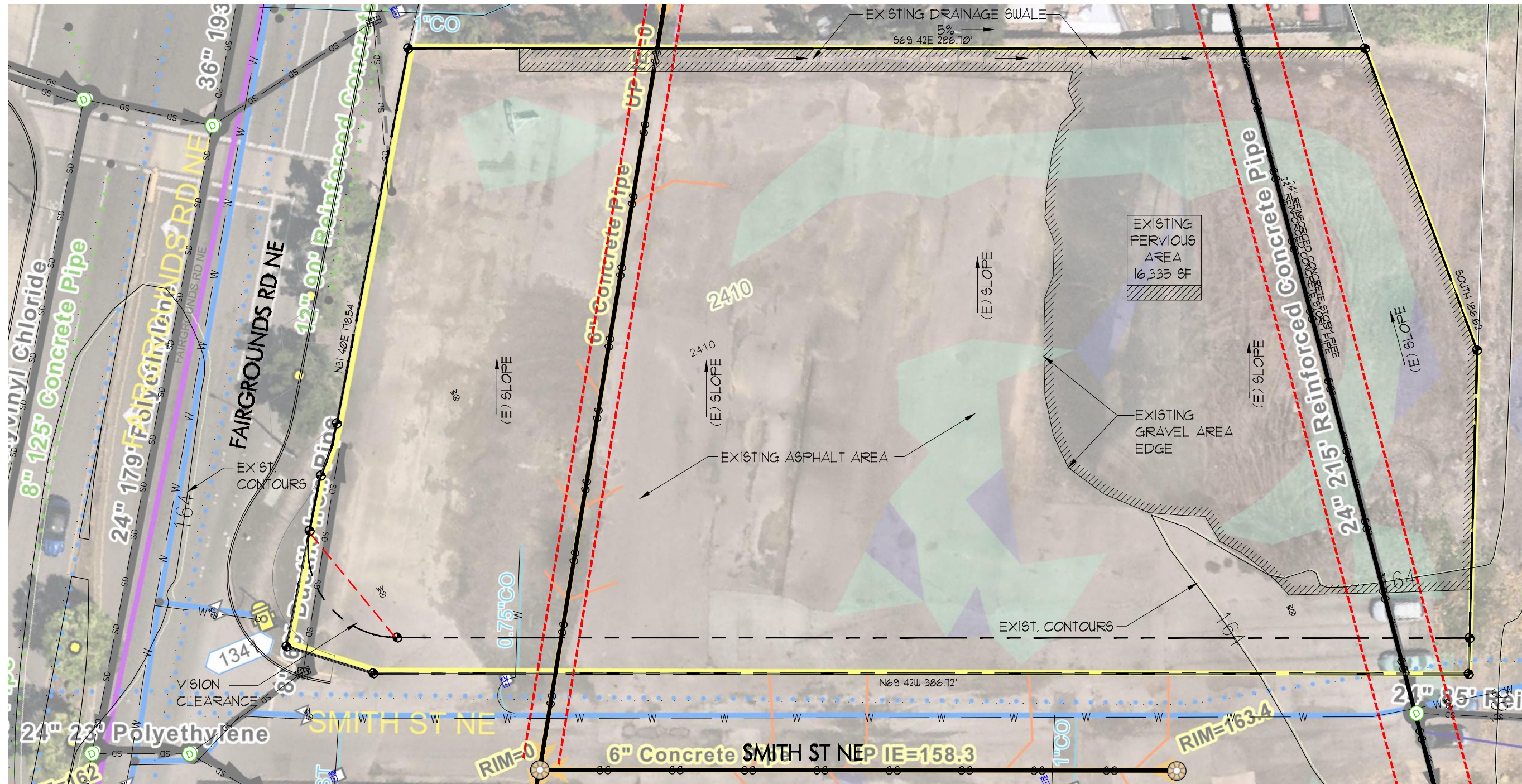
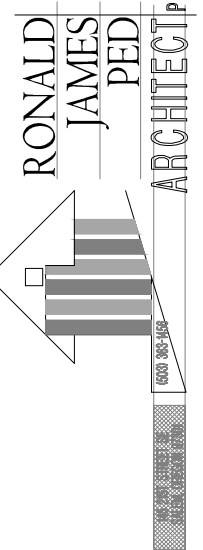
25

## PROJECT LOCATION

COMPLETE SITE SUMMARY		
PROPERTY SIZE	=50,429 SF	(1.15AC)
REQUIRED LANDSCAPE	=7,564 SF	(15%)
NEW LANDSCAPE AREA	=7,596 SF	(15%)
BUILDING FOOTPRINT	=8,400 SF	(16.7%)
HARDSCAPE AREA	=34,433 SF	(68.2%)

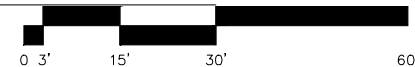
# DRAWING INDEX

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SPR 2	PROPOSED SITE PLAN	A3.1	BUILDING ELEVATIONS
SPR 3	GRADING PLAN	A3.2	BUILDING ELEVATIONS
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SPR 5	DETAILS	A3.4	NOT USED
SPR 6	PHASE 1 & PHASE 2 LANDSCAPING	A3.5	NOT USED
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SPR 8	SITE ENHANCEMENTS PLAN		
SPR 9	ENLARGED OFFICE PLAN		
SPR 10	STORM WATER MANAGEMENT PLAN		



## EXISTING SITE PLAN

1) SCALE : 1" = 30'-0"



## Site Plan Review Class 3

Creative Credit & Auto Sales  
2410 Fairground Rd NE

DATE: 8.23.22  
DRAWN: KDG  
JOB NO.: 2261

# SPR 1



COMPLETE SITE SUMMARY		
PROPERTY SIZE	=50,429 SF	(1.15AC)
REQUIRED LANDSCAPE	=7,564 SF	(15%)
NEW LANDSCAPE AREA	=7,596 SF	(15%)
BUILDING FOOTPRINT	=8,400 SF	(16.7%)
HARDSCAPE AREA	=34,433 SF	(68.2%)

PARKING SPACES	1 PER 900 sf (MOTOR VEHICLE SALES)
PHASE 1	1 SPACE REQ'D (900 sf / 900 = 1) 3 (1x2.5) SPACES PROVIDED
PHASE 2	WAREHOUSE 2 SPACE REQ'D (7,500 sf / 5000 = 2) 5 (2x2.5) SPACES PROVIDED

BICYCLE SPACES	1 PER 9,000 sf (MOTOR VEHICLE SALES)
PHASE 1	1 SPACE REQ'D (900 sf / 9,000 = .1) 1 SPACES PROVIDED
PHASE 2	1ST FLR WAREHOUSE 4 SPACES PROVIDED

FENCE KEY

6' ORNAMENTAL METAL FENCE  
W/ 3 FOOT HIGH HEDGE SEE  
DETAIL 1/SPR 5B

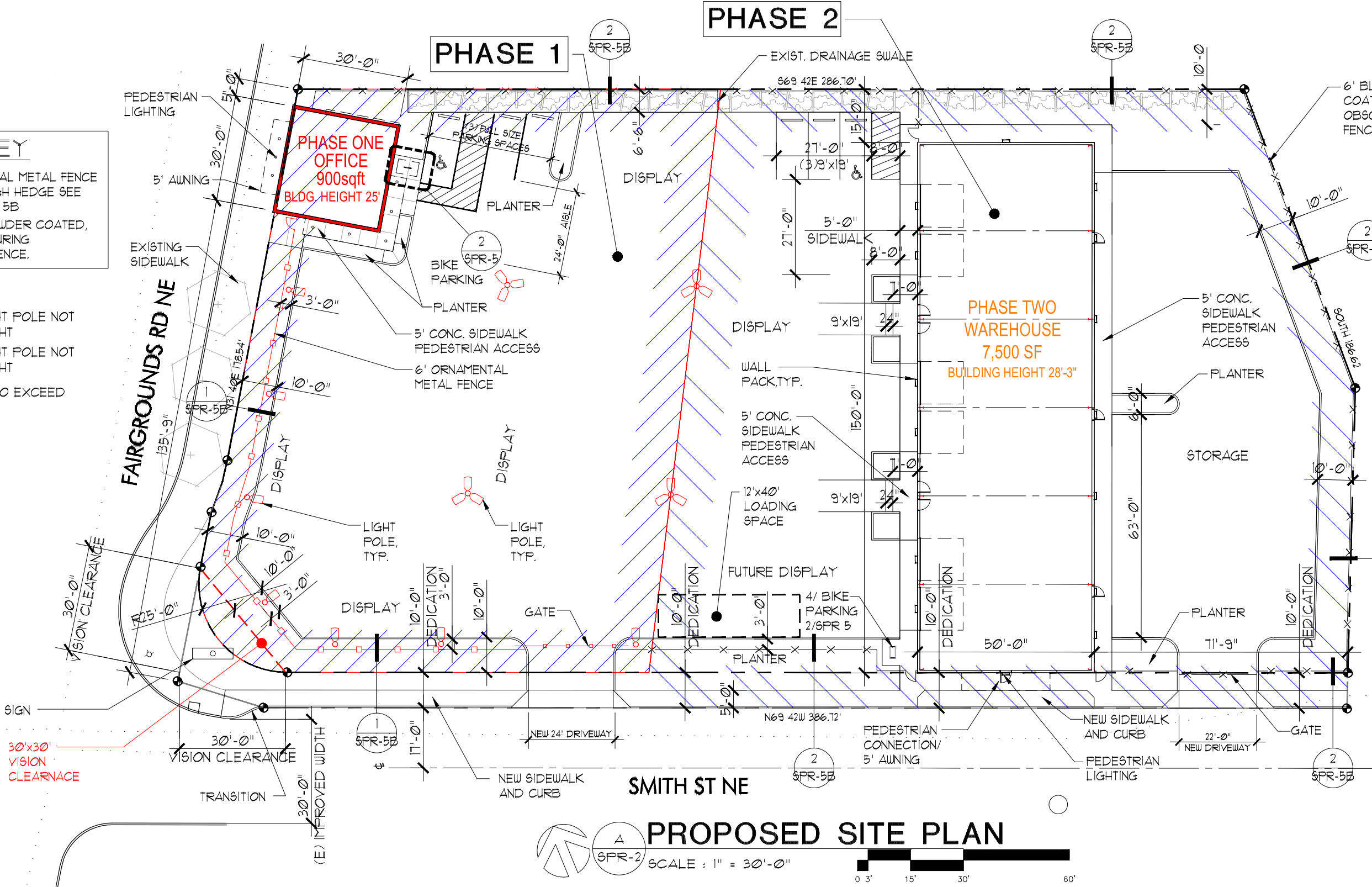
6' BLACK POWDER COATED,  
SIGHT- OBSCURING  
CHAIN-LINK FENCE.

SITE LIGHTING KEY

SINGLE HEAD LED LIGHT POLE NOT  
TO EXCEED 25' IN HEIGHT

SINGLE HEAD LED LIGHT POLE NOT  
TO EXCEED 25' IN HEIGHT

LED WALL PACK, NOT TO EXCEED  
16' IN HEIGHT



SPR-2

PROPOSED SITE PLAN

SCALE : 1" = 30'-0"

0'

3'

15'

30'

60'

RONALD JAMES PED

ARCHITECT P

Site Plan Review Class 3

Creative Credit & Auto Sales

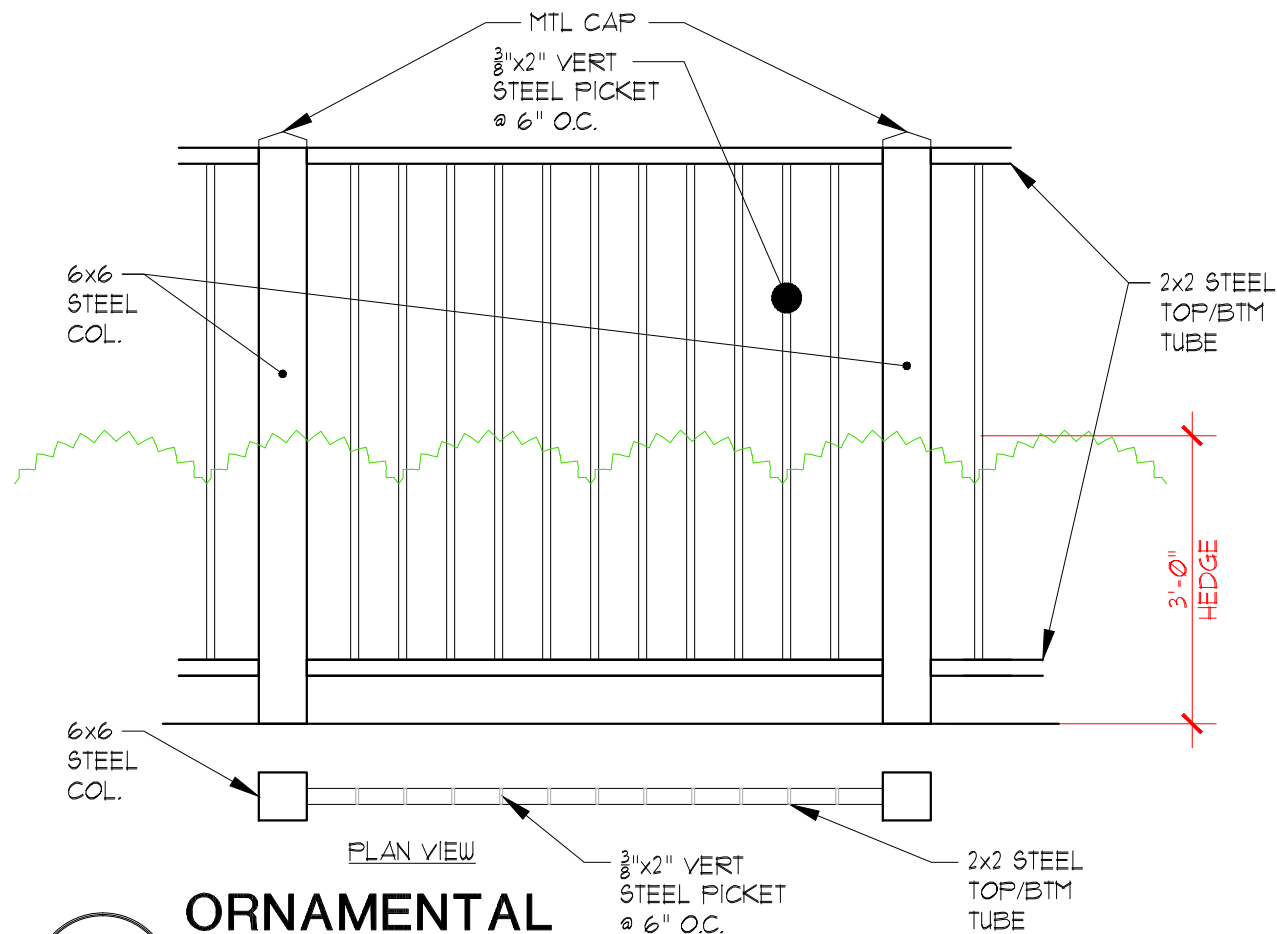
2410 Fairground Rd NE

DATE: 8.23.22

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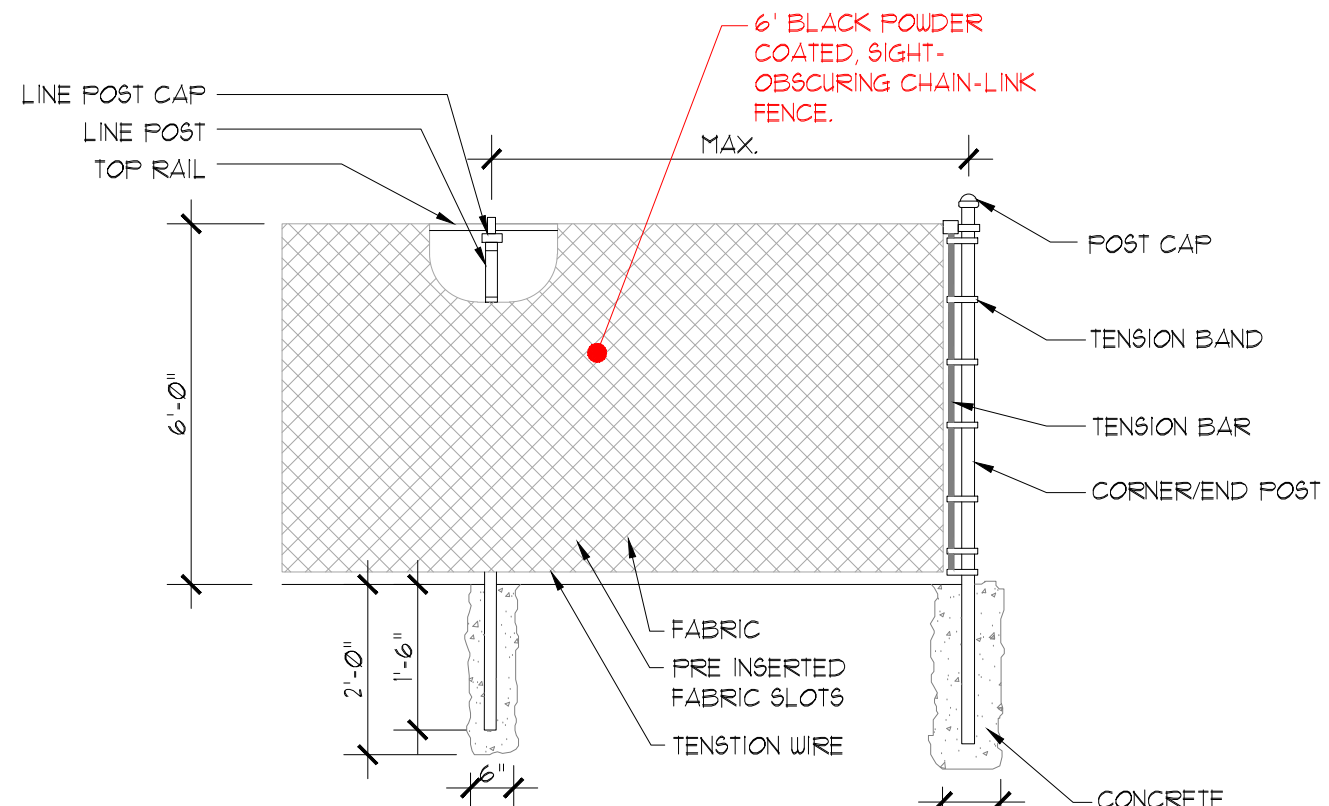
JOB NO.: 2261

SPR 2

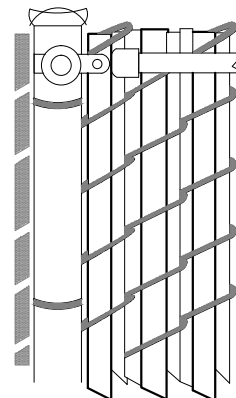


## ORNAMENTAL METAL FENCE DETAIL

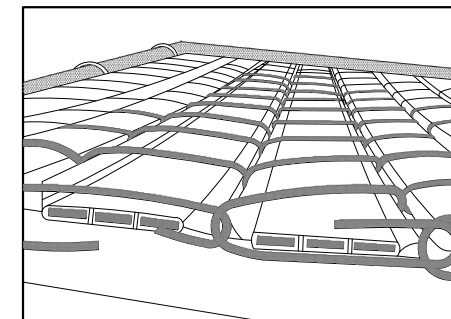
SCALE: 1/2" = 1'-0"



## ELEVATION



TYPICAL CORNER  
POST DETAIL



TYPICAL SLAT  
KNUCKLED SELVES  
DETAIL

### NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 3437-001.

## CHAIN LINK FENCE

3 1/2" x 5" MESH W/ SUPREME PRIVACY SLATS (PRE-INSERTED IN FENCE)

SCALE: 1/2" = 1'-0"

# Phase 1 Site Summary

PROPERTY SIZE	= 20,531 S.F. (.41 AC)
REQ'D LANDSCAPE AREA	= 3,079 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 3,107 S.F. (15.1%)
BUILDING FOOTPRINT AREA	= 900 S.F. (4.4%)
HARDSCAPE AREA	= 16,524 S.F. (80.5%)
	(100%)
TOTAL IMPERVIOUS AREA	= 17,424 S.F. (84.9%)

## PHASE 1 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 3,107#/20 PU PU REQ.: 155  
TREES: 62 PU \*  
\* 40% OF TOTAL PU TO BE TREES

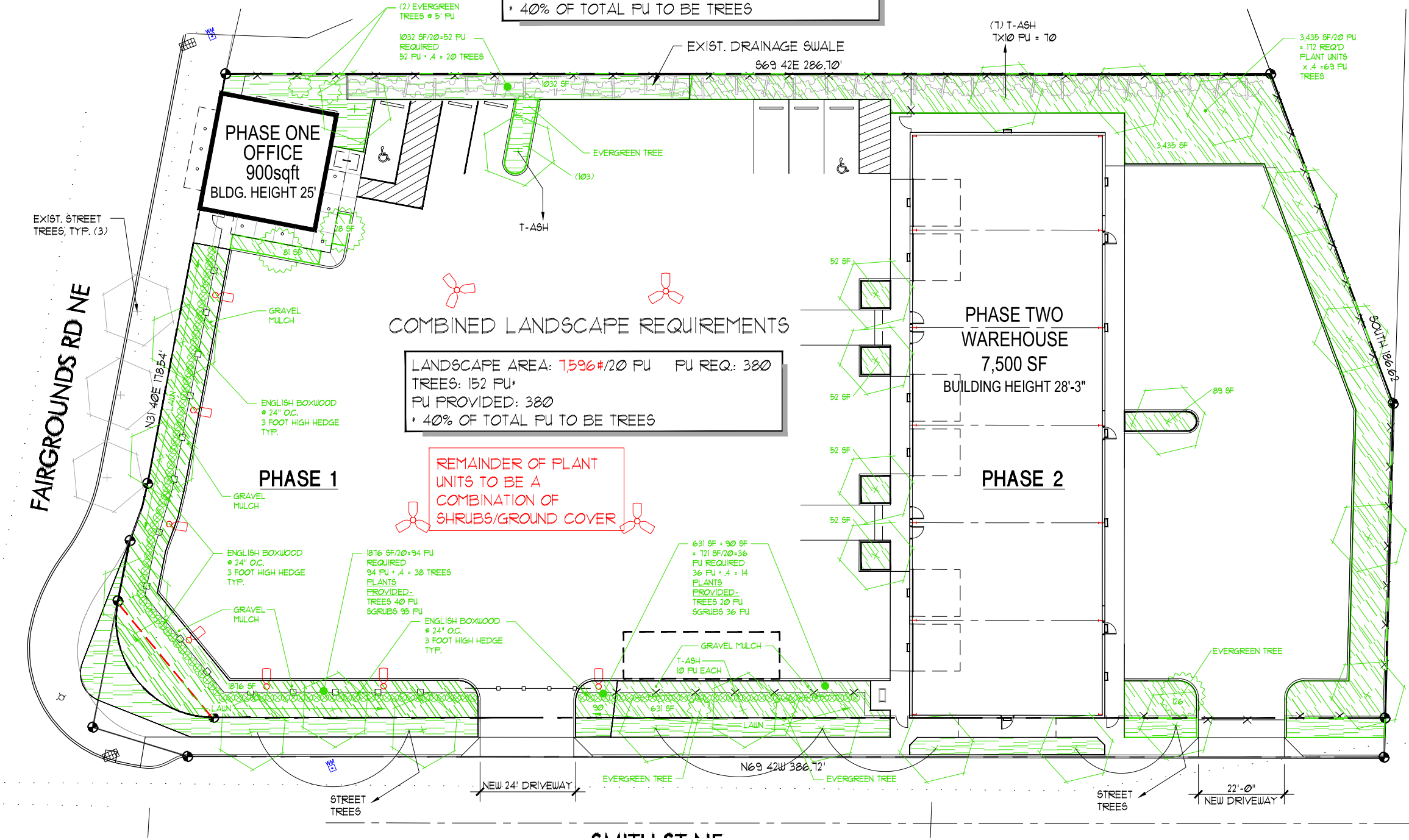
40% OF TOTAL REQ'D  
PU TO BE TREES, SEE  
COMBINED LANDSCAPE  
REQUIREMENTS BELOW

# Phase 2 Site Summary

PROPERTY SIZE	= 29,898 S.F. (.68 AC)
REQ'D LANDSCAPE AREA	= 4,485 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0 S.F. (0%)
NEW LANDSCAPE AREA	= 4,489 S.F. (15.1%)
BUILDING FOOTPRINT AREA	= 7,500 S.F. (25.0%)
HARDSCAPE AREA	= 17,909 S.F. (59.9%)
	(100%)
TOTAL IMPERVIOUS AREA	= 25,409 S.F. (85%)

## PHASE 2 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 4,489#/20 PU PU REQ.: 224  
TREES: 90 PU \*  
\* 40% OF TOTAL PU TO BE TREES



## COMBINED LANDSCAPE REQUIREMENTS

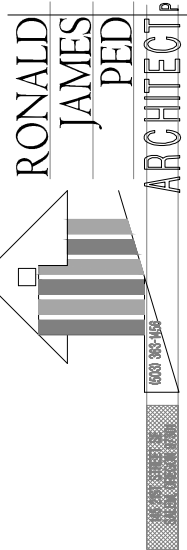
LANDSCAPE AREA: 7,596#/20 PU PU REQ.: 380  
TREES: 152 PU\*  
PU PROVIDED: 380  
\* 40% OF TOTAL PU TO BE TREES

REMAINDER OF PLANT  
UNITS TO BE A  
COMBINATION OF  
SHRUBS/GROUND COVER



## LANDSCAPING PLAN

SCALE : 1" = 30'-0"





Site Plan Review Class 3  
Creative Credit & Auto Sales  
2410 Fairground Rd NE


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SPR 6



- (4) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections;  
**Response: 50 percent of the building façade has pedestrian covered connection**
- (5) Cast iron or wrought iron fencing adjacent to Portland/Fairgrounds Road;  
**Response: an ornamental fence is installed along Fairgrounds**
- (6) Pedestrian connections that are:
  - (A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;  
**Response: the concrete has integral color.**
  - (B) Elevated above the parking area and driveway; or  
**Response: the pedestrian connection is elevated above the a**
  - (C) Defined with landscaping or building features such as canopies, awnings, or arcades;  
**Response: there are plant wells along pedestrian connection**

- ## FENCE KEY
- |   |  |
|---|--|
|  | 6' ORNAMENTAL METAL FENCE<br>W/ 3 FOOT HIGH HEDGE SEE<br>DETAIL 1/SPR 5B |
|  | 6' BLACK POWDER COATED,<br>SIGHT- OBSCURING<br>CHAIN-LINK FENCE.         |


**RONALD  
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 6500 36th Ave.  
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 www.rjped.com

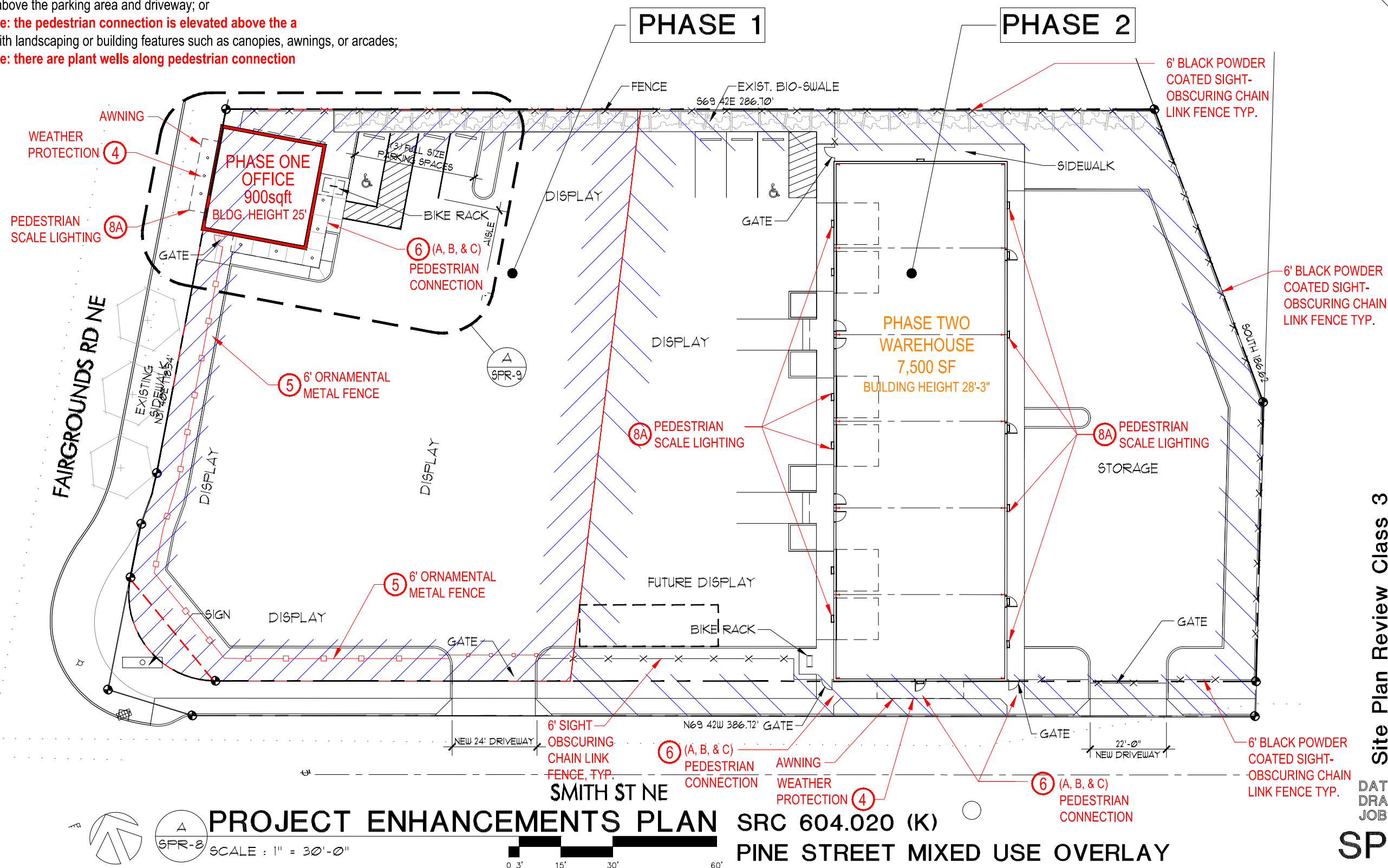
Site Plan Review Class 3

# Creative Credit & Auto Sales

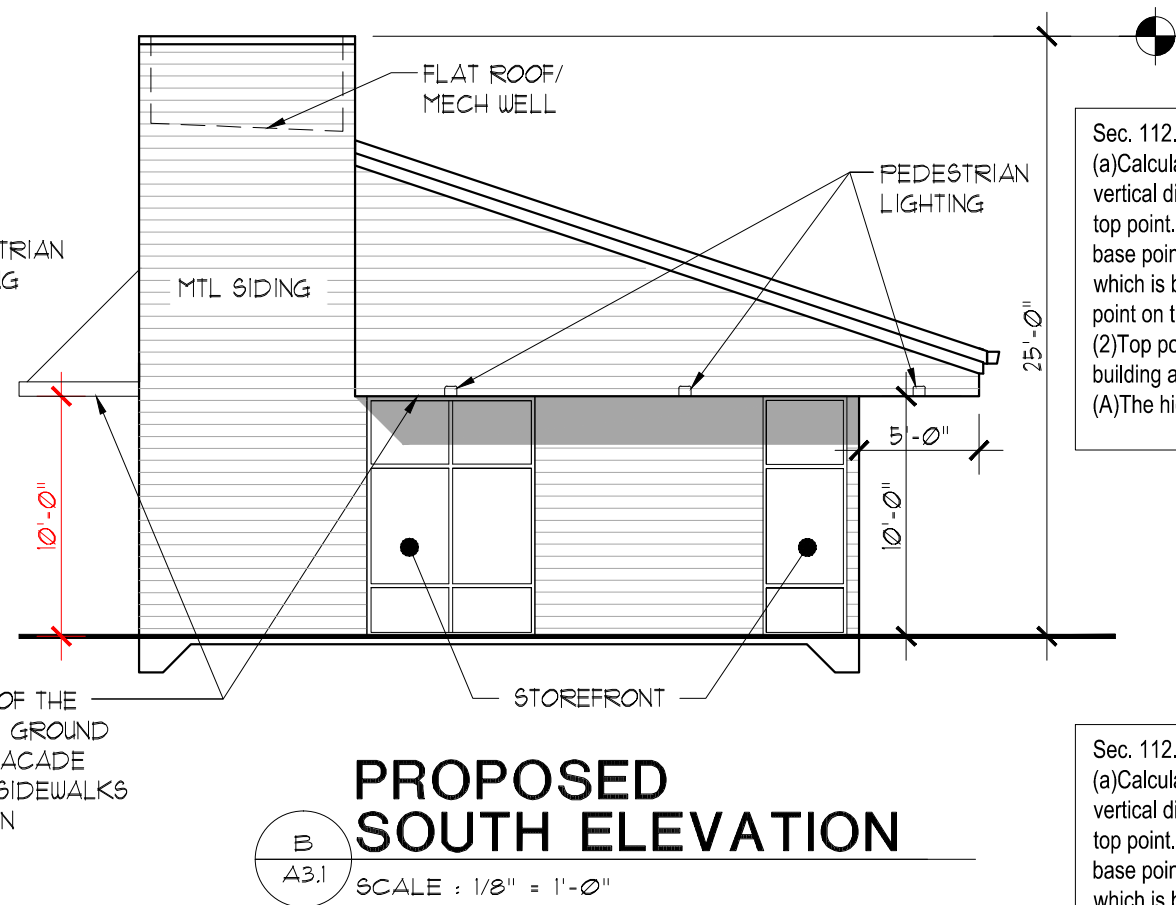
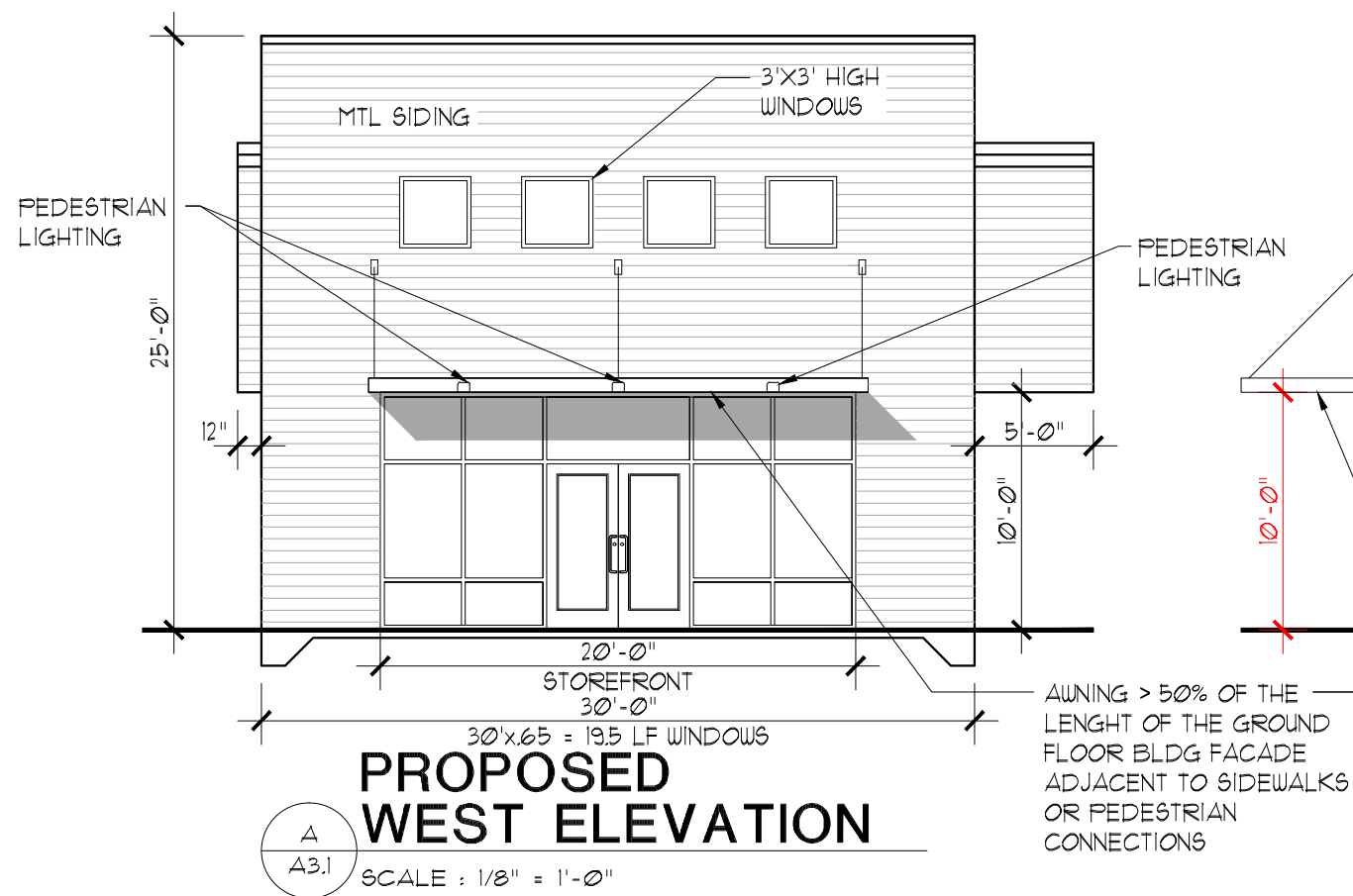
2410 Fairground Rd NE

DATE: 8.23.22  
DRAWN: KDG  
JOB NO.: 2261

SPR 8

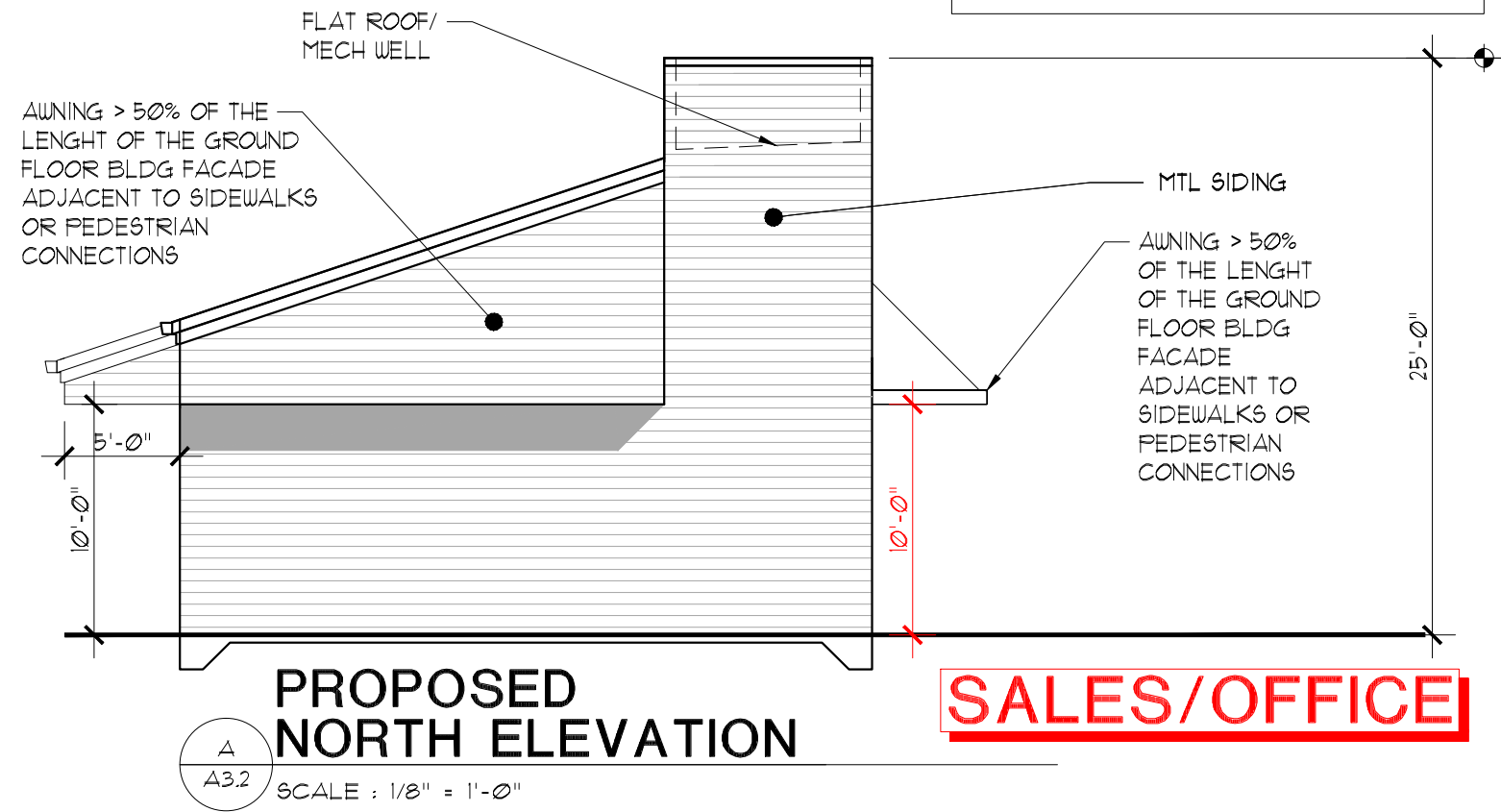
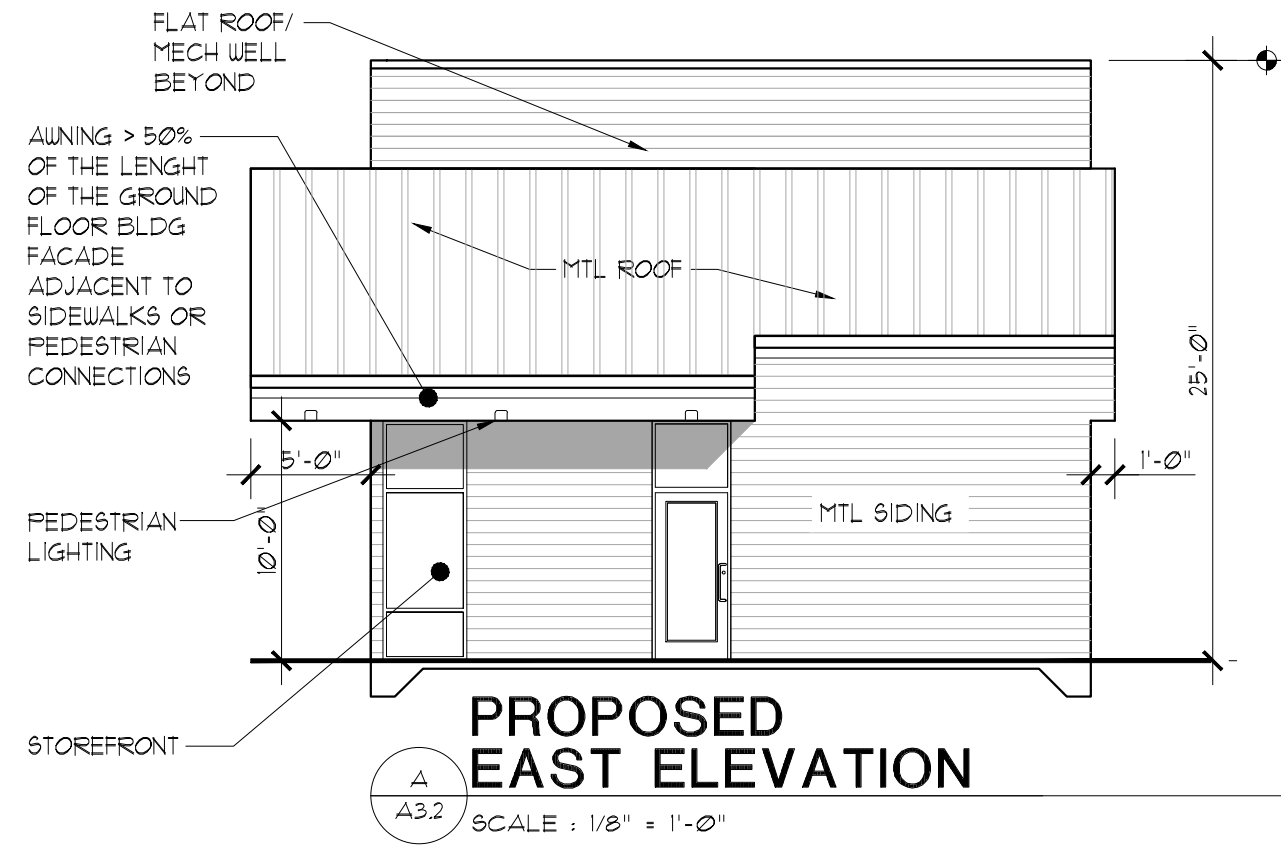




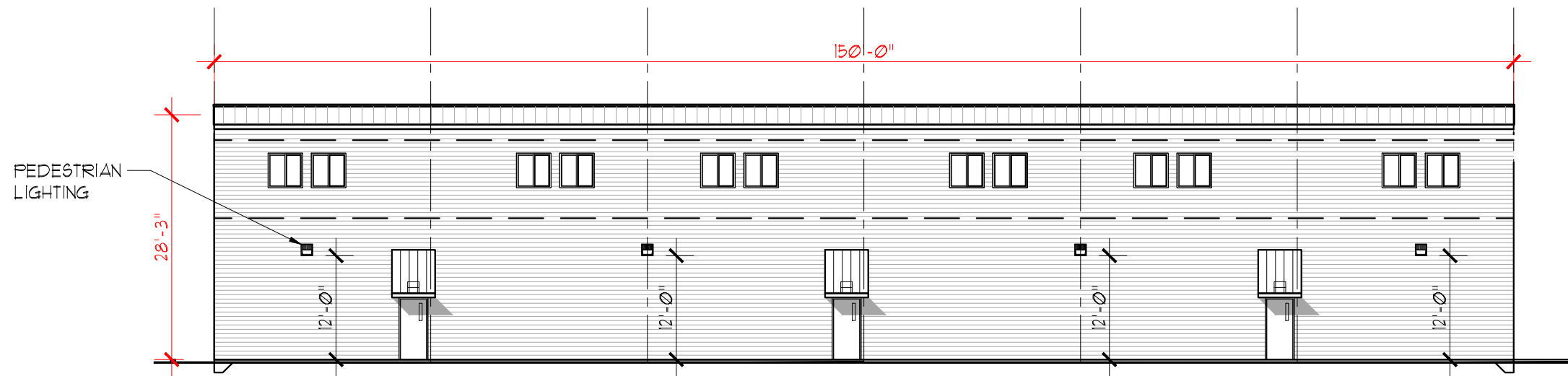


Sec. 112.035. - Height.  
 (a) Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.  
 (2) Top point. The top point for purposes of measuring building and structure height shall be:  
 (A) The highest point of the coping of a flat roof

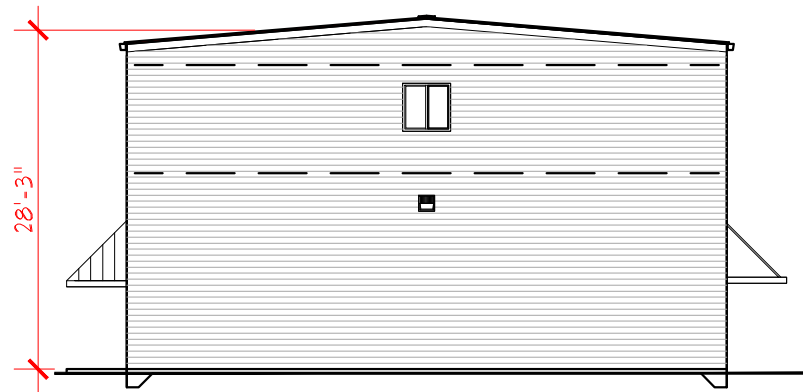
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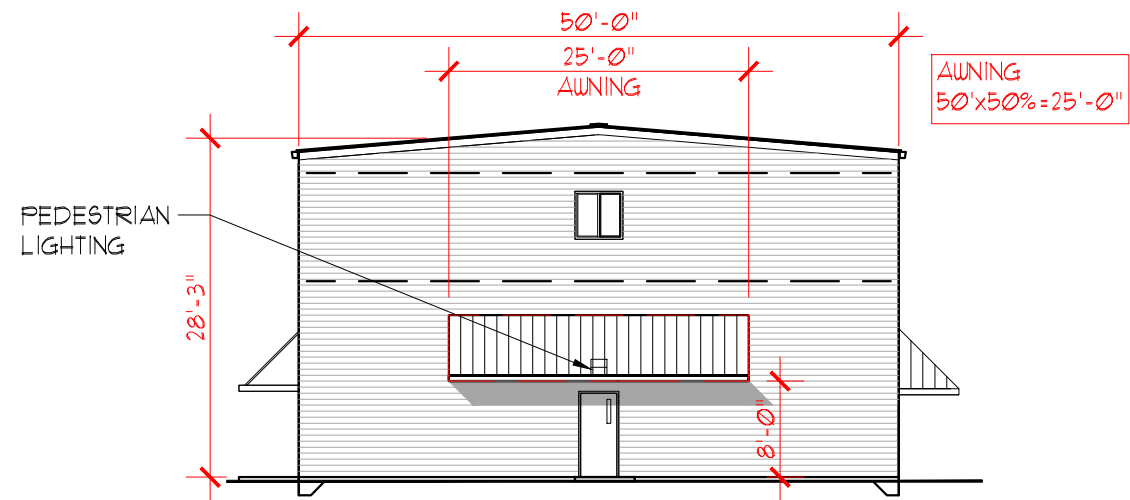
**SALES/OFFICE**



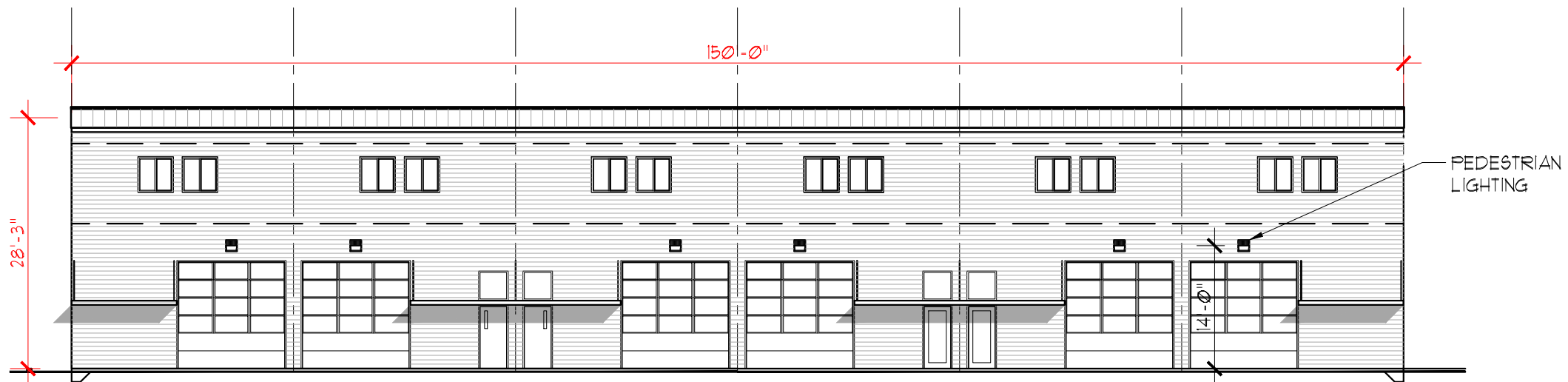
**WAREHOUSE BUILDING - EAST ELEVATION**  
A  
A32  
SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING NORTH ELEVATION**  
B  
A32  
SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING SOUTH ELEVATION**  
C  
A32  
SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING - WEST ELEVATION**  
D  
A32  
SCALE : 1/16" = 1'-0"