

Gretchen Stone

From: Gretchen Stone
Sent: Friday, June 23, 2023 4:27 PM
To: 'meripatterson@gmail.com'; 'leigaynair@gmail.com'
Subject: New Land Use Application for a Property Within the Highland Neighborhood Association
Attachments: 01 SITE PLAN.pdf; 11 RENDERINGS.pdf

Dear Ms. Patterson and Ms. Gaynair,

Our firm is representing Reitan Development and will be submitting a consolidated land use application for a mixed use development at 2710 Broadway Street NE. The small infill site is owned by Harpreet Kaur and is zoned CR-Retail Commercial. The project will raze the existing single story building (formerly a automotive repair shop) to allow for the redevelopment of the site with a 3-story mixed-use building that will include limited commercial retail uses on the 3775 square foot ground floor with 14 apartment units on the upper floors; and a 20-space off-street parking area access from Tryon. Attached is a copy of the proposed Site Plan and a proposed Rendering for your review. The request is for approval of a Class 3 site plan review; adjustments to zoned-to-zone setbacks for the off-street parking to the neighboring property (SRC 522.010(b), spacing standards for driveways accessing onto local streets (SRC 804.030(c)), and for an alternate vision clearance area for the new driveway (SRC 805.005(b)(1)(B)); and a Class 2 driveway approach.

Please let me know if you have any questions or if you need additional information.

Thank you,

Gretchen Stone

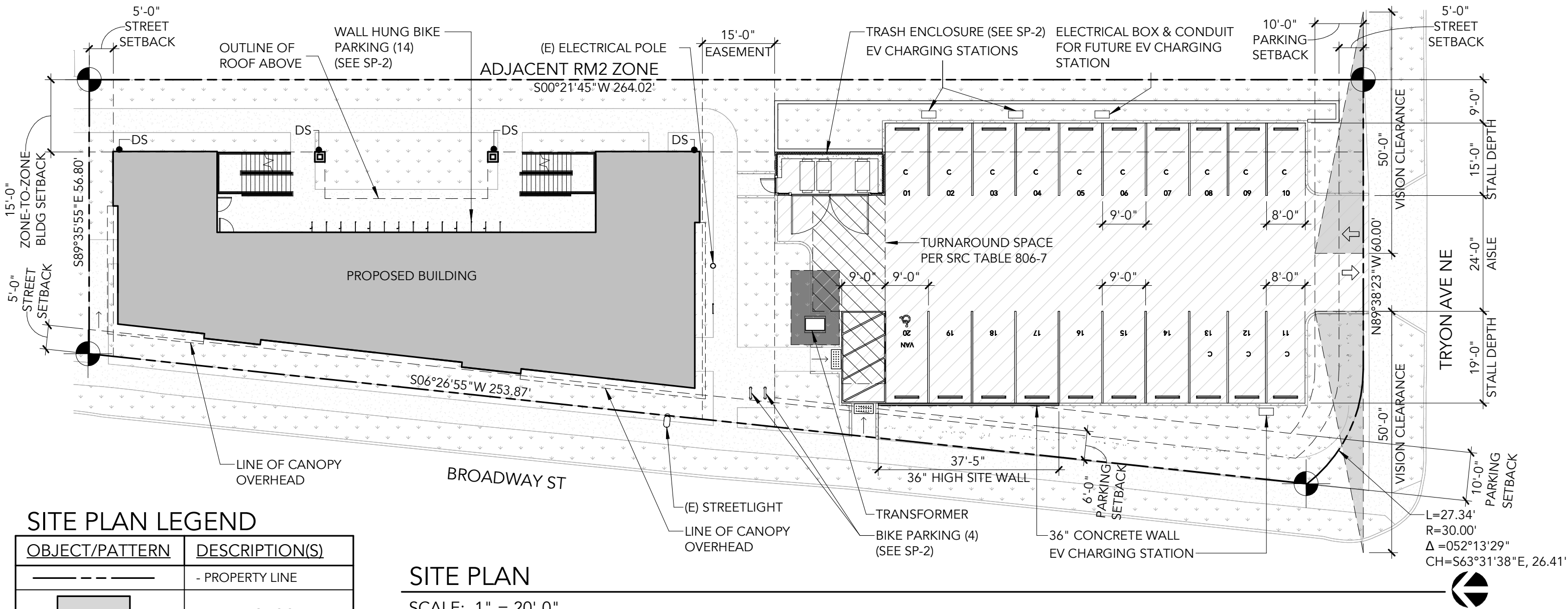
Gretchen Stone
Land Use / Interior Design

CBTWO
ARCHITECTS LLC

500 Liberty St. SE Suite 100
Salem, Oregon 97301
P 503.480.8700 M 503.510.5510



Please consider the environment
before printing this email.



SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- PROPERTY LINE
	- BUILDING FOOTPRINT
	- SIDEWALK
	- PAVING AREA
	- LANDSCAPING
	- PROPERTY DATUM POINT
	- DOWNSPOUT
	- SETBACK LINES

SITE PLAN

SCALE: 1" = 20'-0"

SITE INFORMATION

LOT AREA	18,624 SF
ZONE	CR RETAIL COMMERCIAL
USES	MULTIPLE FAMILY RETAIL SALES
# UNITS	14
LOT WIDTH	83'-8 1/2"
LOT DEPTH	264'-0"

BUILDING COVERAGE

TYPE	AREA	%
BUILDING FOOTPRINT	3,775 SF	20.3%
LANDSCAPING (SEE SP-3)	6,151 SF	33.0%
PAVING AREA	6,137 SF	32.9%
SIDEWALK	2,561 SF	13.8%
TOTAL SITE AREA	18,624 SF	100%
NO MAXIMUM LOT COVERAGE PER CR ZONE		

PARKING SCHEDULE

TYPE	COUNT
FULL SIZE STALLS	6
COMPACT STALLS	13
ACCESSIBLE STALL	1 (VAN)
TOTAL PARKING	20

BIKE PARKING SCHEDULE

RESIDENTIAL BIKE PARKING:	14
COMMERCIAL BICYCLE PARKING:	4



NW CORNER



SW CORNER



WEST ELEVATION

CBTWO
ARCHITECTS LLC



DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301

RENDERINGS

SP-11

DATE:

06/23/2023