

REQUEST FOR COMMENTS

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

REGARDING: Conditional Use / Class 3 Site Plan Review **AMANDA NO.:** 23-101851-PLN
Case No. CU-SPR23-03

PROJECT ADDRESS: 1717 Freeway Ct NE, Salem OR **HEARD BY:** Hearings Officer
97301

SUMMARY: Development of car dealership tenant in the MU-III (Mixed Use-III) zone.

REQUEST: A Conditional Use Permit and Class 3 Site Plan Review to allow a used car dealership tenant space in an existing building with associated site changes for vehicle display and improvements to pedestrian connections, for properties totaling approximately 1.4 acres in size, zoned MU-III (Mixed Use-III) and located at 1717 Freeway Court NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 073W24AD / 0500 & 0202).

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, March 14, 2023, 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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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:

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

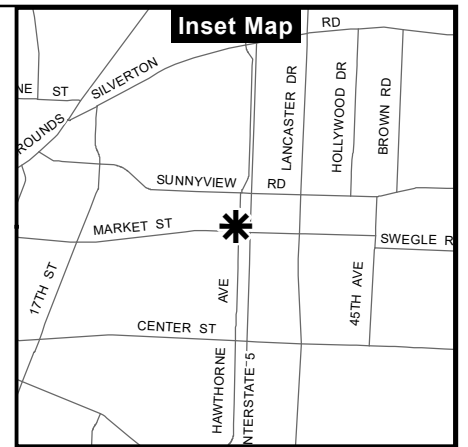
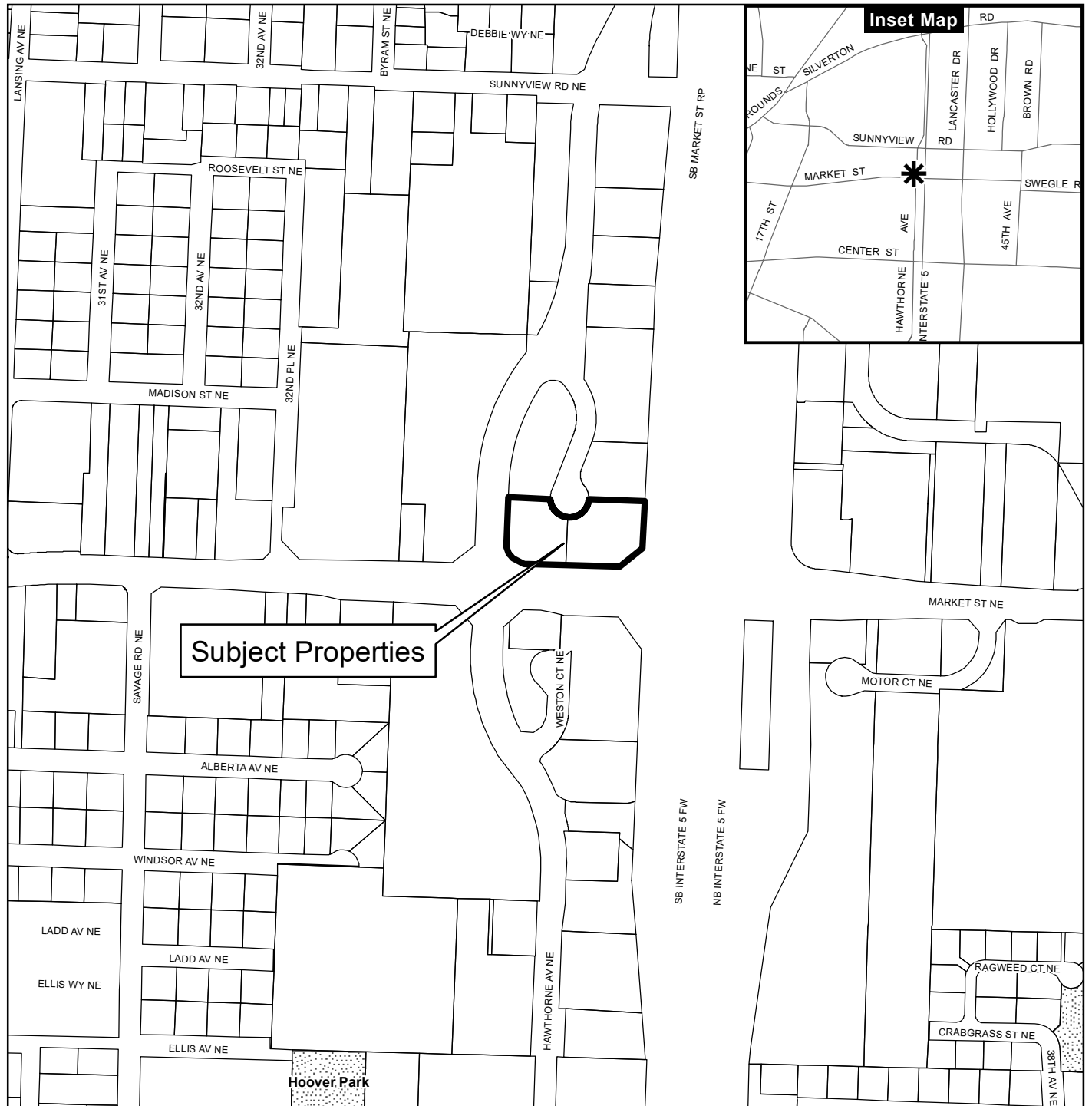


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

1717 Freeway Court NE



Legend

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

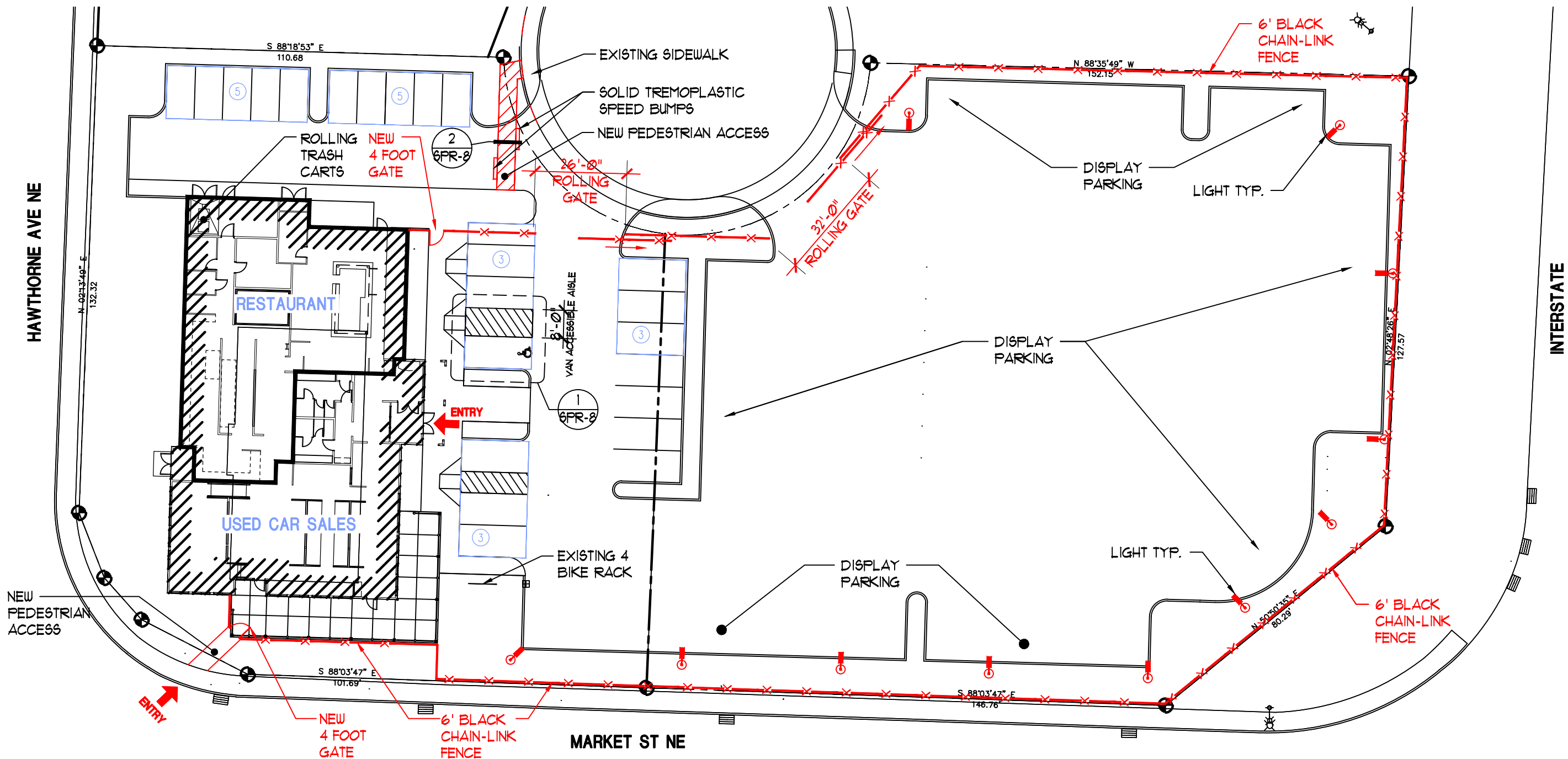
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





A
SPR-1

PROPOSED SITE PLAN

SCALE : 1" = 30'

0 15' 30' 60'

SITE SUMMARY

1717 Freeway Court NE OREGON 97301

TAX ACCOUNT: 526954 & 526953

TAXLOT NUMBER: 073W24AD00500 & 073W24AD00202

ZONING: MU-III

ACRES: (TL202 (.77 AC) 33,541.2 SF) (TL500 (.61 AC) 26,571.6 SF) = 60,112.8 SF - 100%

TOTAL LANDSCAPE: (ALL LANDSCAPING IS EXISTING) = 12,300 SF - 20.4%

BUILDINGS FOOTPRINT: = 7,025 SF - 11.7%

HARD SURFACE: = 40,787.8 SF - 67.9%

PARKING

| | | |
|-------------------------|----------------|-----|
| RESTAURANT | - 3,757 SF/250 | =15 |
| DEALER | - 3268 SF/900 | =4 |
| TOTAL PARKING REQ'D | | =19 |
| ACCESSIBLE SPACES REQ'D | | =1 |

RESTAURANT/
USED CAR SALES
REQUIRED PARKING

DRAWING INDEX

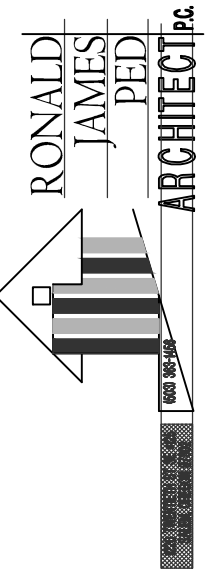
SPR-1 - PROPOSED SITE PLAN
 SPR-2 - EXISTING SITE PLAN
 SPR-3 - UTILITY PLAN
 SPR-4 - GRADING PLAN
 SPR-5 - LANDSCAPE PLAN
 SPR-6 - EXTERIOR ELEVATIONS
 SPR-7 - EXTERIOR ELEVATIONS
 SPR-8 - DETAILS



Applicant: Hawthorne Parking Lot LLC
 Hawthorne Land Investment, LLC
 Application: **CONDITIONAL USE / SPR-3**
CREDIT YES AUTO
 1717 Freeway Ct NE, SALEM OR 97301

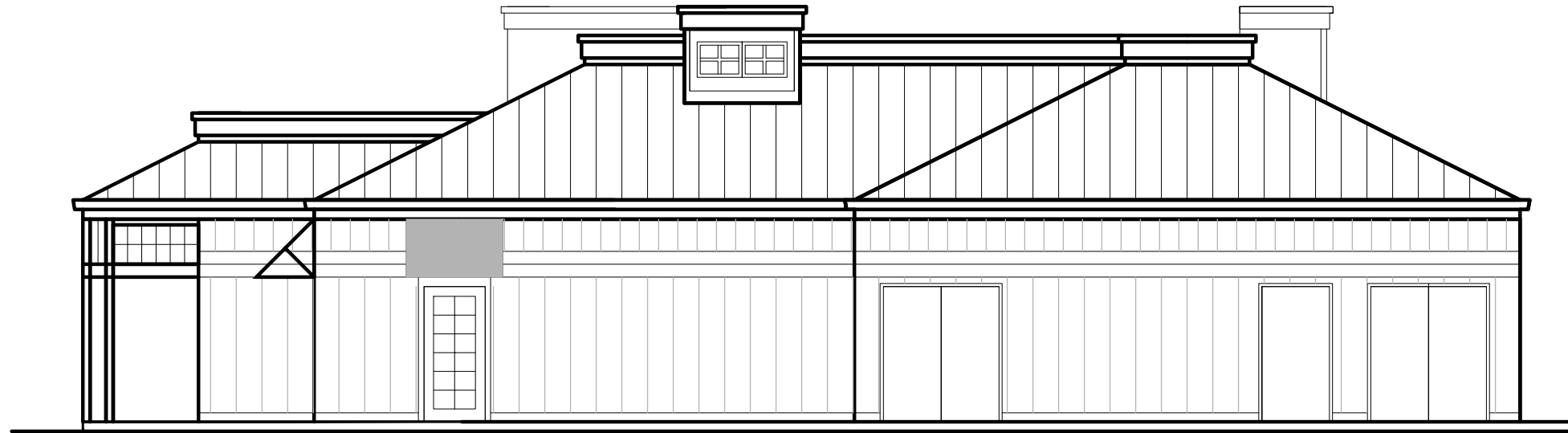
DATE: 1-10-2023
 DRAWN: AK
 JOB NO.: 2299

SPR-1

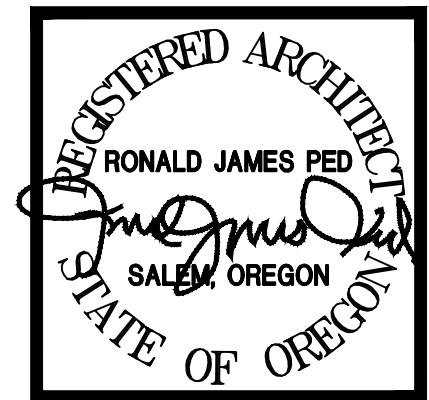


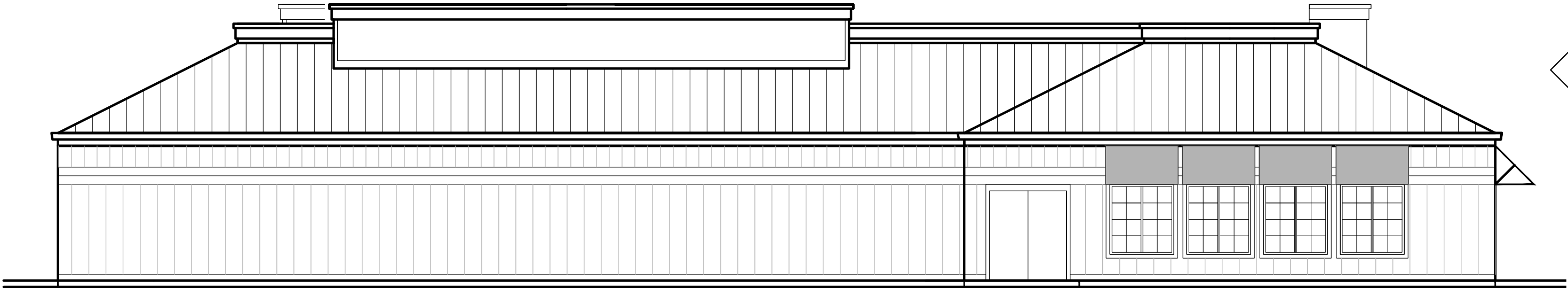


A
SPR-6 EAST ELEVATION
SCALE : 1/8"=1'-0"

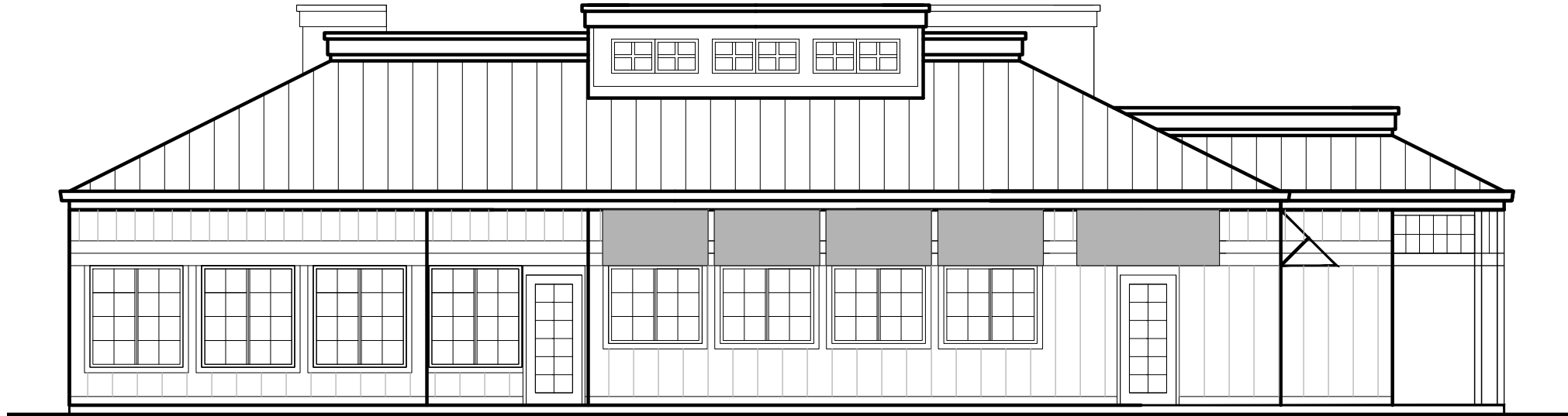


B
SPR-6 NORTH ELEVATION
SCALE : 1/8"=1'-0"

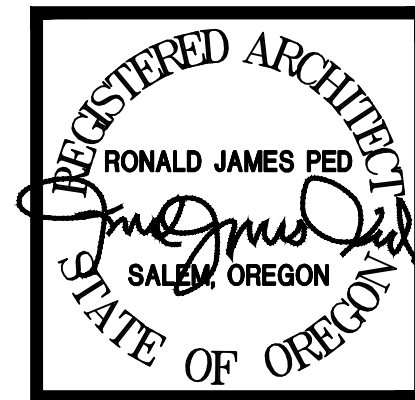
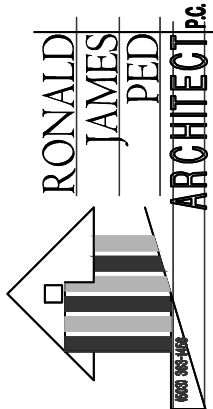




A
WEST ELEVATION
SPR-7 SCALE : 1/8"=1'-0"



B
SOUTH ELEVATION
SPR-7 SCALE : 1/8"=1'-0"



Applicant: Hawthorne Parking Lot LLC
Hawthorne Land Investment, LLC
Application: CONDITIONAL USE / SPR-3
CREDIT YES AUTO
1717 Freeway Ct NE, SALEM OR 97301
DATE: 1-10-2023
DRAWN: AK
JOB NO: 2299
SPR-7