



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 información, por favor llame 503-588-6173

March 15, 2023

Owner(s):
KEVIN HARRISON
KCH ENTERPRISES LLC
10355 LIBERTY RD S
SALEM OR 97306

Applicant(s):
BRANDIE DALTON
MULTI-TECH ENGINEERING
1155 13TH ST SE
SALEM OR 97302

- I. TYPE OF LAND USE CASE: Minor Comprehensive Plan Map Amendment; Zone Change; Conditional Use Permit; Urban Growth Preliminary Declaration; Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review; Case No. CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01; Application No. 22-104460-ZO
- II. DATE APPLICATION DEEMED COMPLETE: December 27, 2022
- III. LOCATION OF SUBJECT PROPERTY: 1851 Cordon Road SE, Salem OR 97317
- IV. SUMMARY: Proposed 396-unit multiple family residential development with associated off-street parking, common open space, and site improvements.

REQUEST: A consolidated application for a proposed 396-unit multiple family residential development with associated off-street parking, common open space, and site improvements on property totaling approximately 23.3 acres in size. The application includes:

- 1) A Minor Comprehensive Plan Map Amendment from "Industrial" to "Industrial Commercial" and Quasi-Judicial Zone Change from RA (Residential Agriculture) to IC (Industrial Commercial) for an approximate 2.78-acre portion of the property (Marion County Assessor Map and Tax Lot Number: 082W050000300);
- 2) A Conditional Use Permit for the proposed multiple family development;
- 3) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the development;
- 4) A Class 3 Site Plan Review;
- 5) Class 2 Adjustment to:
 - a) Allow parking to be located between Building 29 and the proposed cul-de-sac of Seattle Slew Drive SE (SRC 702.020(e)(3));
 - b) Allow less than 40 percent of the buildable width of the street frontage of the subject property adjacent to Cordon Road SE, proposed A Street, and the cul-de-sac of Seattle Slew Drive SE to be occupied by buildings placed at the setback line (SRC 702.020(e)(4)); and
 - c) Allow ground-level dwelling units located within 25 feet of the property line abutting a street to be developed without an architecturally defined primary building entrance facing the street with a direct pedestrian access to the adjacent sidewalk (SRC 702.020(e)(5));
- 6) A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto proposed A Street; and
- 7) A Class 1 Design Review to determine the proposed development's conformance with the applicable multiple family design review standards of SRC 702.020;

CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01 / Bryce Bishop

The subject property is zoned IC (Industrial Commercial) and RA (Residential Agriculture) and located at 1851 Cordon Road SE (Marion County Assessor Map and Tax Lot Numbers: 082W050000200, 082W050000300, 082W050000400, 082W050000401, and 082W050000500).

- 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 before the Planning Commission for **Tuesday, April 4, 2023, at 5:30 p.m., in the Council Chambers, Room 240, Civic Center.** This is your opportunity to appear and testify before the Hearing Body, 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 21** and no later than **March 25.**
- a. Please pick up **6** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan), 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.**
 - 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 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 Bryce Bishop, Planner III, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2399, E-mail: bbishop@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-----

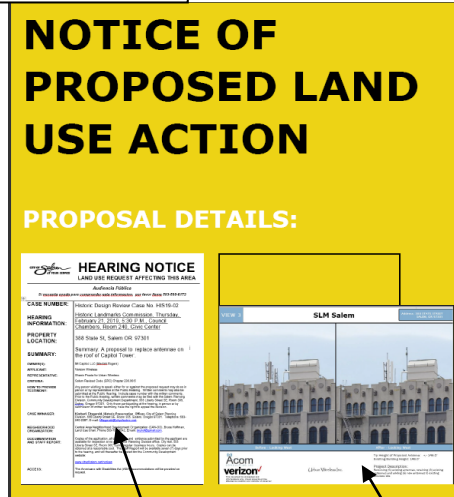
STATE OF OREGON)
County of MARION) ss.

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)



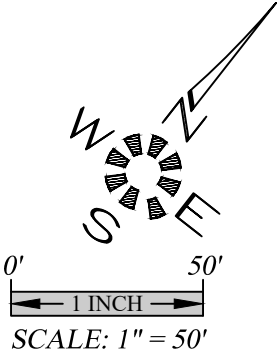
HEARING NOTICE

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:	Minor Comprehensive Plan Map Amendment / Zone Change / Conditional Use Permit / Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01
PROPERTY LOCATION:	1851 Cordon Road SE, Salem OR 97317
SUMMARY:	Proposed 396-unit multiple family residential development with associated off-street parking, common open space, and site improvements.
HEARING INFORMATION:	<p><u>Planning Commission, Tuesday, April 4, 2023, at 5:30 p.m., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>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></p>
CASE MANAGER:	<p>Bryce Bishop, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net.</p>
NEIGHBORHOOD ASSOCIATION:	<p><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></p> <p>Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com.</p>
STAFF REPORT:	<p>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/commissions/salem-planning-commission</p>
ACCESS:	Americans with Disabilities Act (ADA) accommodations will be provided on request.



N51°48'59"E 683.73'

N51°56'32"E 531.00'

N51°57'20"E 341.77'

N51°35'59"E 36.69'

N78°02'28"W 308.09'

S87°26'02"W 225.88'

S73°56'51"W 265.76'

S84°10'17"W 116.62'

N62°15'03"W 206.16'

S53°05'38"W 127.48'

S47°24'41"W 548.23'

S40°14'53"E 241.71'

S40°17'00"E 629.33'

OVERALL TOTAL OF BOTH SITES:

396 TOTAL APARTMENT UNITS

- 78 TYPE "A" 2-Bd, 1-Ba (903 S.F.) UNITS
- 84 TYPE "B" 2-Bd, 2-Ba (1005 S.F.) UNITS
- 114 TYPE "C" 2-Bd, 2-Ba (1139 S.F.) UNITS
- 48 TYPE "D" 3-Bd, 2-Ba (1127 S.F.) UNITS
- 72 TYPE "E" 1-Bd, 1-Ba (728 S.F.) UNITS

775 TOTAL PARKING STALLS

- 641 STANDARD STALLS
- 108 COMPACT STALLS
- 26 HANDICAP STALLS
- 3 12'x20' LOADING ZONES
- 2 STORAGE BUILDINGS (26 UNITS)
- 42 BICYCLE SPACES IN 7 RACKS (REQUIRED)
- 2 RECREATION BUILDINGS
- 2 RECREATION AREAS
- 1 MAINTENANCE BUILDING
- 2 TRASH COMPACTOR / RECYCLE
- 2 U.S. MAIL BOX AREA
- 3 KEY GATE ENTRY'S
- 1 WATER QUALITY AREA



OVERALL SITE PLAN

HAWK'S RIDGE APARTMENTS
PH. 3

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.

Design: M.D.G.
Drawn: A.R.T.
Checked: B.M.G.
Date: SEPT. 2021
Scale: AS SHOWN



JOB # 7314

SDR3