

BRAND

Notice of Land Use Application Submittal

February 2, 2024

Morningside Neighborhood Association

Pamela Schmidling, Chair

sidrakdragon@live.com

Geoffrey James, Land Use Chair

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RE: Class 3 Site Plan Review and Class 2 Adjustment– (083W11AB03200) corner of Strong Road and Lindberg Road, Salem, OR

Dear Morningside Neighborhood Association Chair and Land Use Chair,

We are reaching out to you regarding a project within the boundaries of your neighborhood association.

The applicant/property owners are seeking approval of a Class 3 Site Plan Review and a Class 2 Adjustment. The proposal is to construct a new retail building approximately 8,000 square feet in size with site improvements such as off-street parking and landscaped areas. The Class 2 Adjustment being sought is to reduce the standard requiring 40 percent of the street frontage to be occupied by a building. Due to the configuration of the existing private street, it is not possible for the site to be developed to meet this standard.

This application will be processed using Type II procedures. The neighborhood association, property owners, and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

We hope that you find this letter and attached conceptual plan informative. If you have any questions regarding this notice, please contact the applicant's land use representative.

Thank you.

Applicant Information

Inder Singh Dhaliwal

Salem, Oregon

Applicant Representative Information

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