

Britany Randall

From: Tyler Vinson
Sent: Thursday, March 9, 2023 2:57 PM
To: salem_pilot@aol.com; winkie4043@aol.com; NESCA_Salem@gmail.com; dg.boardstuff@gmail.com; dougrodgersfororegon@outlook.com; Elephant2@comcast.net
Cc: planning@cherriots.org; Britany Randall
Subject: Notice of Land Use Application
Attachments: Nissan of Salem Neighborhood Contact.pdf; Nissan of Salem - Preliminary Site Plan.pdf

Dear NESCA and NOLA Chairs, Co-Chairs, and Land Use Chairs,

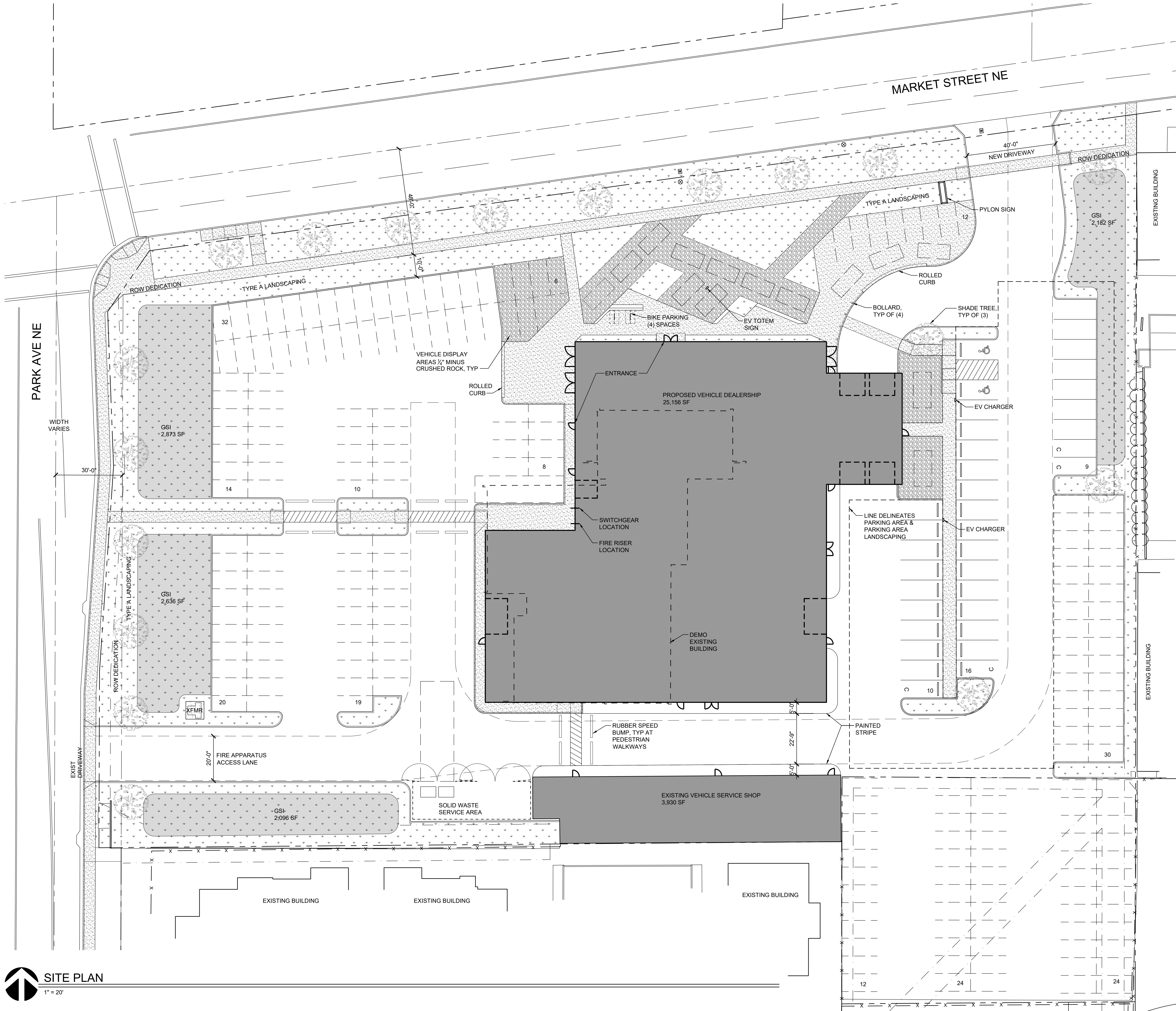
We are reaching out to you regarding a project within the boundaries of NESCA and abutting the boundaries of NOLA. The property owners are seeking approval of their conditional use permit, class 3 site plan review, class 2 driveway approach permit, property line adjustments, and class 1 or class 2 adjustments for the redevelopment of the Nissan of Salem dealership. If you have any questions, please feel free to contact either myself or Britany.

Thanks,

Britany Randall
Principal Planner
Phone : (503)680-0949
Place : Salem, OR
Web : brandlanduse.com

Tyler Vinson

Associate Planner
Place : Salem, OR
Web : brandlanduse.com



ZONING CODE SUMMARY

ZONE:	MU-III	
TAX LOT(S):	073W24BD 08800 073W24BD 08900 073W24AC 02700 073W24AC 04701	
EXISTING AREA:	3.35 AC (145,926 SF)	
PROJECT AREA:	3.13 AC (136,388 SF) - AFTER R.O.W. DEDICATIONS	
LOT COVERAGE	EXIST	PROPOSED
BUILDINGS	13,615 SF	27,047 SF
CONCRETE & ASPHALT	130,878 SF	83,786 SF
LANDSCAPING	1,433 SF	25,555 SF (18.7%)
USE: MOTOR VEHICLE SALES & SERVICE		29,088 SF
BUILDING HEIGHT		= 28 FT
PARKING:		
REQUIRED (1 PER 900 SF):		= 32
MAXIMUM ALLOWED (x 1.75)		= 56
PROPOSED:		
STANDARD	29	
COMPACT	4	
ACCESSIBLE	2	(1 VAN ACCESSIBLE)
TOTAL PROPOSED:	35	
LOADING:		
REQUIRED:		= 1
PROPOSED:		= 1
BIKE PARKING:		
REQUIRED:		= 4
PROPOSED:		= 4
TOTAL INTERIOR OFF-STREET PARKING AREA:		17,185 SF
PARKING LANDSCAPE AREA:		1,471 SF (8.6%)
SHADE TREES		
REQUIRED (1 PER 12 PARKING SPACES)		= 3
PROPOSED:		= 3
DISPLAY & INVENTORY SPACES:	220	

CARLSON
VEIT
JUNGE
ARCHITECTS PC

3095 RIVER RD N. SALEM, OREGON 97303
ARCHITECTURE • INTERIOR DESIGN
WWW.CARLSONVEIT.COM • 503-390-0281

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
03-06-2023

project:
NISSAN OF SALEM
2908 MARKET STREET NE
SALEM, OR 97301
consultants:

revisions:

date:
project: 01722
dwg file: A-FP-01722
drawn by: NW
checked by:
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Carlson Veit Junge Architects PC

SITE PLAN

sheet:
A-101
of:

BRAND

Notice of Land Use Application Submittal

March 9, 2023

North East Salem Community Association (NESCA)

Michael Beringer, Chair

salempilot@aol.com

Marilyn Moritz, Co-Chair

winkie4043@aol.com

Ian Johnson, Land Use Chair

NESCASalem@gmail.com

North Lancaster Neighborhood Association (NOLA)

Deanna Garcia, Chair

dg.boardstuff@gmail.com

Doug Rodgers, Co-Chair

dougradgersfororegon@outlook.com

Dennis Will, Land Use Chair

Elephant2@comcast.net

RE: Conditional Use Permit, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, Property Line Adjustments, and Class 1 and or 2 Adjustments – 2908 Market Street NE, Salem, OR, 97301

Dear NESCA and NOLA Chairs, Co-Chairs, and Land Use Chairs,

We are reaching out to you regarding a project within the boundaries of NESCA and abutting the boundaries of NOLA. The property owners are seeking approval of their conditional use permit, class 3 site plan review, class 2 driveway approach permit, property line adjustments, and class 1 or class 2 adjustments for the redevelopment of the Nissan of Salem dealership. The property is currently addressed as 2908 Market Street NE Salem and is identified as Marion County Map and Tax Lot Numbers 073W24BD08800, 073W24BD08900, 073W24AC02700, and 073W24AC04701.

The property is zoned MU-III (Mixed Use-III), and the proposed use of motor vehicle sales development is conditionally permitted within this zone. Because the application is consolidated, it will be processed using Type III procedures. Type III procedures require the property to have posted notice and a public hearing will be held before the City of Salem Hearings Officer. Notice of the applications and hearing will be sent to all property owners and tenants within 250 feet of all portions of the development site and the neighborhood association.

We hope that you find this letter and attached tentative plan informative. If you have any questions regarding this notice, please feel free to contact the applicant's land use representative.

Thank you.

Applicant Information

SALEM N RE LLC
PO Box 12969
Salem, OR 97309

Applicant Representative Information

BRAND Land Use, LLC | Brittany Randall
Britany@brandlanduse.com
503-680-0949