

## **REQUEST FOR COMMENTS**

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

**REGARDING:** Conditional Use / Class 3 Site Plan Review / **AMANDA NO.:** 23-107226-PLN  
Class 2 Adjustment / Class 2 Driveway Approach Permit /  
Property Line Adjustment Case No. CU-SPR-ADJ-DAP-  
PLA23-05PLA23-11

**PROJECT ADDRESS:** 2908 Market St NE, Salem OR 97301 **HEARD BY:** Hearings Officer

**SUMMARY:** Redevelopment of an existing automotive dealership, including demolition of the existing sales building, construction of a new approximate 25,256 square-foot vehicle dealership, and redevelopment of the existing off-street parking and vehicle sales/display areas.

**REQUEST:** A consolidated application for the proposed redevelopment of an existing automotive dealership, including demolition of the existing sales building, construction of a new approximate 25,256 square-foot vehicle dealership, and redevelopment of the existing off-street parking and vehicle sales/display areas. The application includes:

- 1) A Conditional Use Permit for the proposed motor vehicle sales and service use in the MU-III (Mixed-Use-III) zone;
- 2) A Class 3 Site Plan Review for the proposed development;
- 3) A Class 2 Adjustment to:
  - a) Allow the proposed new vehicle dealership building to be located more than the maximum allowed 30-foot setback from Market Street NE and Park Avenue NE (SRC 535.015(c));
  - b) Allow the ground building façade of the proposed new vehicle dealership building facing Park Avenue NE to include less than the minimum required 50 percent transparent windows (SRC 535.015(g)(5));
  - c) Allow the proposed pedestrian connection from the primary entrance of the new vehicle dealership building to Market Street NE to be located more than the maximum allowed 20 feet from the proposed new transit stop on Market Street (SRC 800.065(a)(1)(B));
  - d) Allow a driveway approach for the proposed development onto Market Street NE (a major arterial street) although the property abuts a collector street (SRC 804.035(a)(2));
  - e) Allow the proposed development, which is located on a corner lot abutting a collector street, to take access to Market Street NE (the street with the higher street classification) rather than solely to Park Avenue NE (the street with the lower street classification) (SRC 804.035(c)(2)); and
  - f) Allow the proposed driveway approach onto Market Street NE to be located less than the minimum required 370-foot spacing from the nearest driveway to the east of the subject property on Market Street (SRC 804.035(d)).
- 4) A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto Market Street NE and Park Avenue NE; and
- 5) Two Property Line Adjustments to eliminate the interior property lines between three individual units of land included in the subject property (Marion County Tax Numbers: 073W24BD08800, 073W24BD08900, and 073W24AC02700) and consolidate them into one lot to accommodate the proposed development.

The subject property totals approximately 3.35 acres in size, is zoned MU-III (Mixed-Use-III), and located at 2908 Market Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W24BD08800, 073W24BD08900, 073W24AC02700, and 073W24AC04701).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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, June 6, 2023,** will be considered in the staff report. Comments received after this date will be provided to the review body. *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:** Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☐ 2. We have reviewed the proposal and have the following comments:

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Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Date: \_\_\_\_\_

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

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CITY OF SALEM RM 305  
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SALEM OR 97301-9907

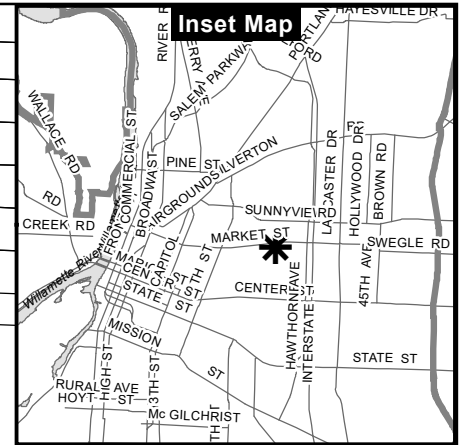
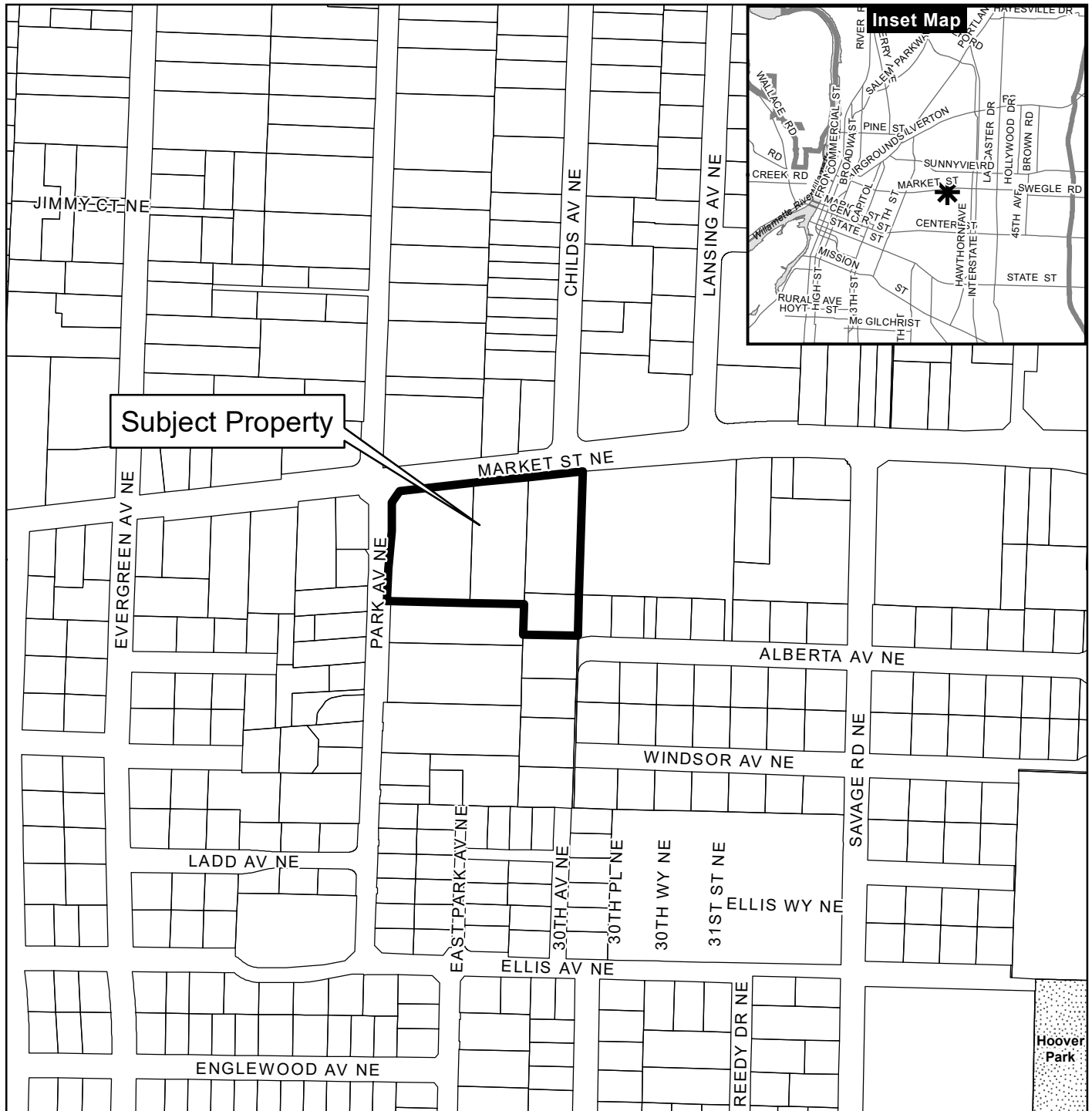


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# Vicinity Map

## 2908 Market Street NE



### Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

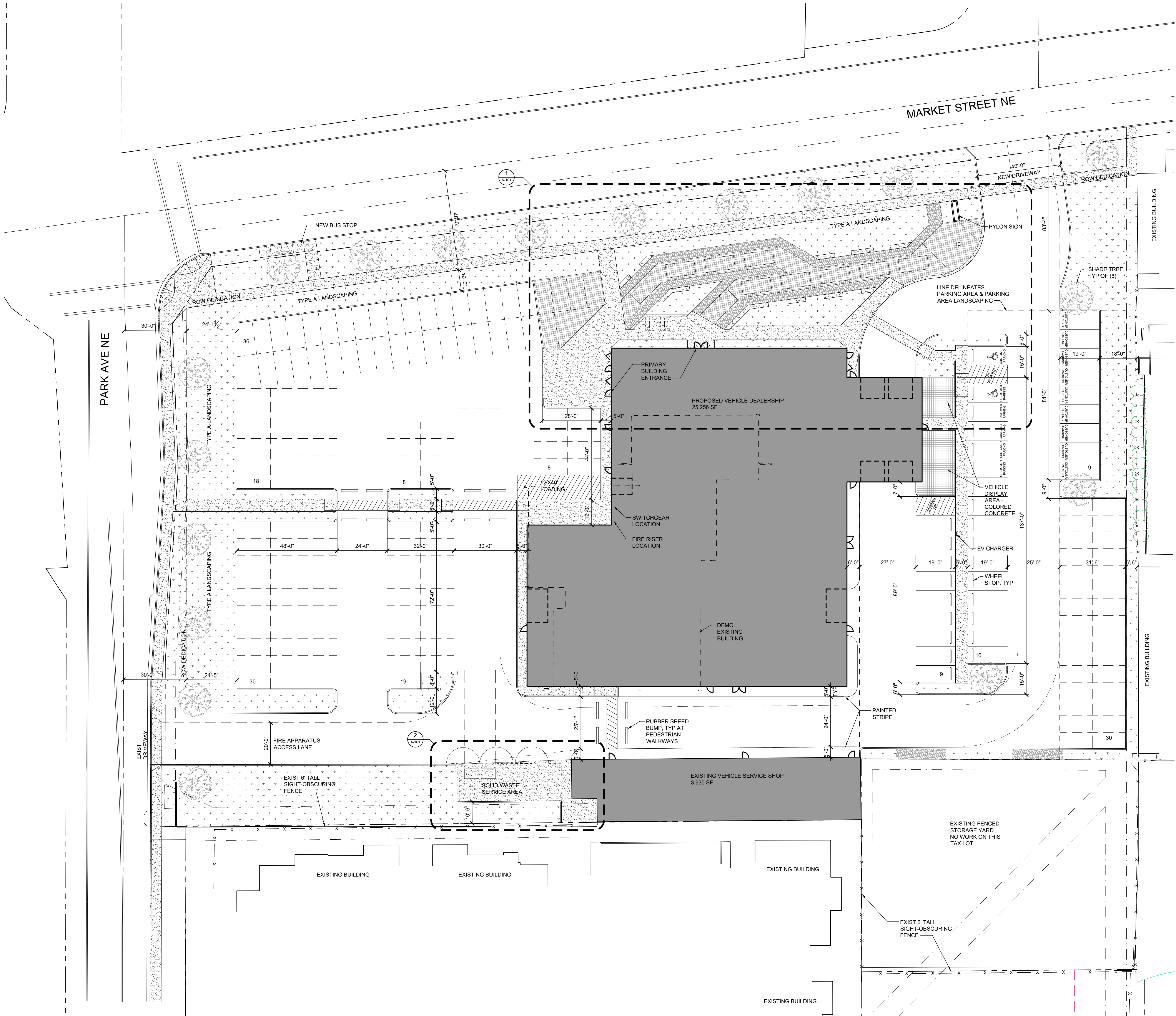
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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0 100 200 400 Feet







### 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	27,259 SF
CONCRETE & ASPHALT	130,878 SF	86,595 SF
LANDSCAPING	1,433 SF	22,534 SF (16.6%)

\* SEE GRADING PLAN FOR GSI COMPLIANCE

USE: MOTOR VEHICLE SALES & SERVICE 29,088 SF  
BUILDING HEIGHT = 28 FT

PARKING:		
REQUIRED (1 PER 900 SF):		= 30
MAXIMUM ALLOWED (x 1.75):		= 53
PROPOSED:		
STANDARD	32	
COMPACT	0	
ACCESSIBLE	2	(1 VAN ACCESSIBLE)
TOTAL PROPOSED:	34	

LOADING: REQUIRED: = 1  
PROPOSED: = 1

BIKE PARKING: REQUIRED: = 4  
PROPOSED: = 4

TOTAL INTERIOR OFF-STREET PARKING AREA: 15,549 SF  
PARKING LANDSCAPE AREA: 1,960 SF (12.6%)

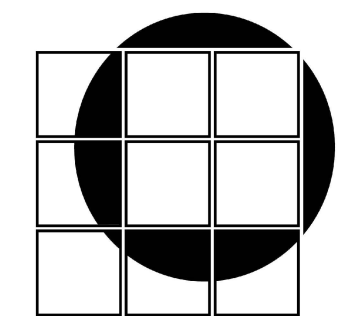
SHADE TREES: REQUIRED (1 PER 12 PARKING SPACES) = 3  
PROPOSED: = 3

DISPLAY & INVENTORY SPACES: 221

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PRELIMINARY DATE:  
05/10/2023

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3095 RIVER RD N SALEM, OREGON 97303  
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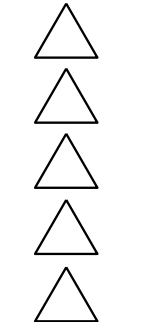
consultants:

DDD SET

Project: SALEM NISSAN

2908 MARKET STREET NE  
SALEM, OR 97301

revisions:



date:

project: 01722

dwg file: A-100-X-01722

drawn by: NW

checked by:

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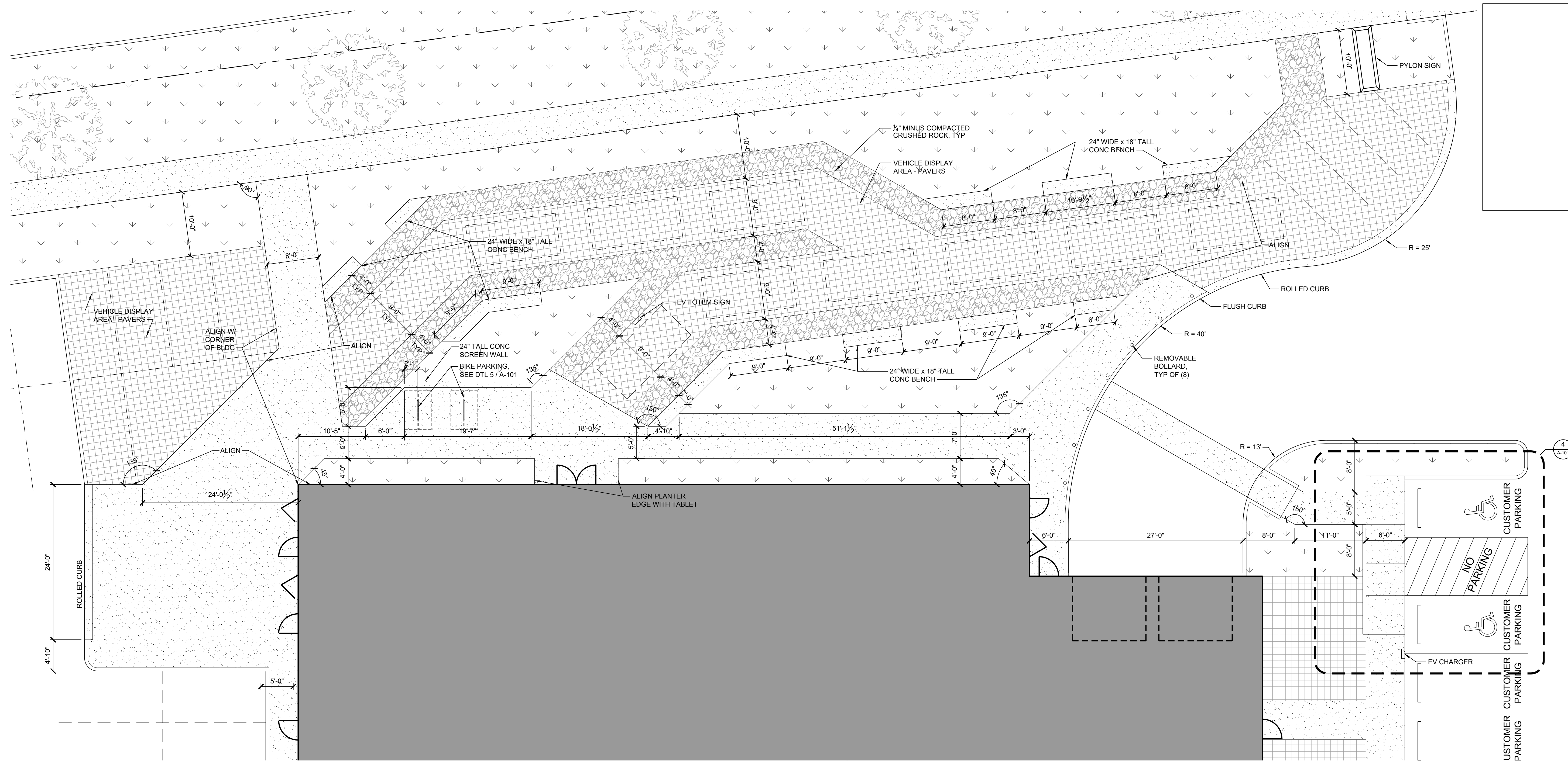
SITE PLAN

sheet:

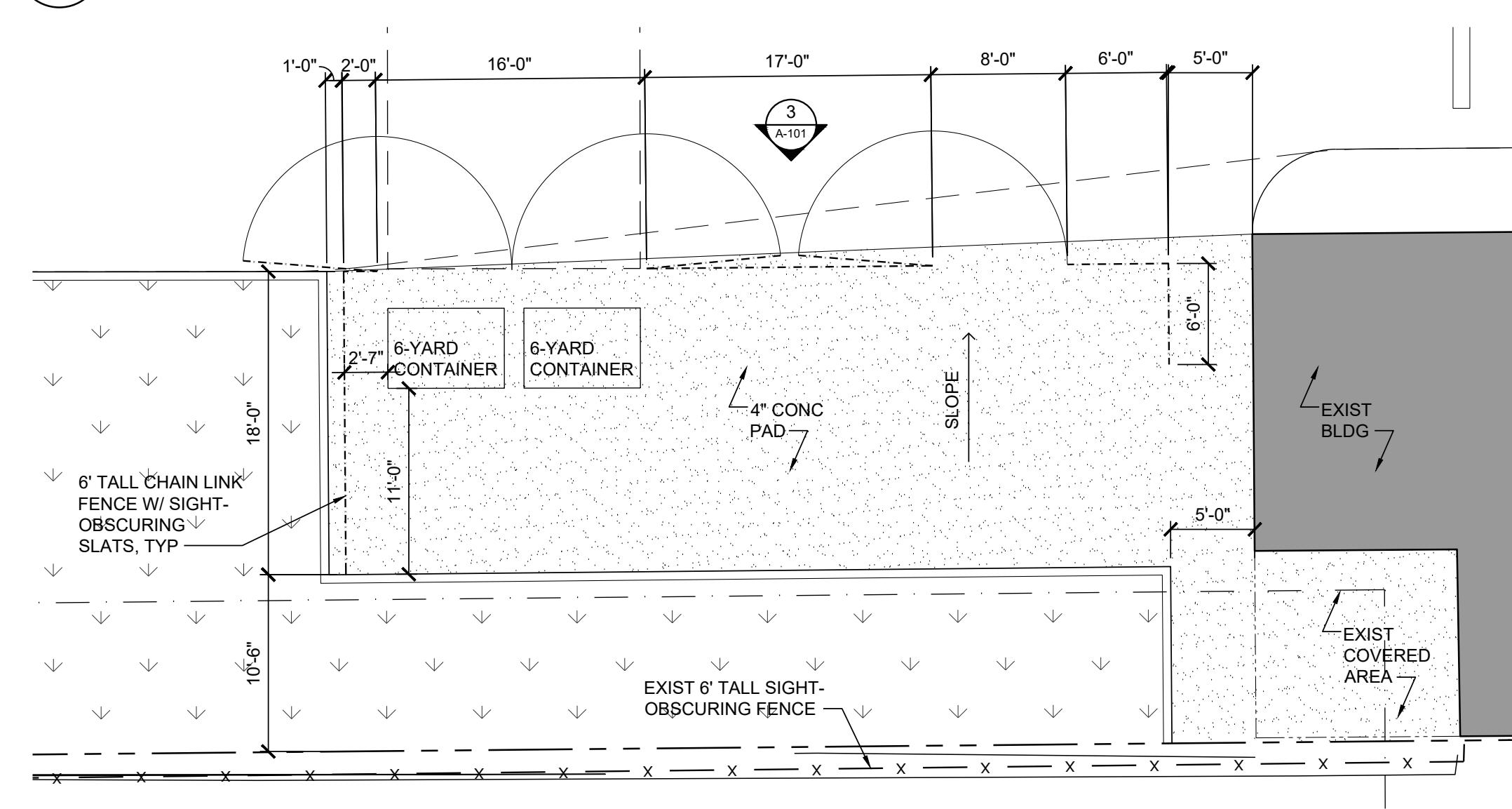
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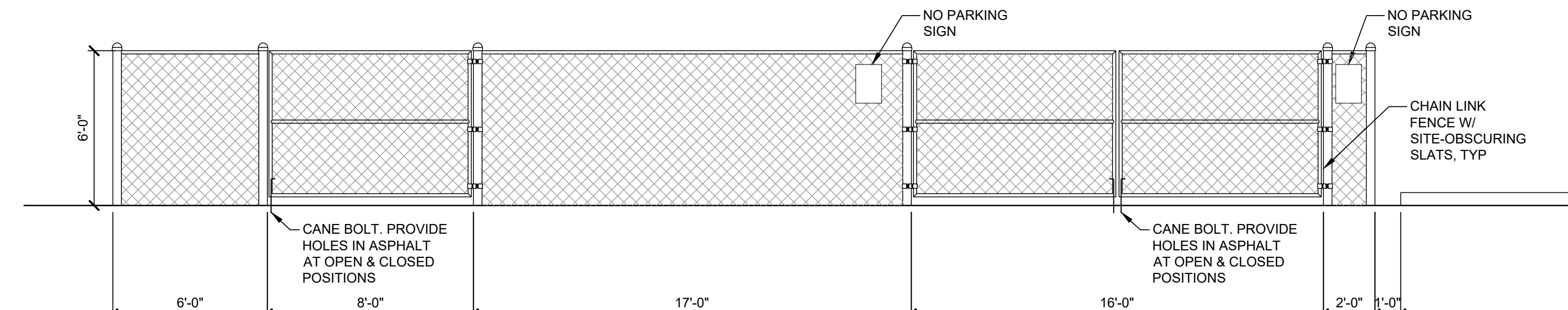




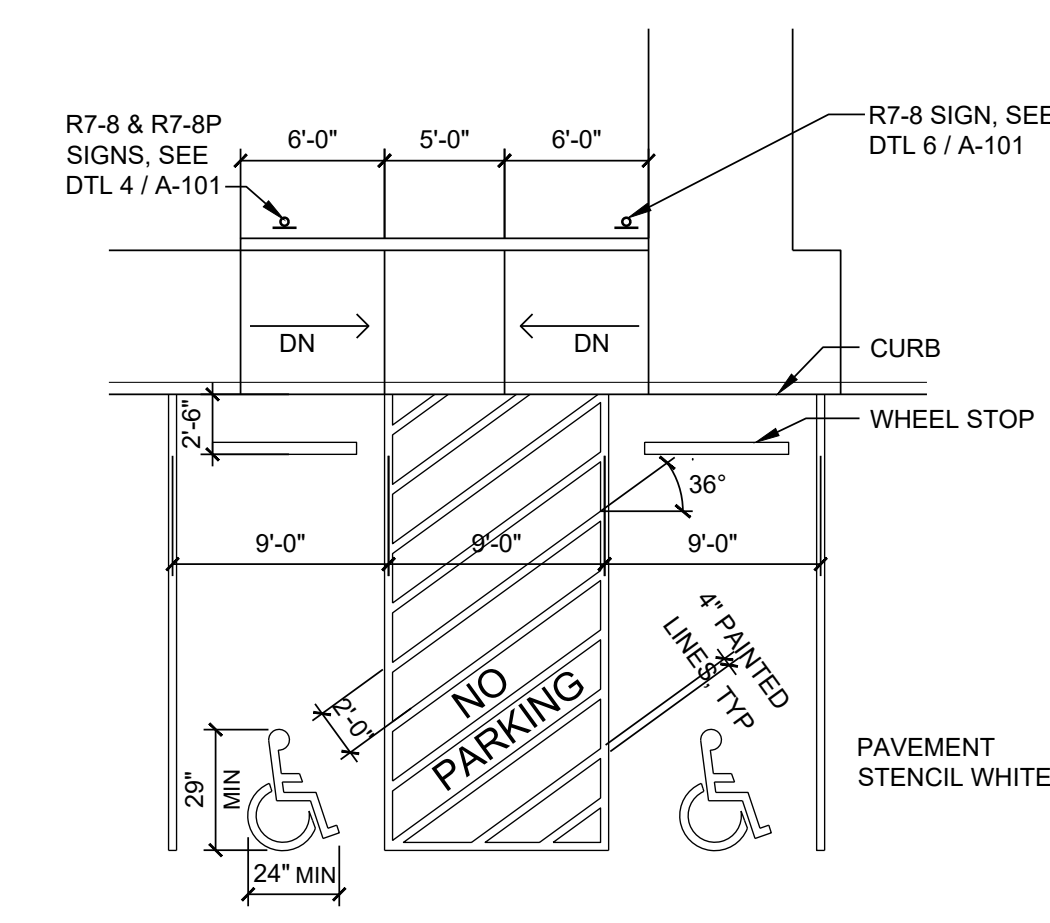
1 ENLARGED SITE PLAN  
1/8" = 1'-0"



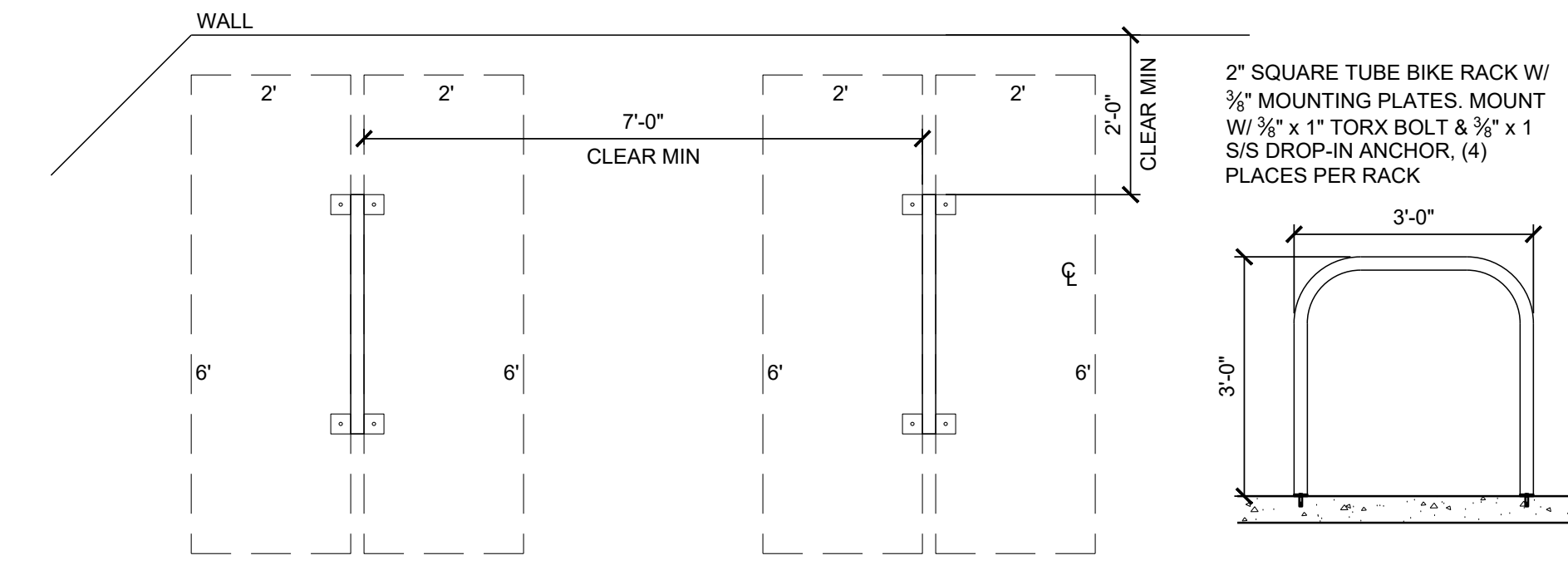
2 ENLARGED SITE PLAN  
1/8" = 1'-0"



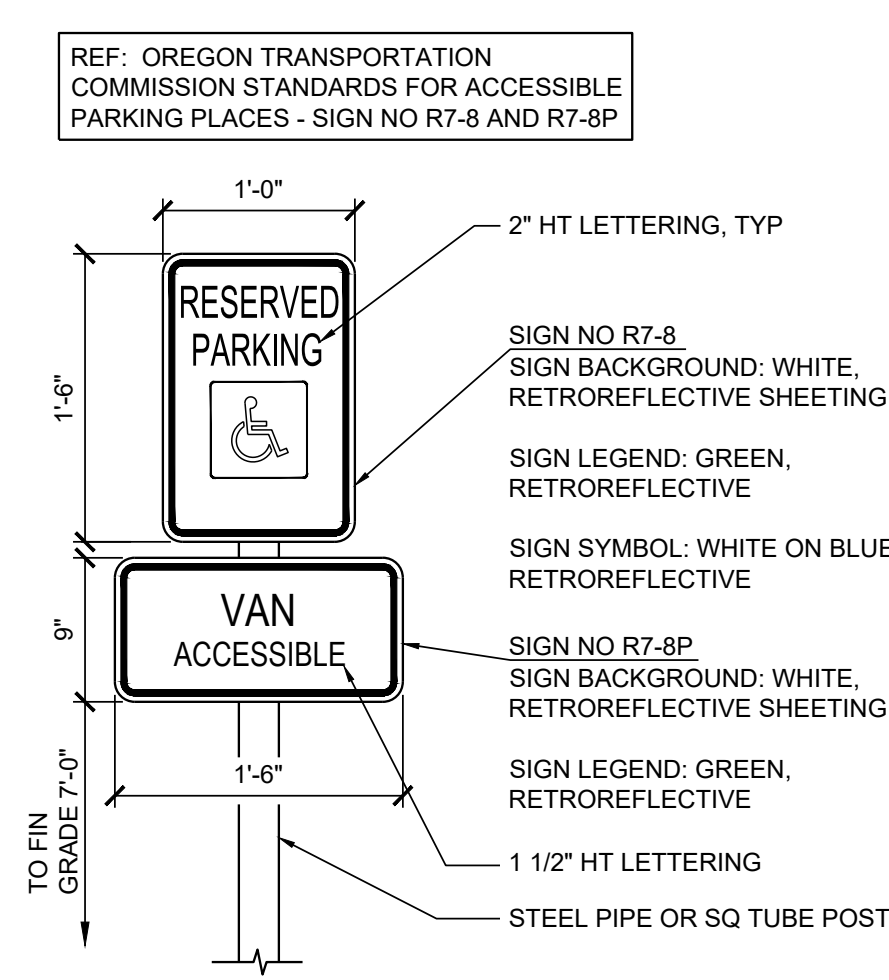
3 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



4 ACCESSIBLE PAINTED STRIPING  
1/8" = 1'-0"



5 BIKE RACK DETAIL PLAN & ELEVATION  
1/2" = 1'-0"



6 ACCESSIBLE PARKING SIGN  
1" = 1'-0"

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PRELIMINARY DATE:  
05/10/2023

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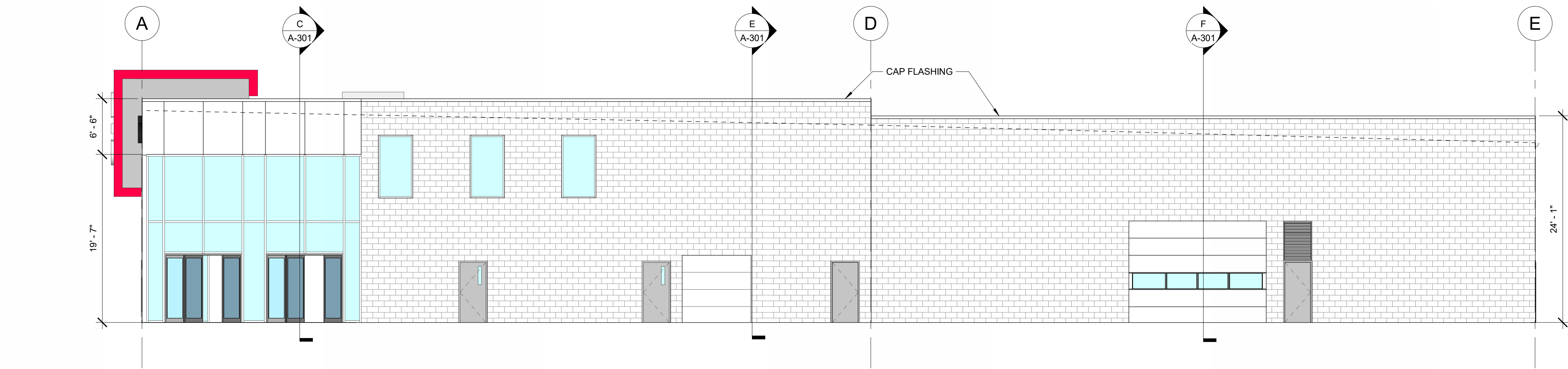
consultants:

PROJECT  
SALEM NISSAN  
2908 MARKET STREET NE  
SALEM, OR 97301

revisions:  
date:  
project: 01722  
dwg file: A-100-X-01722  
drawn by: NW  
checked by:  
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LARGE SCALE SITE  
PLANS

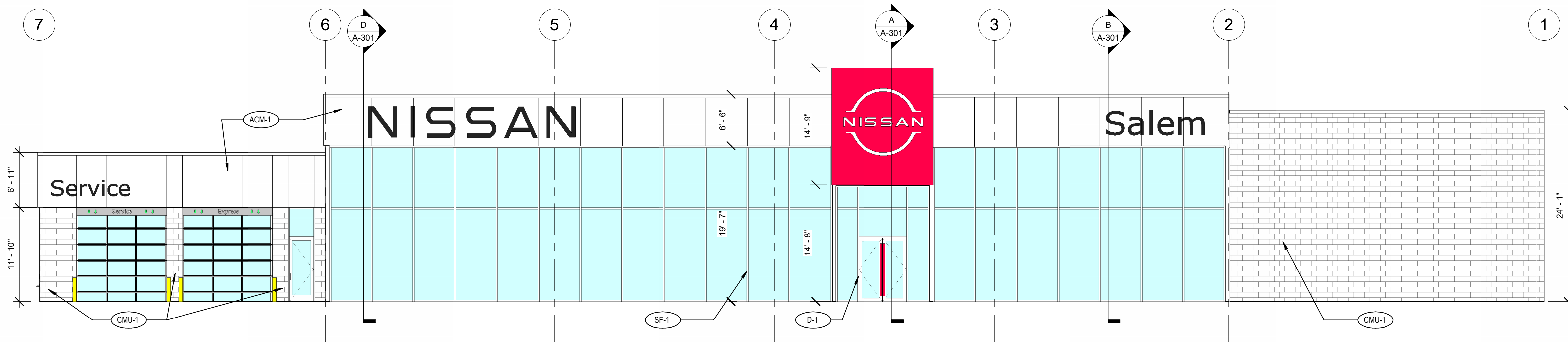
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of:

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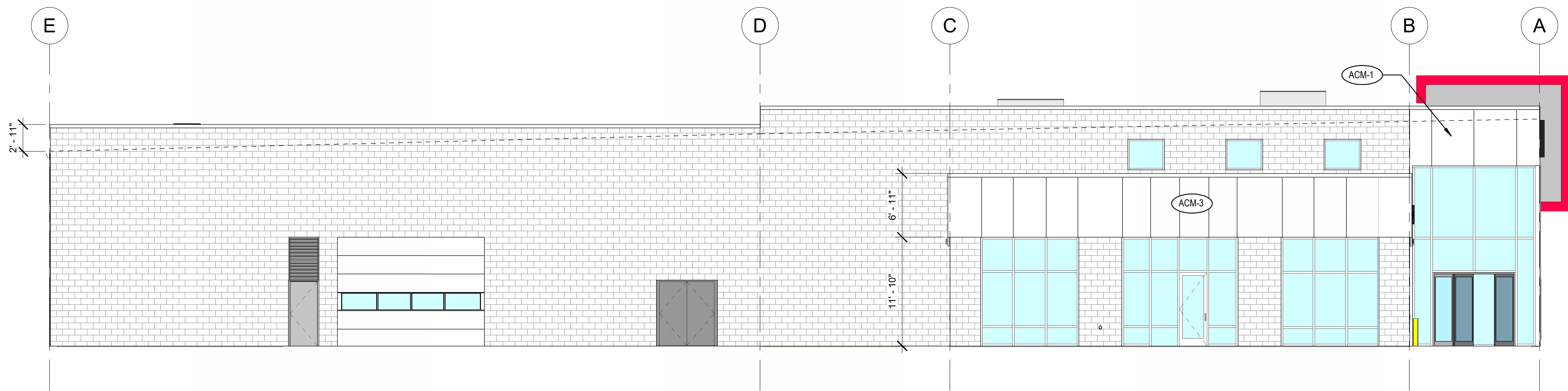
1 WEST ELEVATION  
1/8" = 1'-0"

FACADE AREA = 4,075 SF  
WINDOW AREA = 605 SF (14.8%)

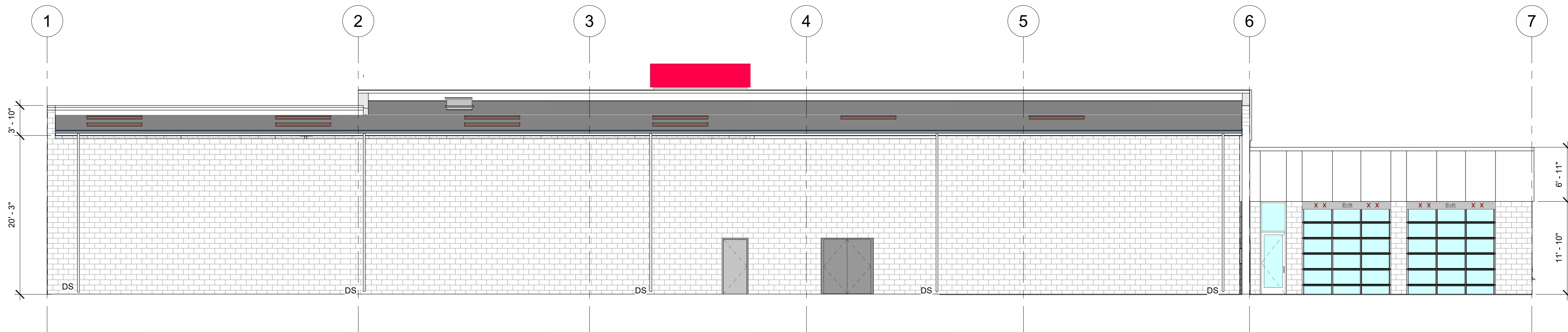


2 NORTH ELEVATION  
1/8" = 1'-0"

FACADE AREA = 4,640 SF  
WINDOW AREA = 2,476 SF (53.4%)



3 EAST ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"

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5-2-2023

PRELIMINARY DATE

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WWW.CARLSONVEITJUNGE.COM 305 RIVER ST. N. SALEM, OR 97301

consultants:

Project:  
SALEM NISSAN

2008 MARKET ST. NE  
SALEM, OR 97301

#	Description	Date
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▲		
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date: 5-2-2023  
project: 01722  
drawn by: MV  
checked by: NW  
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EXTERIOR  
ELEVATIONS

sheet:  
A-201

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OWNER:  
SALEM N RE, LLC  
PO BOX 12969,  
SALEM, OR 97309

TAX LOTS:  
073W24BD08800  
073W24BD08900  
073W24AC02700

SITUS:  
2908 MARKET ST NE,  
SALEM, OR 97301

TOTAL AREA:  
3.06± ACRES

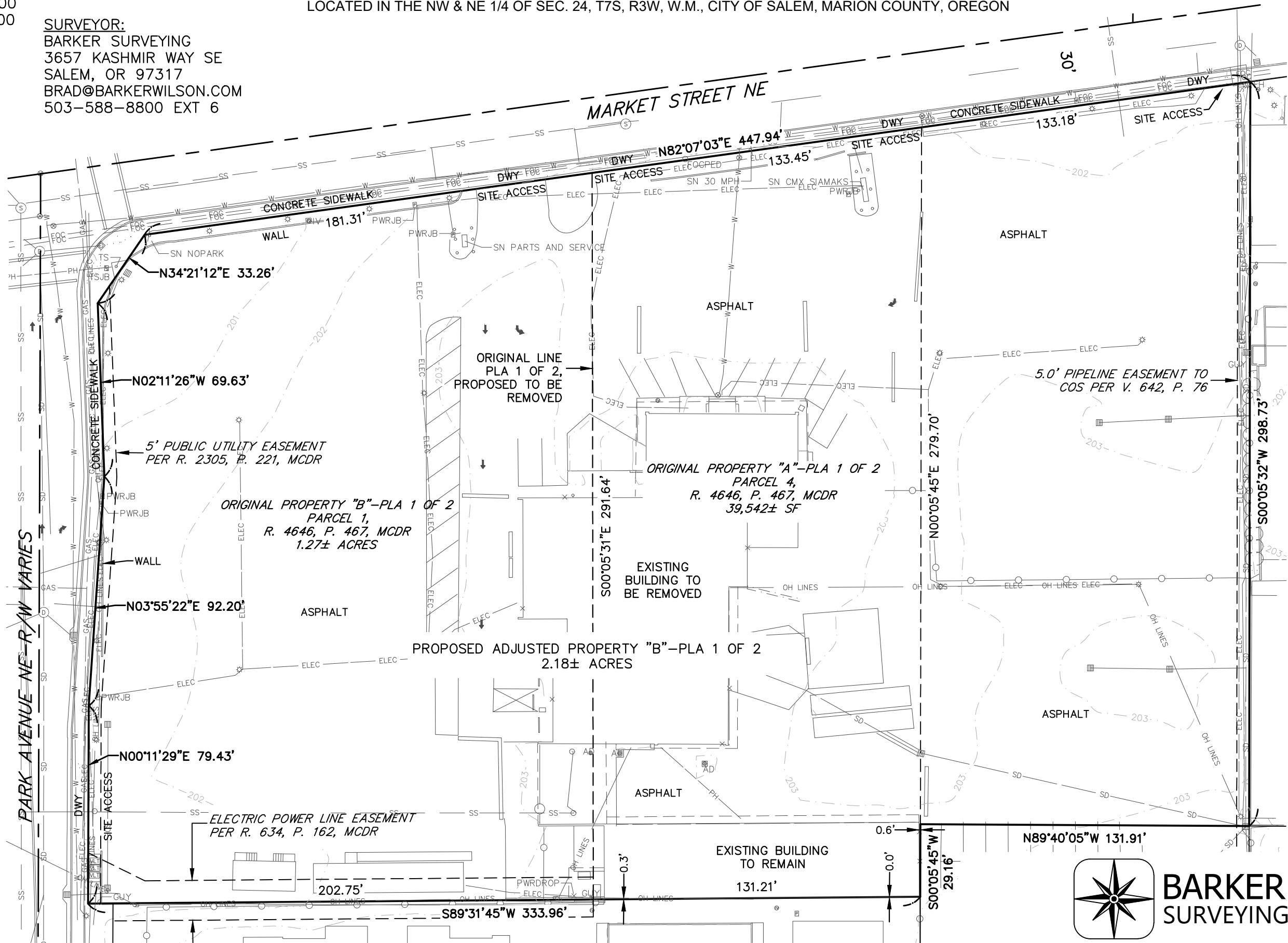
SURVEYOR:  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OR 97317  
BRAD@BARKERWILSON.COM  
503-588-8800 EXT 6

# PRELIMINARY PROPERTY LINE ADJUSTMENT PLA 1 OF 2

LOCATED IN THE NW & NE 1/4 OF SEC. 24, T7S, R3W, W.M., CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1"=40'  
DATE: 4/6/2023



**BARKER**  
SURVEYING



OWNER:  
SALEM N RE, LLC  
PO BOX 12969,  
SALEM, OR 97309

TAX LOTS:  
073W24BD08800  
073W24BD08900  
073W24AC02700

SITUS:  
2908 MARKET ST NE,  
SALEM, OR 97301

TOTAL AREA:  
3.06± ACRES

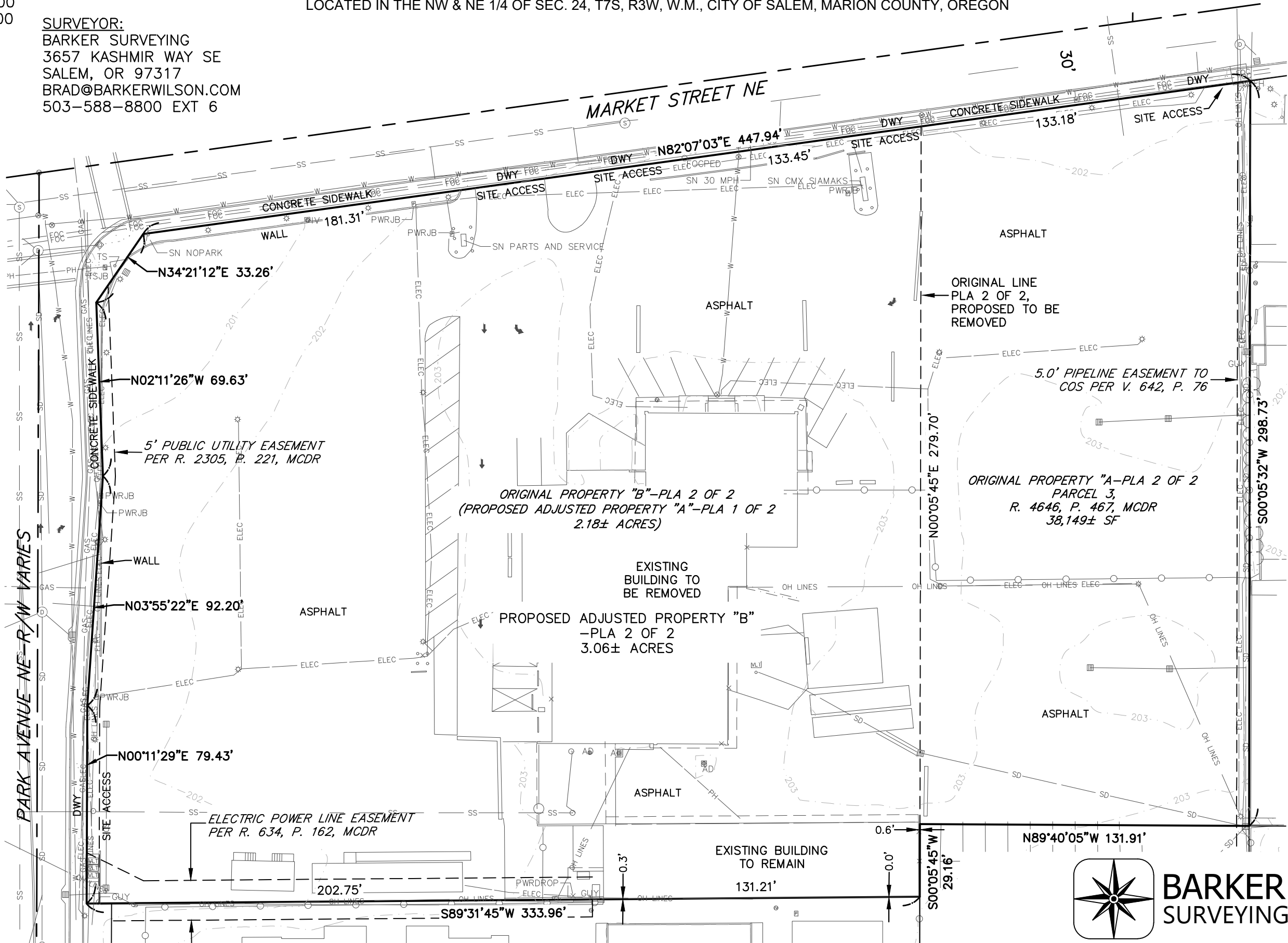
SURVEYOR:  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OR 97317  
BRAD@BARKERWILSON.COM  
503-588-8800 EXT 6

# PRELIMINARY PROPERTY LINE ADJUSTMENT PLA 2 OF 2

LOCATED IN THE NW & NE 1/4 OF SEC. 24, T7S, R3W, W.M., CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1"=40'  
DATE: 4/6/2023



**BARKER**  
SURVEYING