



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
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Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

February 28, 2023

Owner(s):
Hawthorne Land Investments LLC
Hawthorne Restaurant LLC
2260 McGilchrist St SE
Salem, OR 97302-1183

Applicant(s):
Hawthorne Parking Lot LLC
2260 McGilchrist St SE Ste 200
Salem, OR 97302-1183

Representative:
Ron Ped
6850 Burnett St SE
Salem, OR 97317

- I. TYPE OF LAND USE CASE: Conditional Use / Class 3 Site Plan Review; Case No. CU-SPR23-03; Application No. 23-101851-PLN
- II. DATE APPLICATION DEEMED COMPLETE: February 28, 2023
- III. LOCATION OF SUBJECT PROPERTY: 1717 Freeway Ct NE, Salem OR 97301
- IV. 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)."

- V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.
 - a. Twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.
 - b. The PUBLIC HEARING is scheduled for **Wednesday, March 22, 2023 at 5:30 p.m.**, in the Council Chambers, Room 240, Civic Center. This is your opportunity to appear and testify before the Hearings Officer, who will make the decision on your request. Reminder, the meeting is streamed LIVE on YouTube for the public.
- VI. POSTING PROCEDURE: The subject property must be POSTED no sooner than March 8, 2023 and no later than March 12, 2023.
 - a. Please pick up **_ 4 _** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign. **Please use tape at the bottom of the plastic sleeve to keep the paper in.**
- VII.
 - b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing or comment period.
 - c. Posting is required on each street frontage. This is your responsibility as the applicant in this

CU-SPR23-03

case. IF THE SUBJECT PROPERTY IS NOT PROPERLY POSTED 10 DAYS PRIOR TO THE HEARING, THE HEARING MAY NOT BE HELD.

If you have any questions, please contact Jamie Donaldson, Planner II, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2328, E-mail: jdonaldson@cityofsalem.net

AFFIDAVIT OF POSTING NOTICE

I, _____, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

That I posted said notice in the manner at the location(s) described above on the ____ day of _____, 20__, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Signature and Date

-----NOTARY PUBLIC-----

STATE OF OREGON)
County of MARION) ss.

This instrument was acknowledged before me on this ____ day of _____,
20__, by _____.

Notary Public for Oregon
My Commission Expires: _____

Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or
Filing Notice)

Attachment B
(Site Plan or
Photo)



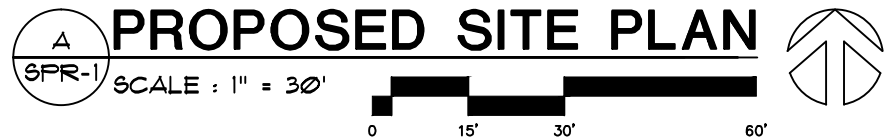
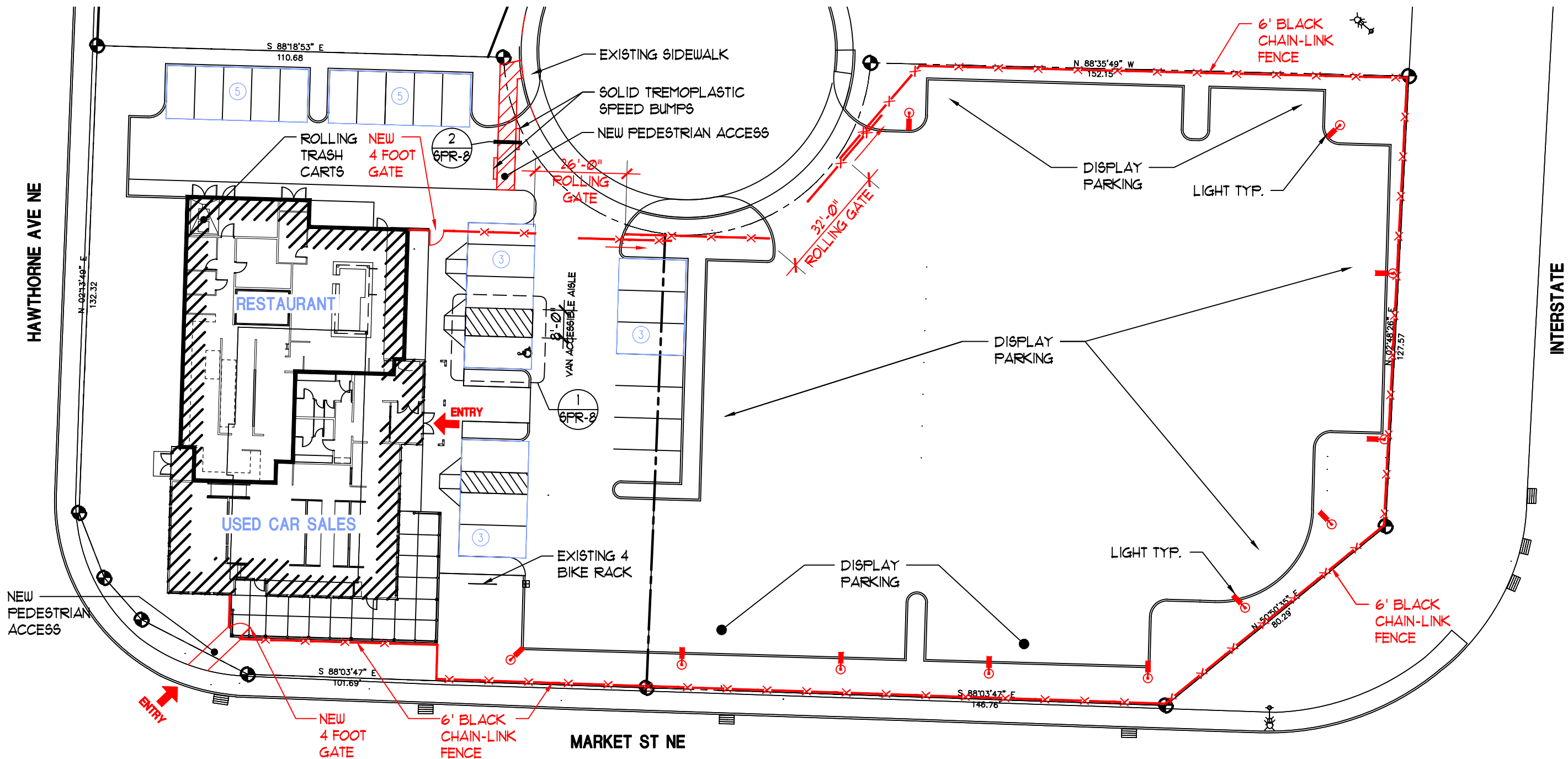
HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Conditional Use / Class 3 Site Plan Review Case No. CU-SPR23-03
PROPERTY LOCATION:	1717 Freeway Ct NE, Salem OR 97301
SUMMARY:	Development of car dealership tenant in the MU-III (Mixed Use-III) zone.
HEARING INFORMATION:	<u>Hearings Officer, March 22, 2023 at 5:00 PM Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2328; E-mail: jdonaldson@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> North Lancaster Neighborhood Association (NOLA), Dennis Will, Land Use Chair; Phone 503-931-2105; Email: elephant2@comcast.net .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/hearings-officer
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.



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 - 3,268 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

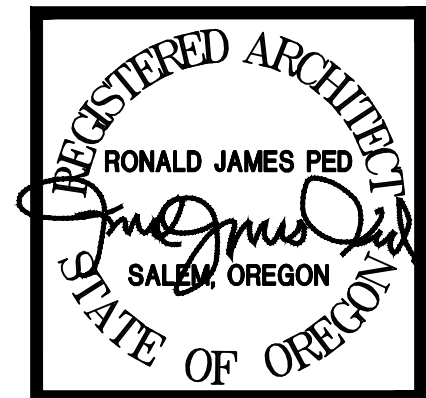
SPR-4 - GRADING PLAN

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

