



Planning Division • 503-588-6173
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

April 26, 2023

PLANNING REVIEW CHECKLIST

Subject Property: 2908 Market Street NE

Reference No.: 23-107226-PLN

Applicant: Britany Randall
BRAND Land Use
12150 Jefferson Hwy 99E SE
Jefferson, OR 97352

Phone: 503-680-0949
E-Mail: britany@brandlanduse.com

Agent: Mike Junge
Carlson Veit Junge Architects
3095 River Road N
Salem, OR 97303

Phone: 503-390-0281
E-Mail: mjunge@carlsonveit.com

The Planning Division has completed its review of the application materials submitted for the proposed Conditional Use Permit, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Property Line Adjustments for property located at 2908 Market Street NE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

Item:	Description:
Consistency between Building Elevation Drawings and Site Plan	In comparison of the proposed site plan to the proposed building elevation drawings, it appears they do not match in all areas. The proposed site plan and building elevations need to be revised to match (<i>Note: Please see comments included on the attached plans that identify some of the areas where the drawings differ</i>).
Current Title Report	SRC 205.055(c)(3) requires property line adjustment applications to include a preliminary title report not older than 30 days for each affected property. A preliminary title report for each of the affected properties included in the property line adjustment applications is therefore needed.
Evidence of Legal Status of Properties	SRC 205.055(c)(4) requires property line adjustment applications to include documents/evidence establishing that the units of land included with the application were legally created. Based on review of survey records from Marion County it appears that the three properties included in the two proposed property line adjustment applications are legally established units of land. However, in order to confirm this, evidence will need to be provided identifying when the properties were originally created in their current configuration. This can be done by obtaining a chain of title

Item:	Description:
	report for the three properties to trace back their creation to the first deeds that established them in their current configuration. Staff will then be able to use the dates from those deeds to determine what land division requirements, if any, were in place at that time and whether the properties were created in conformance with those requirements.
Property Line Adjustment Deed 2 of 2 Legal Description	The legal description for “Original Property A” included in Exhibit A of proposed property line adjustment deed 2 of 2 includes an omission. Please see the comments included on the attached property line adjustment deed.
Additional Comments on Plans	Please see the additional comments provided on the attached plans.

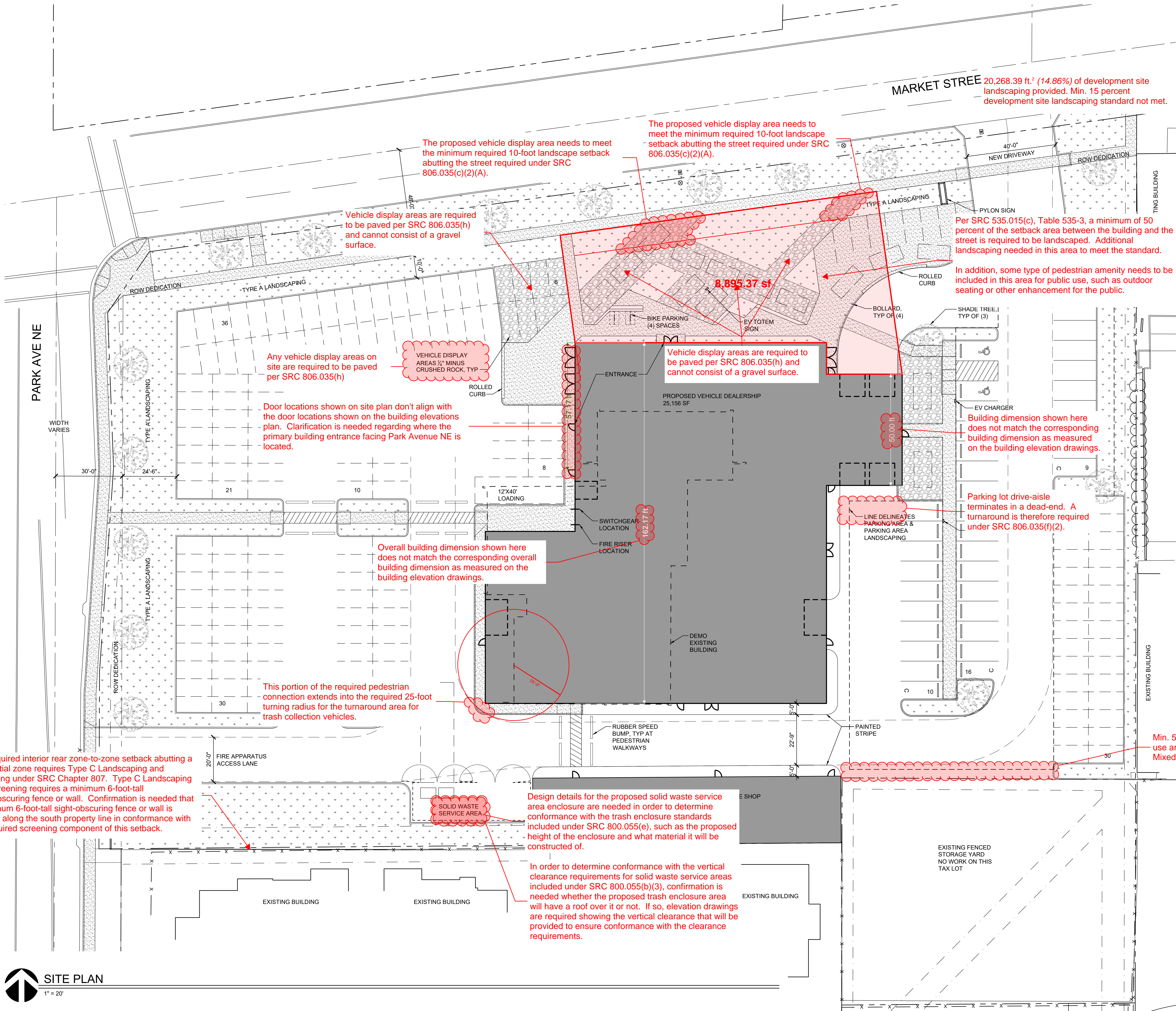
For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at bbishop@cityofsalem.net.

The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Sincerely,

Bryce Bishop
Planner III



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)	AFTER R.O.W. DEDICATIONS	
PROJECT AREA:	3.13 AC (136,388 SF)		
LOT COVERAGE	EXIST	PROPOSED	
BUILDINGS	13,615 SF	27,047 SF	
CONCRETE & ASPHALT	130,878 SF	84,786 SF	
LANDSCAPING	1,433 SF	23,055 SF (16.9%)	
* SEE GRADING PLAN FOR GSI COMPLIANCE			
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:	241		

CARLSON
VEIT
JUNGE
ARCHITECTS PC

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

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
03-24-2023

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

revisions:
△
△
△
△

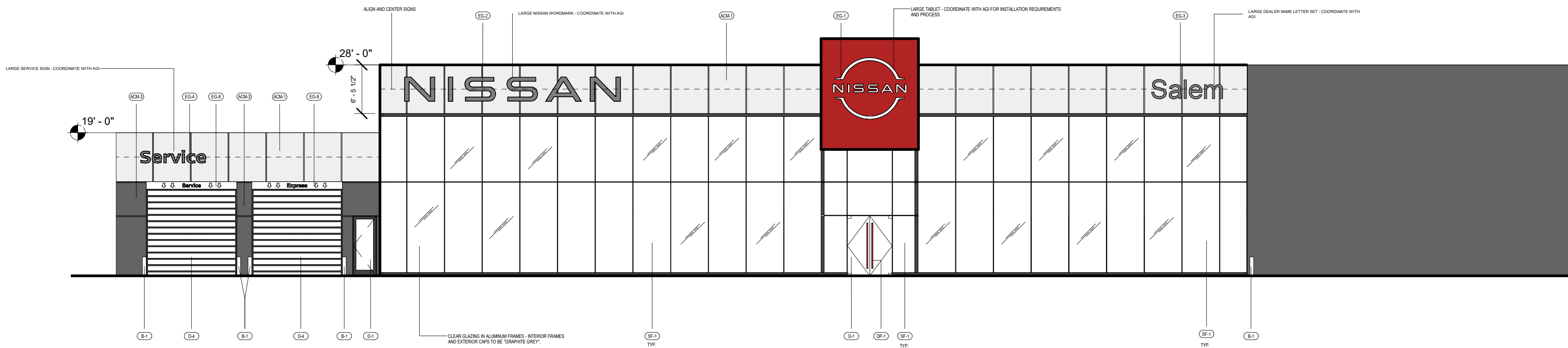
date:
project: 01722
dwg file: A-SP-01722
drawn by: NW
checked by:
copyright © 2023
Carlson Veit Junge Architects PC

SITE PLAN

sheet:
A-101
of:

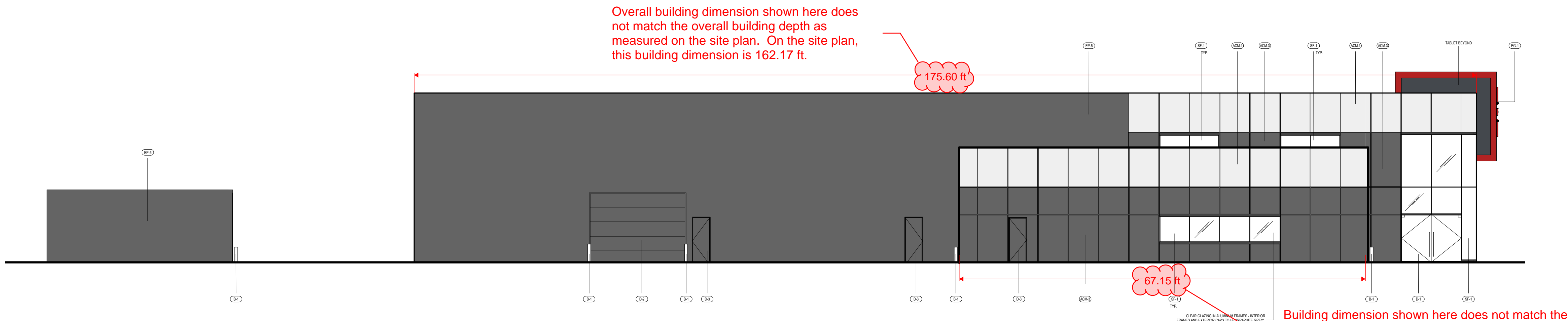
FACING MARKET STREET

Total Building Facade Area Facing Market Street:
-5,129.44 ft.² x 0.5 = Min. 2,564.72 ft.² windows
-Windows provided: 2,338.11 ft.² (Min. 50 percent window requirement not met)



FRONT ELEVATION

1

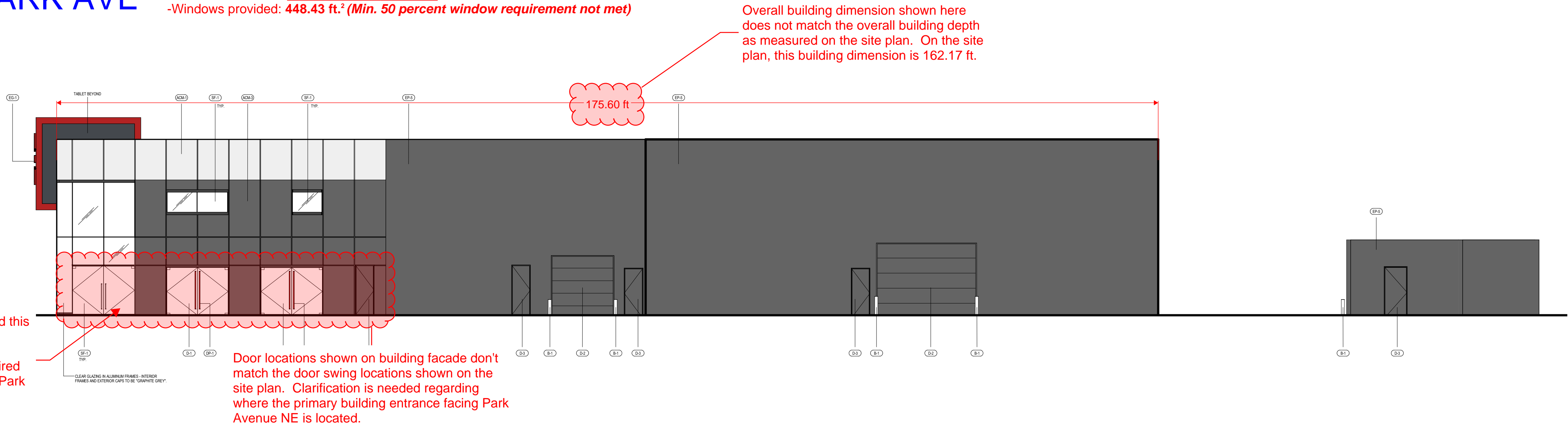


RIGHT ELEVATION

2

FACING PARK AVE

Total Building Facade Area Facing Market Street:
-4,919.27 ft.² x 0.5 = Min. 2,459.64 ft.² windows
-Windows provided: 448.43 ft.² (Min. 50 percent window requirement not met)



LEFT ELEVATION

3



Gensler

150 West Jefferson
Suite 1700
Detroit, MI 48226
United States
Tel 313.965.1600
Fax 313.965.8060

Date	Description
1 10/26/2022	ISSUED FOR DEALER REVIEW
2 12/02/2022	DRAFT FP
3 12/13/2022	FINAL FP

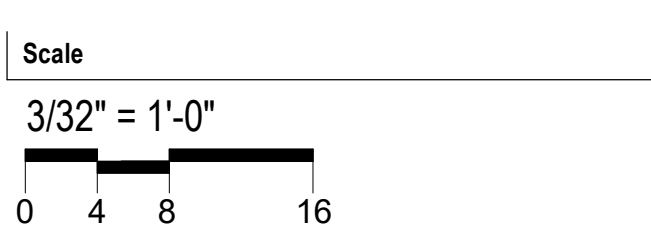
NOT FOR CONSTRUCTION

Seal / Signature
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Project Name
Nissan Salem
P0738-5833
Project Address
Salem, OR

Project Number
010.1899.072

Description
Elevations



A4.1

After recording, return to:
Salem N RE, LLC
PO Box 12969
Salem, OR 97309

PRELIMINARY

Send tax statements to:
Salem N RE, LLC
PO Box 12969
Salem, OR 97309

Consideration = \$0

Property Line Adjustment Deed (Consolidation 2 of 2)

Salem N RE, LLC, an Oregon limited liability company, hereinafter called Grantee, PO Box 12969, Salem, OR 97309, is the owner of real property described in Parcel 3, Reel 4646, Page 467, Marion County Deed Records, located in the City of Salem, Marion County, Oregon, referred to herein as Property A, more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein.

Salem N RE, LLC, an Oregon limited liability company, hereinafter called Grantor, PO Box 12969, Salem, OR 97309, is the owner of real property described in Exhibit "C", Reel ____, Page ____, Marion County Deed Records, located in the City of Salem, Marion County, Oregon, referred to herein as Property B, and more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 38,149 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 38,149 square feet and will hereafter consist of the land more particularly described on Exhibit C, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured property as described on Exhibit C, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in the City of Salem, Marion County, Oregon, described on the aforementioned Exhibit A, which is attached hereto and incorporated herein by this reference.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

The true and actual consideration for this transfer, stated in terms of dollars is \$0; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this deed is to affect a property line adjustment, to consolidate two parcels into one.

PRELIMINARY

This Property Line Adjustment Deed is executed this _____ day of _____,
20____.

GRANTOR

Salem N RE, LLC,
an Oregon limited liability company

GRANTEE

Salem N RE, LLC,
an Oregon limited liability company

State of Oregon)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20 _____,
by _____, as _____ of _____.

Before me:

Notary Public for _____
My Commission Expires: _____

EXHIBIT "A"

Legal Description For: Original Property "A"

Beginning at the Northwest corner of Lot 3, Block 4, DON-RAE VILLAGE NO. 2, in Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon; thence North 89°48' West 132.00 to a point on the West line of a tract of land conveyed to Lelace H. Ellis by deed recorded in Volume 387, Page 483, Deed Records for said County and State; thence North 82°03' East, along the Southerly line of said Market Street, 132.28 feet to a point on the East line of the said Ellis tract; thence South 0°01' West 298.75 feet to the place of beginning.

Legal description for Original Property "A" is missing the following call: *thence North 0 degrees 01' East, along the West line of said tract, 279.85 feet to a point on the Southerly line of Market Street;*

EXHIBIT "B"

Legal Description For: Original Property "B"

A unit of land situated in the northwest one-quarter and the northeast one-quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at a point on the south right of way line of Market Street NE, said point being the northeast corner of that property described in "Parcel 4" of that instrument recorded in Reel 4646, Page 467, Marion County Deed Records; and running thence:
along the east line of said "Parcel 4", South 00°05'45" West 308.86 feet to the southeast corner thereof;
thence along the south line of said "Parcel 4", and the south line of "Parcel 1" of said instrument recorded in Reel 4646, Page 467, South 89°31'45" West 333.96 feet to a point on the east right of way line of Park Avenue NE;
thence Northerly along said east right of way line the following four courses;
North 00°11'29" East 79.43 feet;
North 03°55'22" East 92.20 feet;
North 02°11'26" West 69.63 feet;
North 34°21'12" East 33.26 feet to a point on the southerly right of way line of Market Street NE;
thence along said southerly right of way line, North 82°07'03" East 314.76 feet to the Point of Beginning, containing 2.178 acres of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

EXHIBIT "C"

Legal Description For:
Adjusted Property "B"

A unit of land situated in the northwest one-quarter and the northeast one-quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at the northwest corner of Lot 3, Block 4, DON RAE VILLAGE NO. 2, as platted and recorded in Volume 22, Page 27, Marion County Book of Town Plats, said point also being the southeast corner of that property described in "Parcel 3" of that instrument recorded in Reel 4646, Page 467, Marion County Deed Records; and running thence:
along the south line of said "Parcel 3", North 89°40'05" West 131.91 feet to the southwest corner thereof, said point being on the east line of that property described in "Parcel 4" of that instrument recorded in Reel 4646, Page 467, Marion County Deed Records;
thence along said east line, South 00°05'45" West 29.16 to the southeast corner thereof;
thence along the south line of said "Parcel 4", and the south line of "Parcel 1" of said instrument recorded in Reel 4646, Page 467, South 89°31'45" West 333.96 feet to a point on the east right of way line of Park Avenue NE;
thence Northerly along said east right of way line the following four courses;
North 00°11'29" East 79.43 feet;
North 03°55'22" East 92.20 feet;
North 02°11'26" West 69.63 feet;
North 34°21'12" East 33.26 feet to a point on the southerly right of way line of Market Street NE;
thence along said southerly right of way line, North 82°07'03" East 447.94 feet to the northeast corner of said "Parcel 3";
thence along the east line of said "Parcel 3", South 00°05'32" West 298.73 feet to the Point of Beginning, containing 3.055 acres of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025