

REQUEST FOR COMMENTS

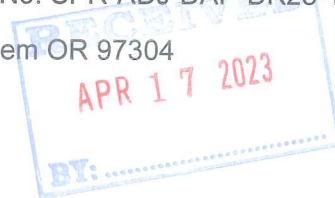
Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach / Class 1 Design Review Permit Case No. SPR-ADJ-DAP-DR23-12

PROJECT ADDRESS: 1900 Block of Linwood Street NW, Salem OR 97304

AMANDA Application No.: 23-102162-PLN

COMMENT PERIOD ENDS: Tuesday, April 25, 2023 at 5:00 P.M.



REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of 67 multi-family units, with five Class 2 Adjustment requests to:

- (1) Reduce the minimum setback abutting Linwood Street NW from 20 feet to 14 feet (SRC 514.010(b));
- (2) Reduce the minimum density from 15 to 14 dwelling units per acre (SRC 514.010(c));
- (3) Reduce the 40 percent buildable width requirement to approximately 34 percent along Orchard Heights Road NW (SRC 702.020(e)(4));
- (4) Increase the maximum allowed parking on site due to garages and driveways (SRC 806.015(d)); and
- (5) Reduce the minimum required width for two-way circulation from 22 feet to 20 feet for one internal drive aisle (SRC 806.035(e)).

The subject property is 4.86 acres in size, zoned RM-II (Multiple Family Residential), and located at the 1900 Block of Linwood Street NW (Polk County Assessor Map and Tax lot: 073W16C / 107).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of 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, APRIL 25, 2023, will be considered in the decision process. Comments received after this date will be not considered. 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 THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: Concerns over the displacement of the many birds of prey that hunt in that field. What's the plan to mitigate traffic congestion that will naturally flow down onto Wallace Road? Traffic is already a nightmare on Orchard Heights as well.
- Name/Agency: Lisa L. Niblock
- Address: 1401 Ranier Loop NW, Salem OR, 97304
- Phone and Email: 503-991-0544 lisaniblock@comcast.net
- Date: 4-14-2023

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM