

**REQUEST FOR COMMENTS****Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173**

MAY 12 2021

**REGARDING:**

Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR21-13

COMMUNITY DEVELOPMENT

**PROJECT ADDRESS:**

1610 Lancaster Dr SE, Salem OR 97317

**AMANDA Application No.:**

21-101664-RP, 21-101693-ZO, 21-101669-ZO, 21-101667-DR

**COMMENT PERIOD ENDS:**

May 19, 2021

**SUMMARY:** A proposal to construct a 6-unit apartment building while retaining an existing single family dwelling.**REQUEST:** A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new apartment building with associated site improvements, a Class 2 Driveway Approach Permit to allow driveway access onto 40th Place SE, and Class 2 Adjustment requests to:

- 1) Reduce the minimum setback for buildings to the north property line from 10 feet to 6 feet;
- 2) Reduce the minimum setback for vehicle use areas to the south property line from 10 feet to 4.67 feet;
- 3) Allow a portion of an off-street parking area to be located between a building and a street; and
- 4) Adjust a vision clearance area for the proposed driveway approach.

The subject property is approximately 0.40 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 1610 Lancaster Drive SE (Marion County Assessor map and tax lot number(s): 082W06AB / 9200).

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. Wednesday, May 19, 2021,** will be considered in the decision process. Comments received after this date will be not considered. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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:** Brandon Pike, Planner I, Phone: 503-540-2326; E-Mail: [bpik@cityofsalem.net](mailto:bpik@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:

Congestion on street.

Name/Agency:

Address:

Phone:

Email:

Date:

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

I run a business out of my home. It will make it more difficult to pull in & out of my driveway for my clients & me.