



REOPENED HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Comprehensive Plan Map Change / Zone Change Case No. CPC-ZC19-07
AMANDA APPLICATION NO:	19-108038-ZO & 19-108039-ZO
HEARING INFORMATION:	<u>REOPENED HEARING: Salem Planning Commission, Tuesday, October 1, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	4696 Center Street NE & 592 Hile Lane NE, Salem, OR 97301
OWNER(S):	Center Street Holdings, LLC (Hans S Thygesen), Brent Malcom & Arlena Malcom
APPLICANT / AGENT(S):	Creations Northwest, LLC (Hans S Thygesen)
REPRESENTATIVE(S):	Cascadia Planning + Development Services (Steve Kay)
DESCRIPTION OF REQUEST:	<p>SUMMARY: A request for a comprehensive plan change to Multi-Family Residential and zone change to RM2 (Multiple Family Residential 2) concurrent with a proposed petitioner-initiated, voter-exempt annexation of property at 4696 Center St NE and 592 Hile Lane NE.</p> <p>REQUEST: A comprehensive plan change from Developing Residential to Multi-Family Residential and zone change from Marion County UD (Urban Development) to RM2 (Multiple Family Residential 2), concurrent with a petitioner-initiated voter-exempt annexation and withdrawal from the Marion County Fire District #1, for multiple properties with combined area of 5.04 acres, designated Developing Residential and Multi-Family Residential in the SACP, zoned Marion County UD (Urban Development), and located at 4696 Center St NE and 592 Hile Lane NE 97301 (Marion County Assessor Map and Tax Lots 072W29BB03100, 072W29BB03200, 072W29BC03801, and 072W29BC03600).</p>
CRITERIA TO BE CONSIDERED:	<p><u>Comprehensive Plan Change and Zone Change</u></p> <p>Pursuant to SRC 260.045(b)(1)-(4), If the new comprehensive plan designation is proposed, or a zoning designation is proposed for the territory that is different from the equivalent designation set forth in Table 260-1, the Planning Commission shall hold a public hearing to review the proposed designation, and shall make a recommendation to the City Council whether, in light of the conceptual plan, to adopt the proposed designation, the equivalent designation, or a different designation. The Planning Commission's review shall be based the following criteria:</p> <ol style="list-style-type: none">(1) Whether the comprehensive plan and zone designation provides for the logical urbanization of land;(2) Whether the comprehensive plan and zone designation is compatible with development patterns in the nearby vicinity;(3) Whether the social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate; and(4) Whether it is in the public interest that the proposed change be made.

HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.</p> <p>Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: (503) 363-3998; Email: susann@kaltwasser.com .
DOCUMENTATION AND STAFF REPORT:	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	September 11, 2019

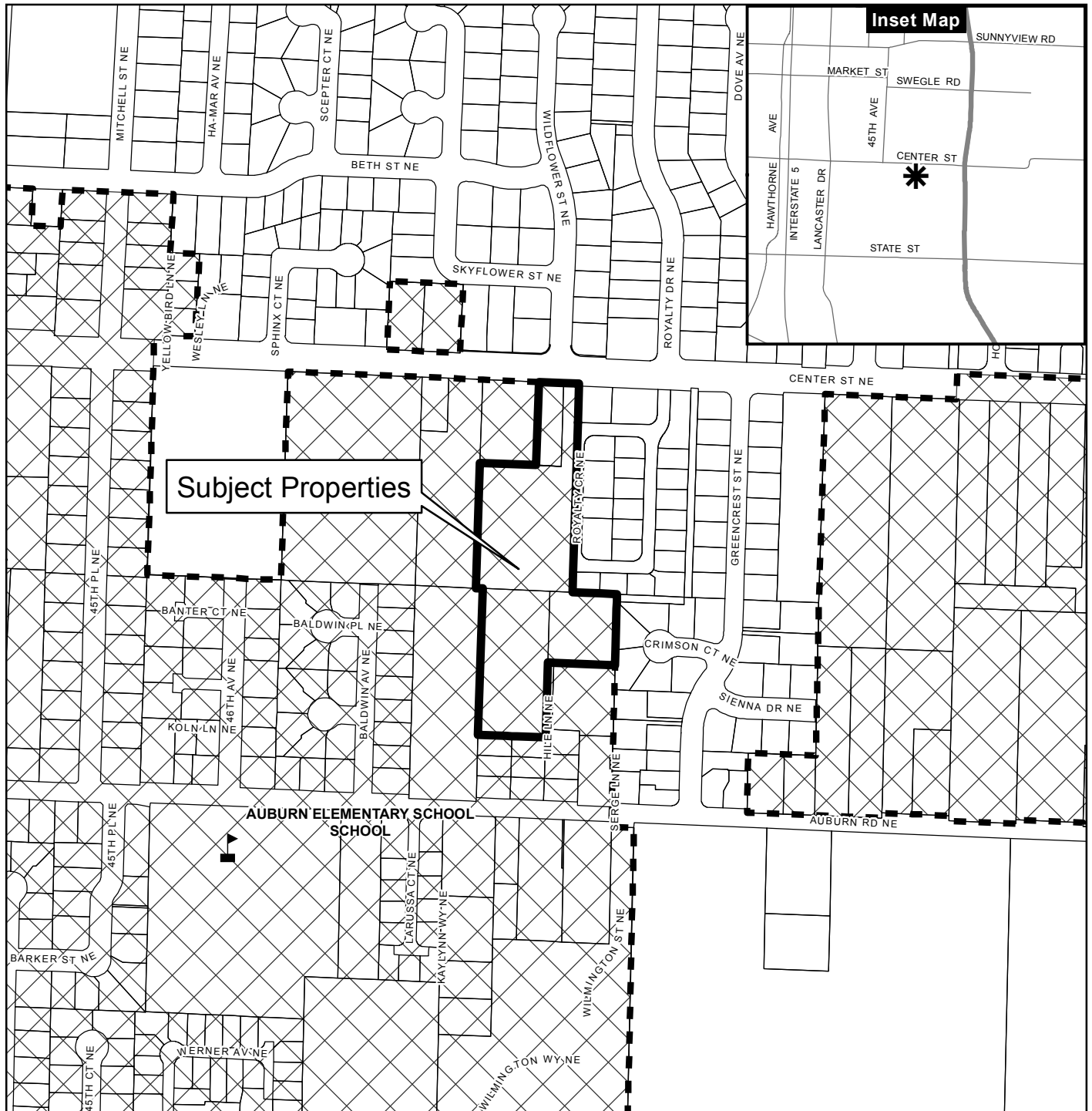
PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

4696 Center Street NE and 592 Hile Lane NE



Legend

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

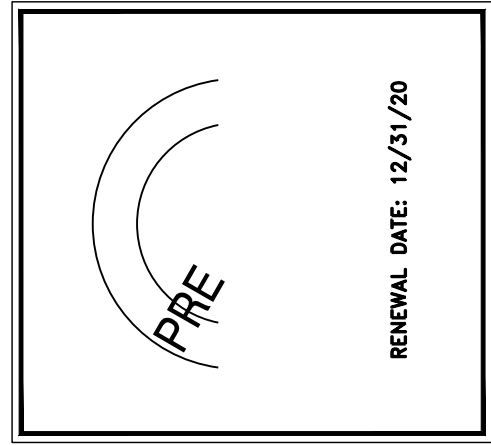
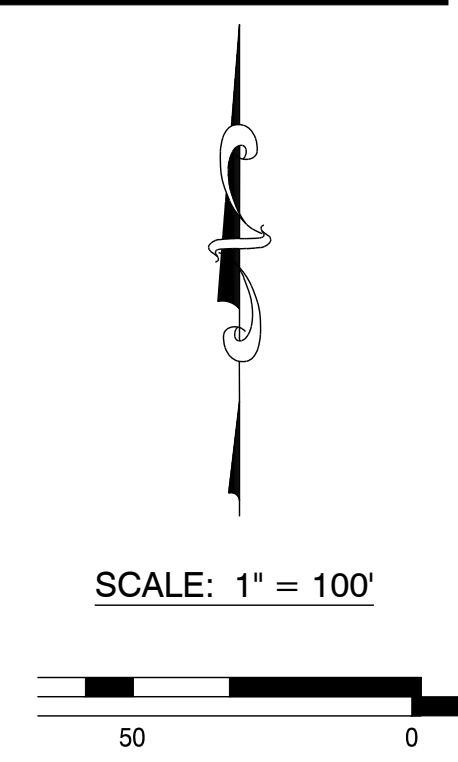
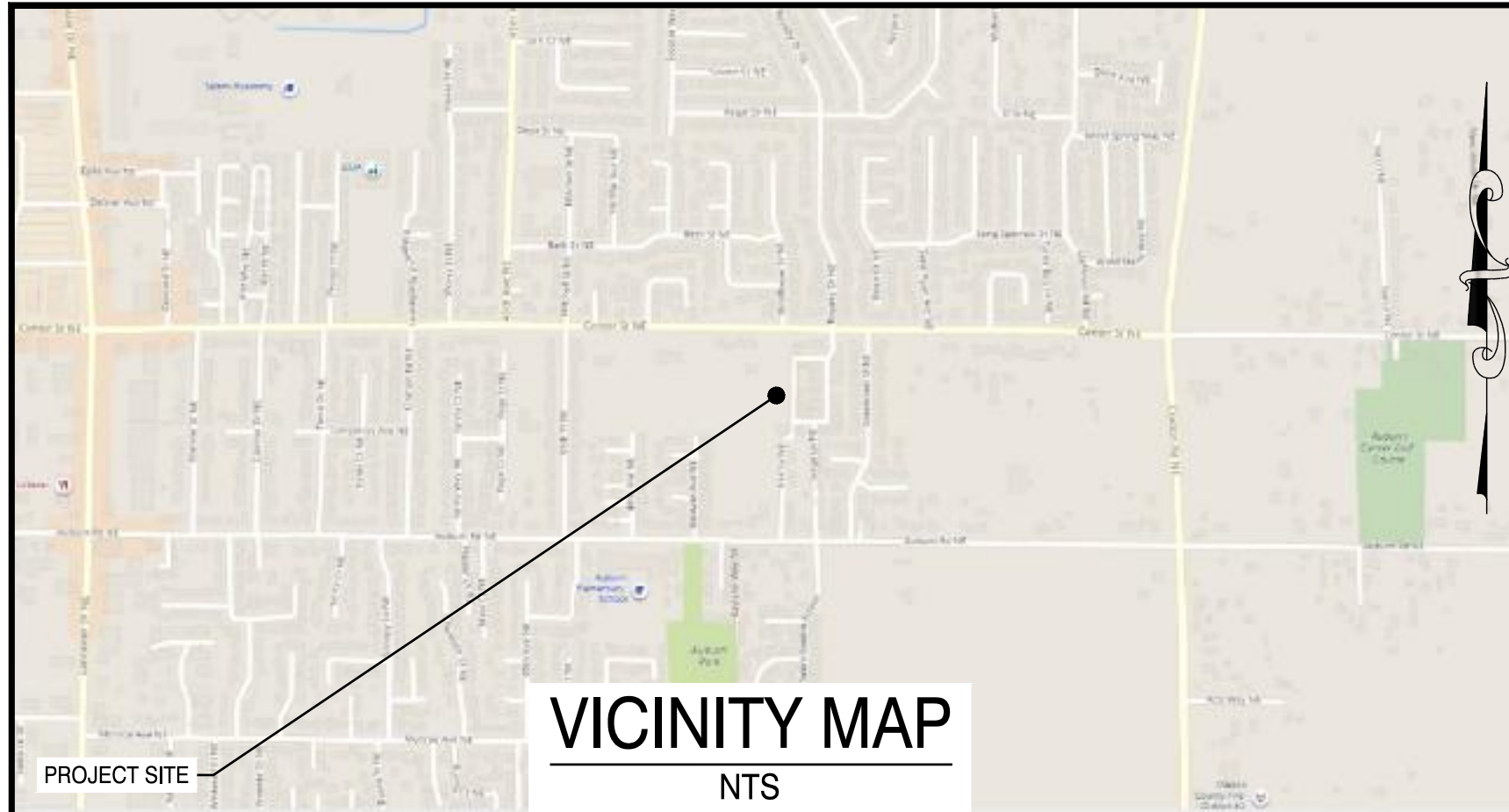

 CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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CENTER STREET SALEM

EXISTING CONDITIONS

4696 CENTER ST NE, SALEM, OR 97301
 TAX LOTS 3100 AND 3200, MAP 072W29BB
 AND TAX LOTS 3600 AND 3801, MAP 072W29BC
 FEBRUARY, 2019



SITE INFORMATION

ADDRESS: 4696 CENTER ST NE, SALEM, OR 97301
 TAX ASSESSORS MAP: TAX LOTS 3100 AND 3200, MAP 072W29BB AND TAX LOTS 3600 AND 3801, MAP 072W29BC
 PROPERTY SIZE: 5.04 ACRES
 ZONING: L1 - RESIDENTIAL

OWNER
 CENTER STREET HOLDING LLC
 14020 SE JOHNSON RD STE 102
 MILWAUKIE, OR 97267

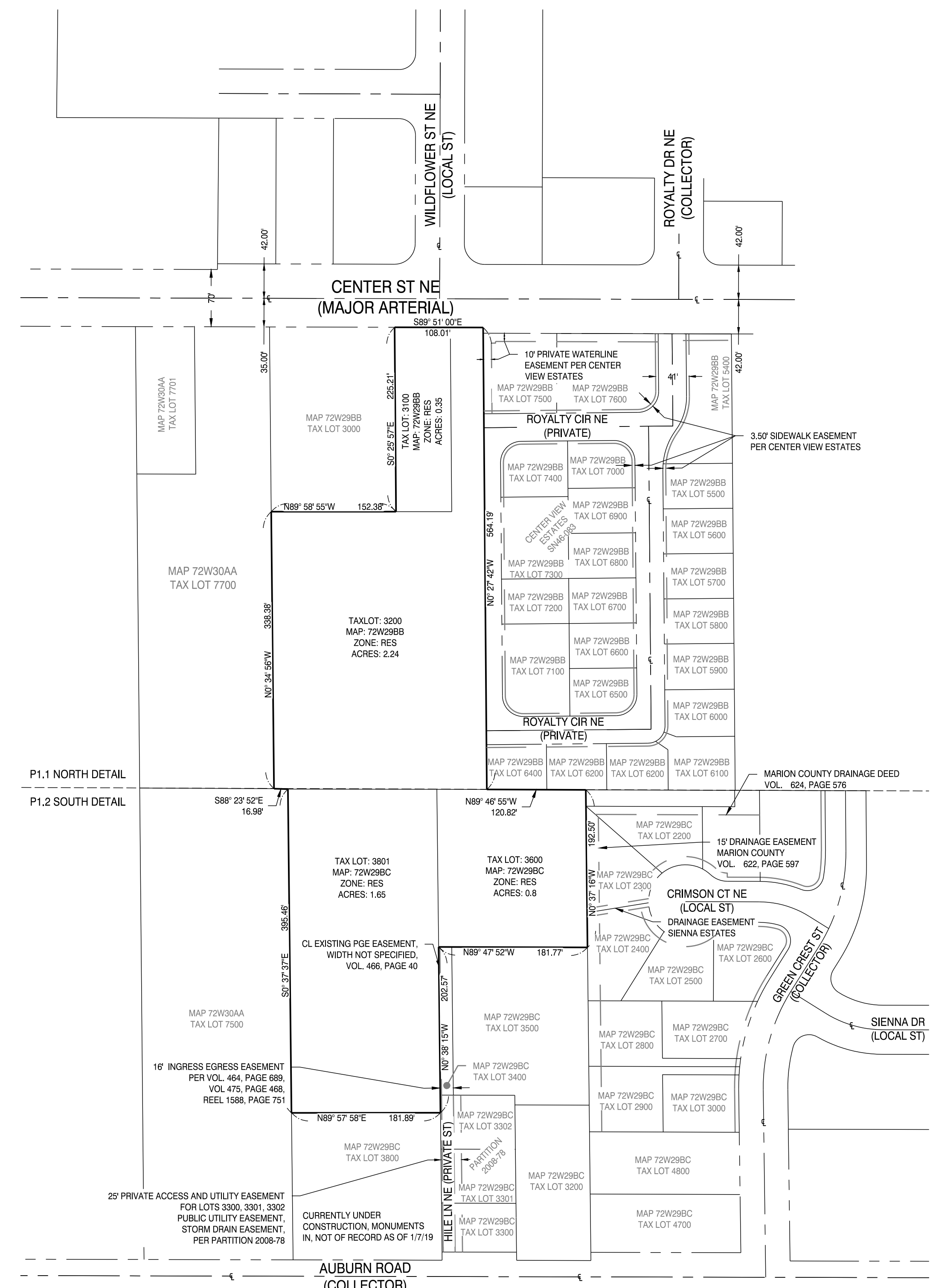
PROPOSED USE
 RESIDENTIAL DEVELOPMENT

LAND SURVEYOR / CIVIL ENGINEER
 H.A. M^CCOY ENGINEERING & SURVEYING
 CONTACT: HAYES M^CCOY
 1180 SW LAKE ROAD
 SUITE 201
 REDMOND, OR 97756
 PH: 541-923-7554

SHEET INDEX
 P1.0 COVER SHEET AND EXISTING CONDITIONS
 P1.1 EXISTING CONDITIONS NORTH DETAIL
 P1.2 EXISTING CONDITIONS SOUTH DETAIL

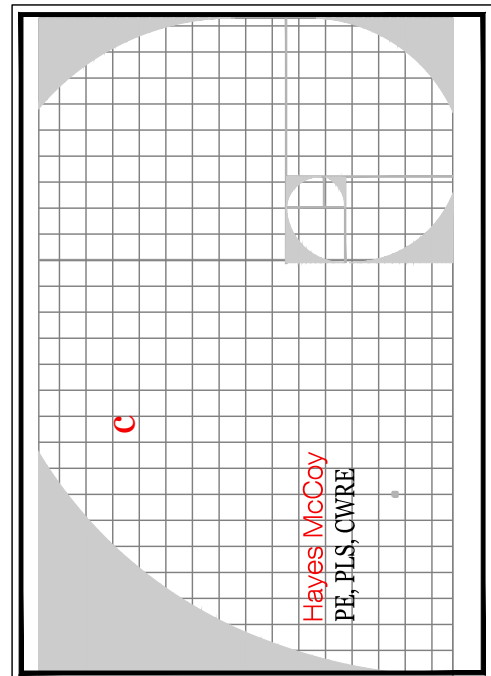
VERTICAL DATUM
 CITY OF SALEM VERTICAL DATUM BASED ON CITY BENCHMARK 6040 BEING A 2" ALUMINUM DISK AT THE SE CORNER OF INTERSECTION LANCASTER DR & D ST IN THE TOP OF CURB 5' SW OF TRAFFIC SIGNAL POLE, 4' SOUTH OF TRAFFIC SIGNAL BOX. ELEVATION = 208.48'

LEGEND	
EXISTING	PROPOSED
— ECABL —	— SANITARY SEWER MANHOLE —
— EGAS —	— STORM DRAIN MANHOLE, DRYWELL —
— EIRRG —	— WATER VALVE, GAS VALVE —
— OHW —	— AIR RELEASE VALVE —
— EPOWR —	— BACKFLOW PREVENTER —
— EX SS —	— WATER METER, GAS METER —
— EX SD —	— FIRE HYDRANT —
— ECOMM —	— CATCH BASIN/CURB INLET —
— EWAT —	— CLEAN OUT —
— CABL —	— RAIN DRAIN —
— GAS —	— STREET LIGHT, PARKING LOT LIGHT —
— IRRG —	— UTILITY VAULT —
— POWR —	— ELECTRICAL PEDESTAL —
— SSWR —	— CABLE PEDESTAL —
— SD —	— TELECOMMUNICATIONS PEDESTAL —
— COMM —	— IRON ROD, IRON PIPE —
— WAT —	
— FENCE —	
— TREES —	
— SIGN —	
— MAILBOX —	



P1.1 NORTH DETAIL
 P1.2 SOUTH DETAIL

DATE:	REVISION:
2/11/19	

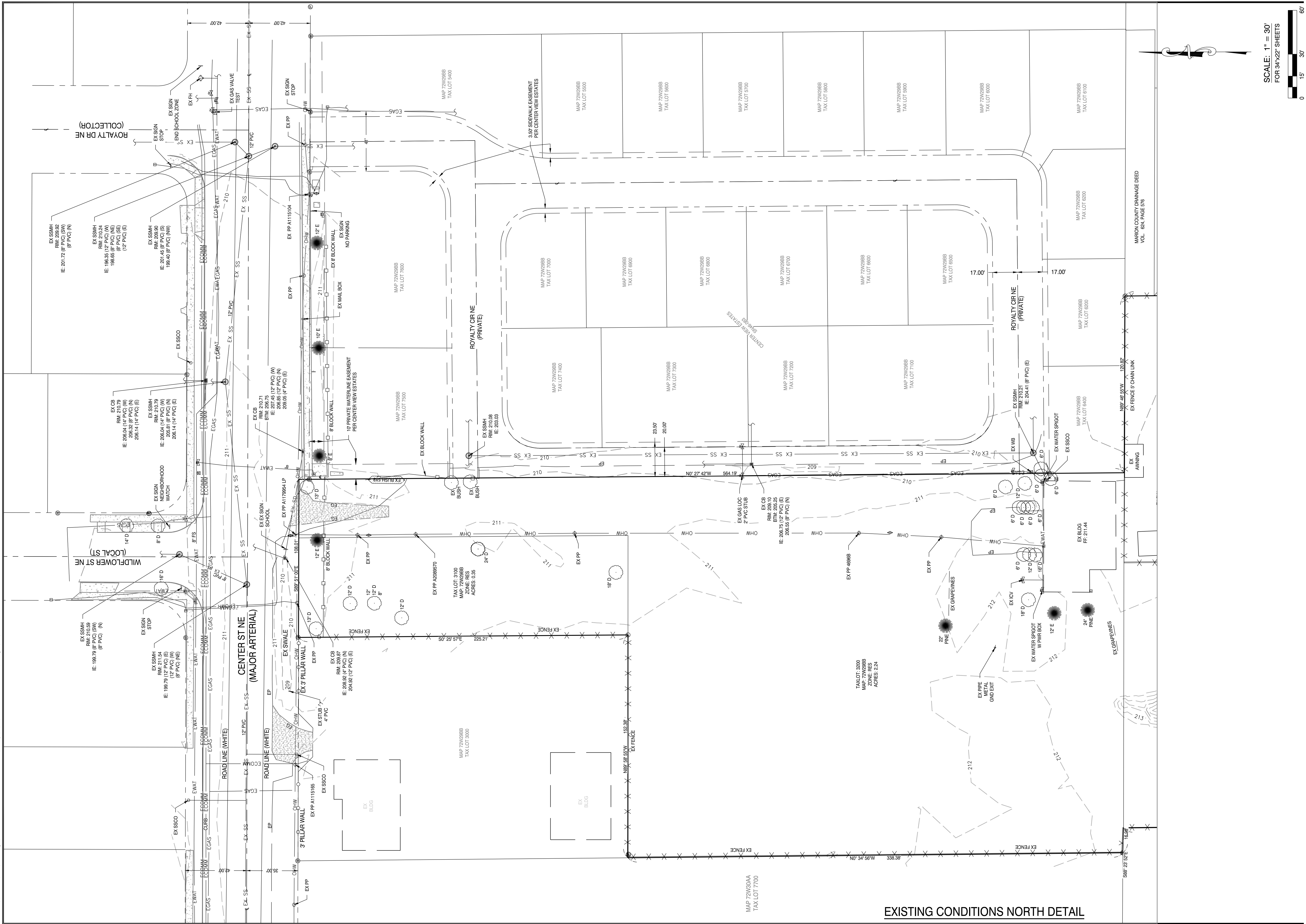


PROJECT LOCATION:
 CLIENT: H

SHEET TITLE:

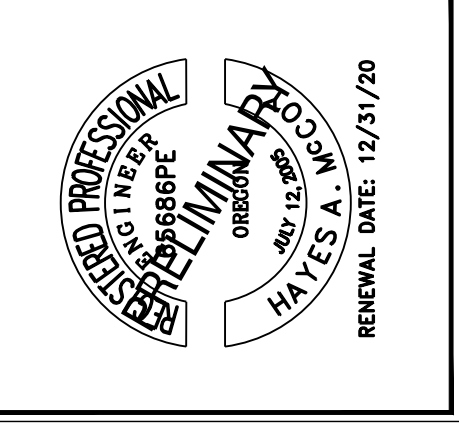
JOB NO. 18-180
 DRAWN BY: GWM
 DRAWING: P1

EXISTING CONDITIONS



EXISTING CONDITIONS NORTH DETAIL

SCALE: 1" = 30'
FOR 34"x22" SHEETS



DRAWING STATUS:	No.	REVISION:	DATE:
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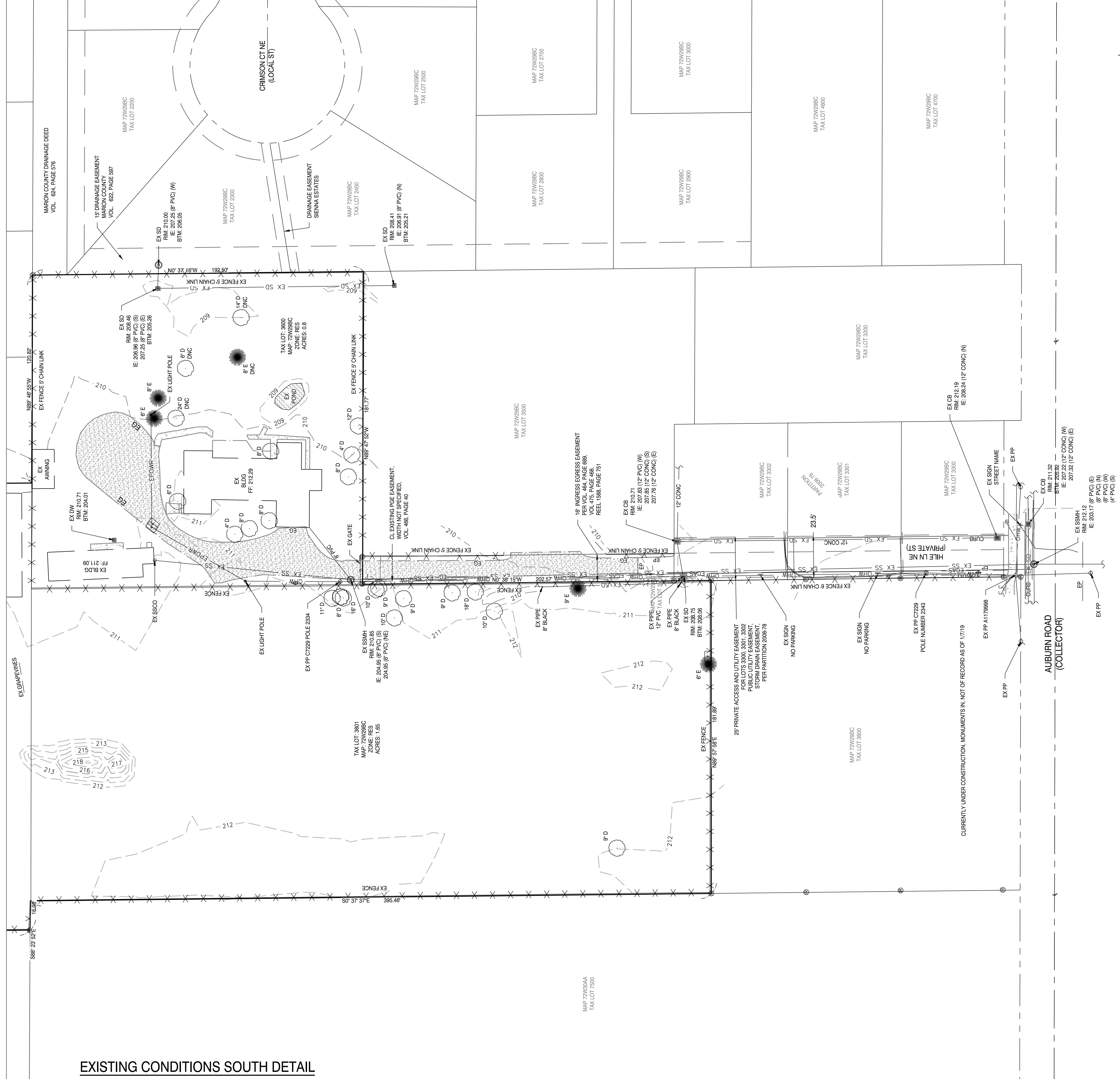
H.A. MCCOY
ENGINEERING & SURVEYING, LLC
1180 SW Linn Road, Salem, OR 97306
P.E. H.A. MCCOY
541-947-5554
hays@ham-eng.com

PROJECT: 4696 CENTER ST NE
PROJECT LOCATION: SALEM, OR
CLIENT: HTI INVESTMENTS LLC

SHEET TITLE: EXISTING CONDITIONS NORTH DETAIL

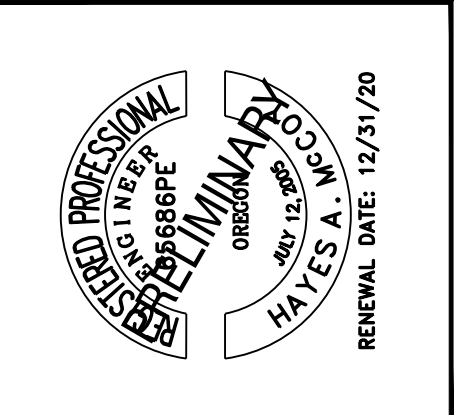
JOB NO. 18-180
DRAWN BY: GWM
DRAWING: P1.1

MARION COUNTY DRAINAGE REED VOL. 624, PAGE 576



EXISTING CONDITIONS SOUTH DETAIL

SCALE: 1" = 30'
FOR 34"x22" SHEETS



DRAWING STATUS:	DATE:	REVISION:	DATE:
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H.A. MCCOY
ENGINEERING & SURVEYING, LLC
1180 SW Linn Road, Salem, OR 97306
HAYES MCCOY
P.E., P.L.S., C.W.I.R.E.
541-942-7554
hayes@ham-eng.com

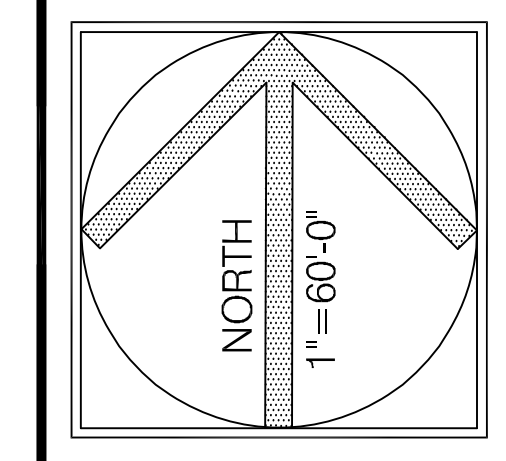
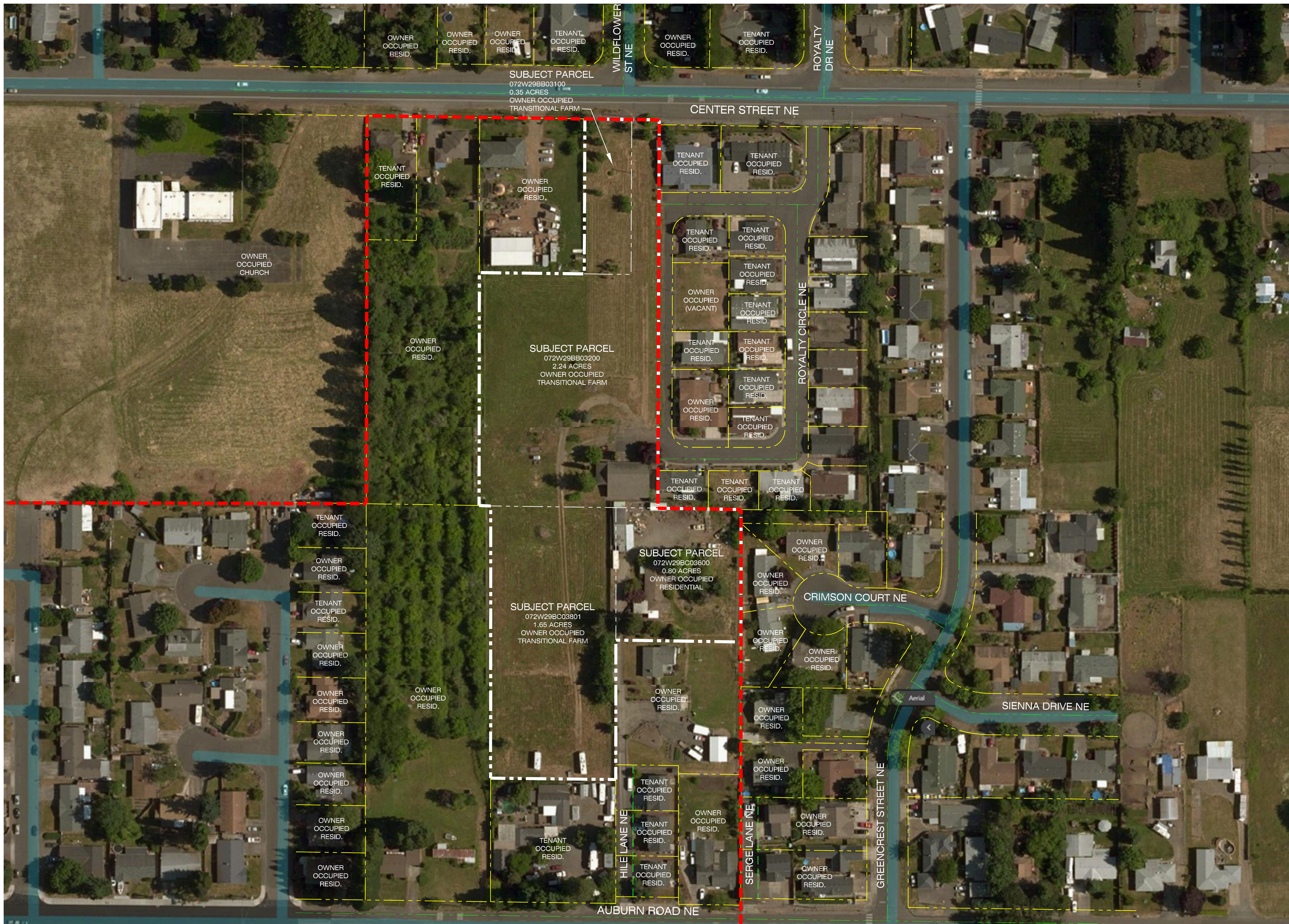
PROJECT:
4696 CENTER ST NE

PROJECT LOCATION:
SALEM, OR

CLIENT:
HTI INVESTMENTS LLC

SHEET TITLE:
EXISTING CONDITIONS
SOUTH DETAIL

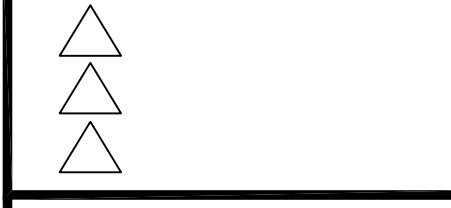
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DRAWN BY: GWM
DRAWING:
P1.2



CITY OF SALEM LAND USE APPLICATION
CENTER STREET MAP AMENDMENTS
 40% CENTER STREET NE / 592 HILE LANE NE
 SALEM, OR 97301
 T.L. 3100 & 3200 OF T.M. 72W29BB / T.L. 3600 & 3801
 OF T.M. 72W29BC, MARION COUNTY, OREGON

AERIAL PHOTO/
 EXISTING
 LAND USE PLAN

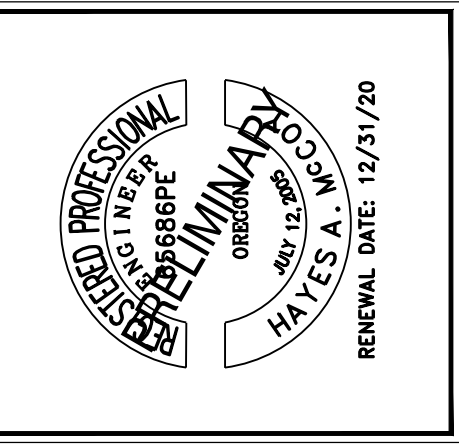
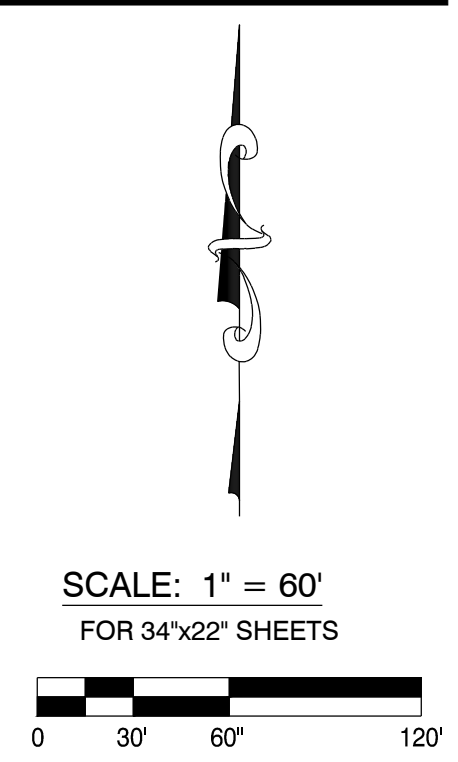
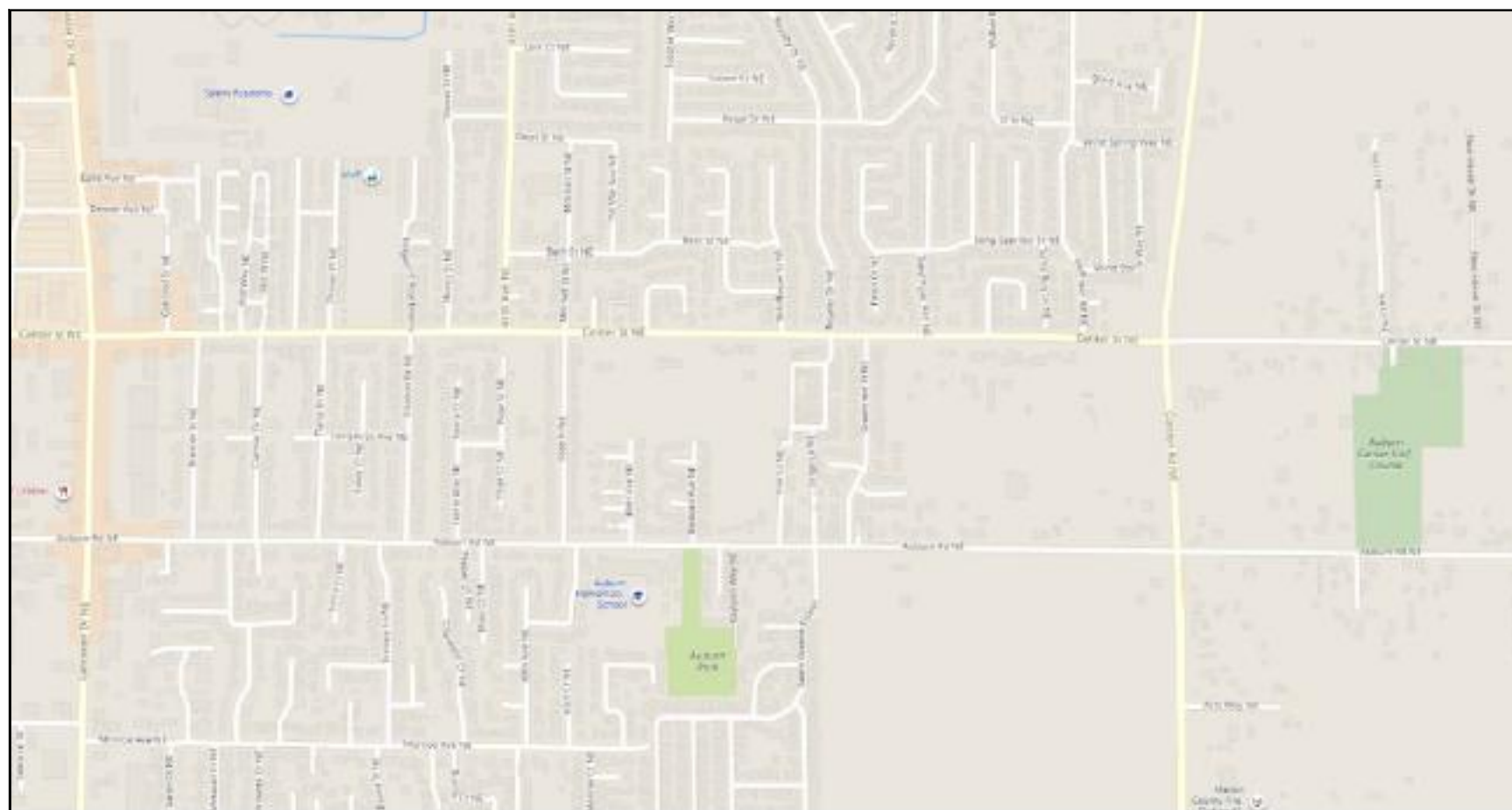
FEBRUARY 15, 2019
 REVISIONS



CENTER STREET SALEM

PRELIMINARY SITE PLAN

4696 CENTER ST NE, SALEM, OR 97301
 TAX LOTS 3100 AND 3200, MAP 072W29BB
 AND TAX LOTS 3600 AND 3801, MAP 072W29BC
 MARCH, 2019



DRAWING STATUS:	<input checked="" type="checkbox"/> SITE PLAN			
DATE:	03/21/19			
No. REVISION:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SITE INFORMATION

ADDRESS: 4696 CENTER ST NE, SALEM, OR 97301

TAX ASSESSORS MAP: TAX LOTS 3100 AND 3200, MAP 072W29BB AND TAX LOTS 3600 AND 3801, MAP 072W29BC

PROPERTY SIZE: 5.04 ACRES

ZONING: URBAN DEVELOPMENT (UD)

OWNER
 CENTER STREET HOLDING LLC
 14020 SE JOHNSON RD STE 102
 MILWAUKIE, OR 97267

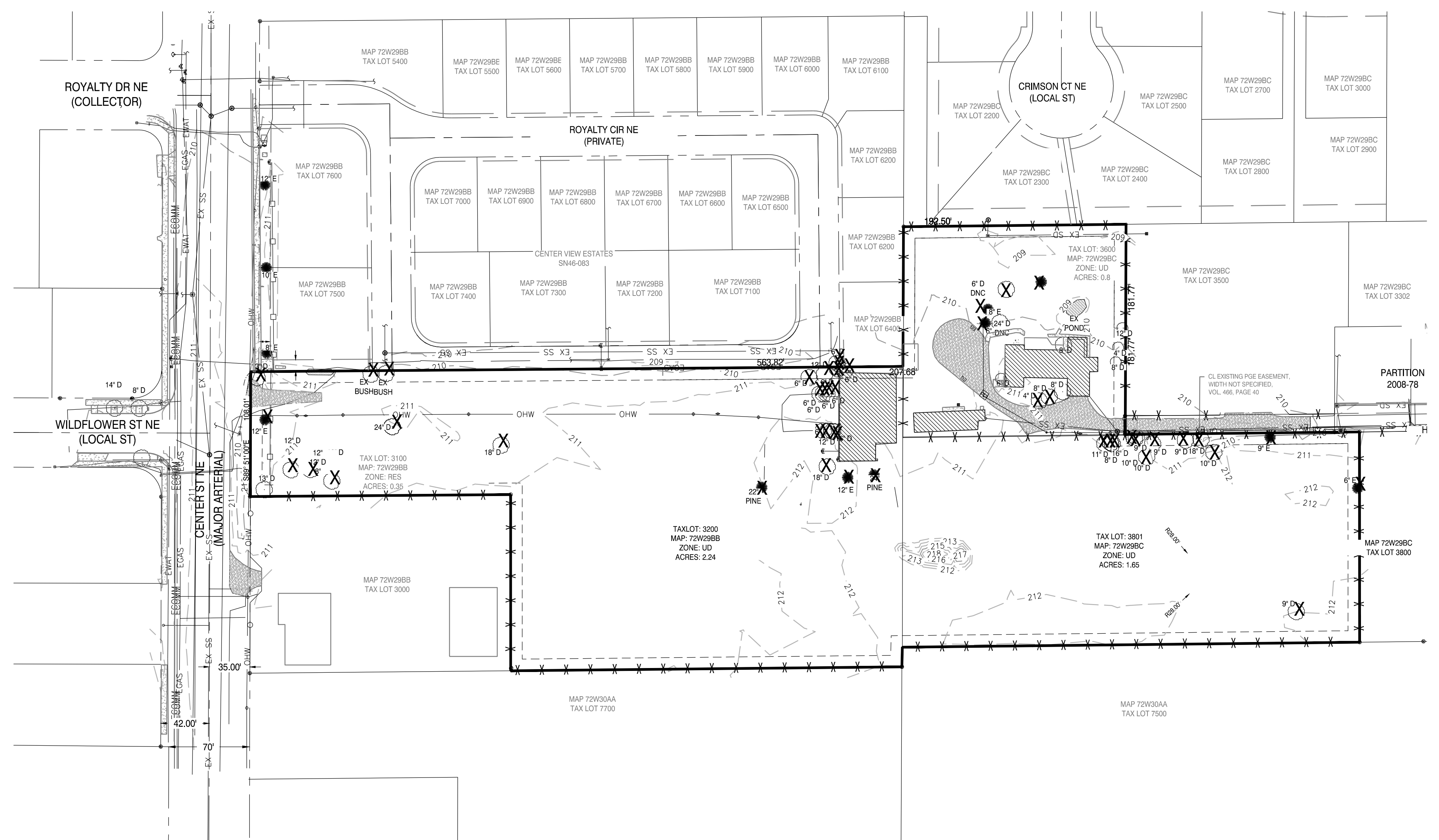
PROPOSED USE
 RESIDENTIAL DEVELOPMENT

LAND SURVEYOR / CIVIL ENGINEER
 H.A. M^cCOY ENGINEERING & SURVEYING
 CONTACT: HAYES M^cCOY
 1180 SW LAKE ROAD
 SUITE 201
 REDMOND, OR 97756
 PH: 541-923-7554

DEMOLITION LEGEND
 X = TREE REMOVAL
 = DEMO BUILDING

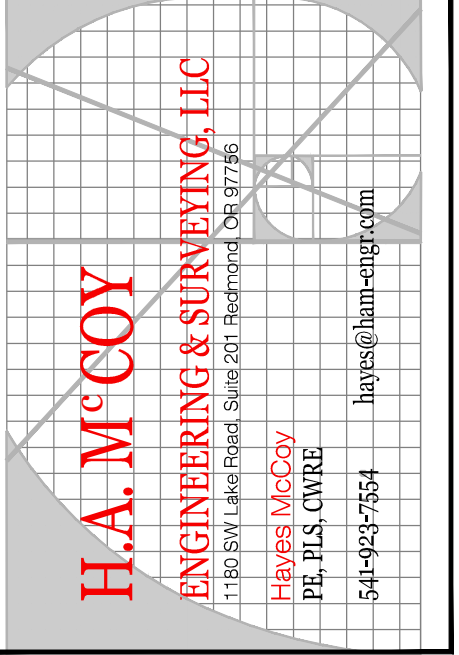
SHEET INDEX
 P6.0 COVER SHEET AND EXISTING CONDITIONS
 P6.1 PROPOSED CONCEPTUAL PLAN

VERTICAL DATUM
 CITY OF SALEM VERTICAL DATUM BASED ON CITY BENCHMARK 6040 BEING A 2" ALUMINUM DISK AT THE SE CORNER OF INTERSECTION LANCASTER DR & D ST IN THE TOP OF CURB 5' SW OF TRAFFIC SIGNAL POLE, 4' SOUTH OF TRAFFIC SIGNAL BOX. ELEVATION = 208.48'



EXISTING CONDITIONS

LEGEND			
EXISTING	PROPOSED		
ECABL	EXISTING CABLE		SANITARY SEWER MANHOLE
EGAS	EXISTING GAS		STORM DRAIN MANHOLE, DRYWELL
EIRRG	EXISTING IRRIGATION		WATER VALVE, GAS VALVE
OHW	EXISTING OVERHEAD LINES		AIR RELEASE VALVE
EPOWR	EXISTING POWER		BACKFLOW PREVENTER
EX SS	EXISTING SANITARY SEWER		WATER METER, GAS METER
EX SD	EXISTING STORM DRAIN		FIRE HYDRANT
ECOMM	EXISTING TELECOMMUNICATIONS		CATCH BASIN/CURB INLET
EWAT	EXISTING WATER		CLEAN OUT
CABL	NEW CABLE		RAIN DRAIN
GAS	NEW GAS		STREET LIGHT, PARKING LOT LIGHT
IRRG	NEW IRRIGATION		UTILITY VAULT
POWR	NEW POWER		ELECTRICAL PEDESTAL
SSWR	NEW SANITARY SEWER		CABLE PEDESTAL
SD	NEW STORM DRAIN		TELECOMMUNICATIONS PEDESTAL
COMM	NEW TELECOMMUNICATIONS		IRON ROD, IRON PIPE
WAT	NEW WATER		TREES
X	FENCE		SIGN
X	EXISTING RIGHT-OF-WAY		MAILBOX
X	EXISTING EDGE OF GRAVEL		
X	EXISTING EDGE OF PAVEMENT		
X	EXISTING CURB		
X	NEW RIGHT-OF-WAY		
X	NEW EDGE OF GRAVEL		
X	NEW EDGE OF PAVEMENT		
X	NEW CURB		



PROJECT: CENTER STREET APARTMENTS

PROJECT LOCATION: SALEM, OREGON

CLIENT: HTI INVESTMENTS LLC

SHEET TITLE: COVER SHEET, EXISTING CONDITIONS, AND DEMOLITION PLAN

JOB NO.: 18-180

DRAWN BY: AJH

DRAWING: P6.0

FILE: \\treas\MS\HAM Eng\18-180-Center Street Salem - HTI\Preliminary\190312-18180-PRELU.dwg 3/21/2019 12:35 PM - Owner

BUILDING SETBACKS

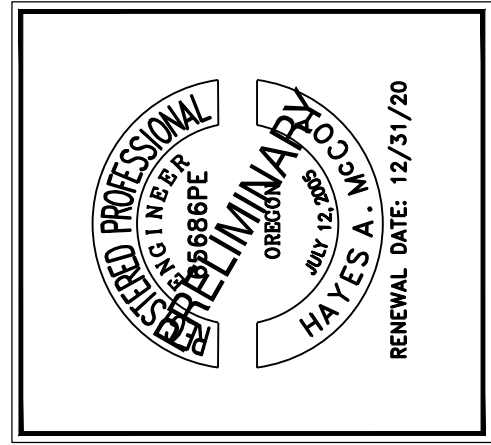
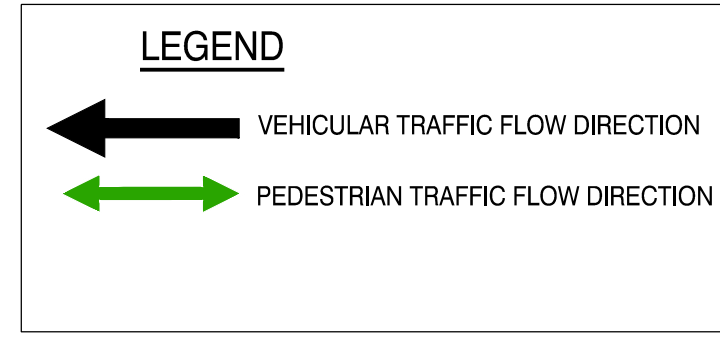
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 REAR: 10' MIN. WITH TYPE C LANDSCAPE BUFFER
 STREET: 20' MIN.

SITE DENSITY

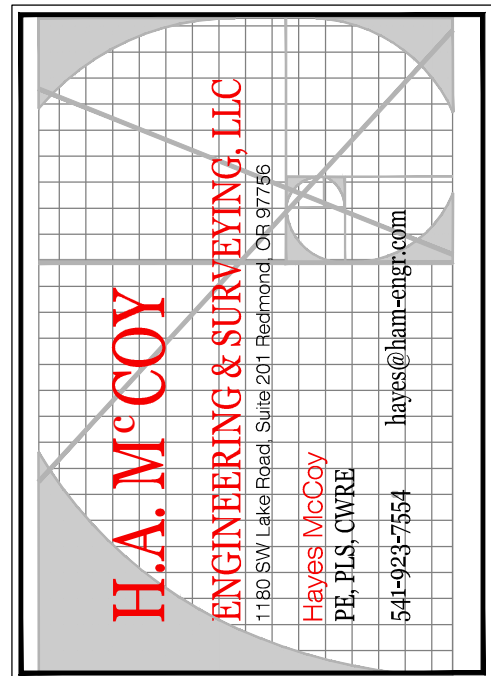
ADDRESS: 4696 CENTER ST NE, SALEM, OR 97301
 PROPERTY SIZE: 5.04 ACRES
 DENSITY LIMITS: MIN 12 UNITS/ACRE, MAX 28 UNITS/ACRE
 12 UNITS/ACRE * 5.04 ACRES = 61 UNITS MIN.
 28 UNITS/ACRE * 5.04 ACRES = 141 UNITS MAX.
 120 UNITS PROPOSED
 (24) 1 BEDROOM
 (72) 2 BEDROOM
 (24) 3 BEDROOM

PARKING

1.88 SPACES PER UNIT PROVIDED
 1.5 SPACES PER UNIT REQ. FOR DEVELOPMENTS CONSISTING OF
 4 OR MORE DWELLING UNITS
 (225) TOTAL PROPOSED SPACES
 (5) 9'X19' ADA SPECIFIC SPACES WITH 8'X19' LOADING ZONE
 (26) 8'X18' COMPACT SPACES (11%, MAX ALLOWED=75%)
 (194) 9'X19' STANDARD SPACES
 BIKE SPACES PER UNIT REQ. = 0.1
 120 UNITS * 0.1 SPACES/UNIT = 12 BIKE SPACES REQ.
 BIKE SPACES PROVIDED= 20



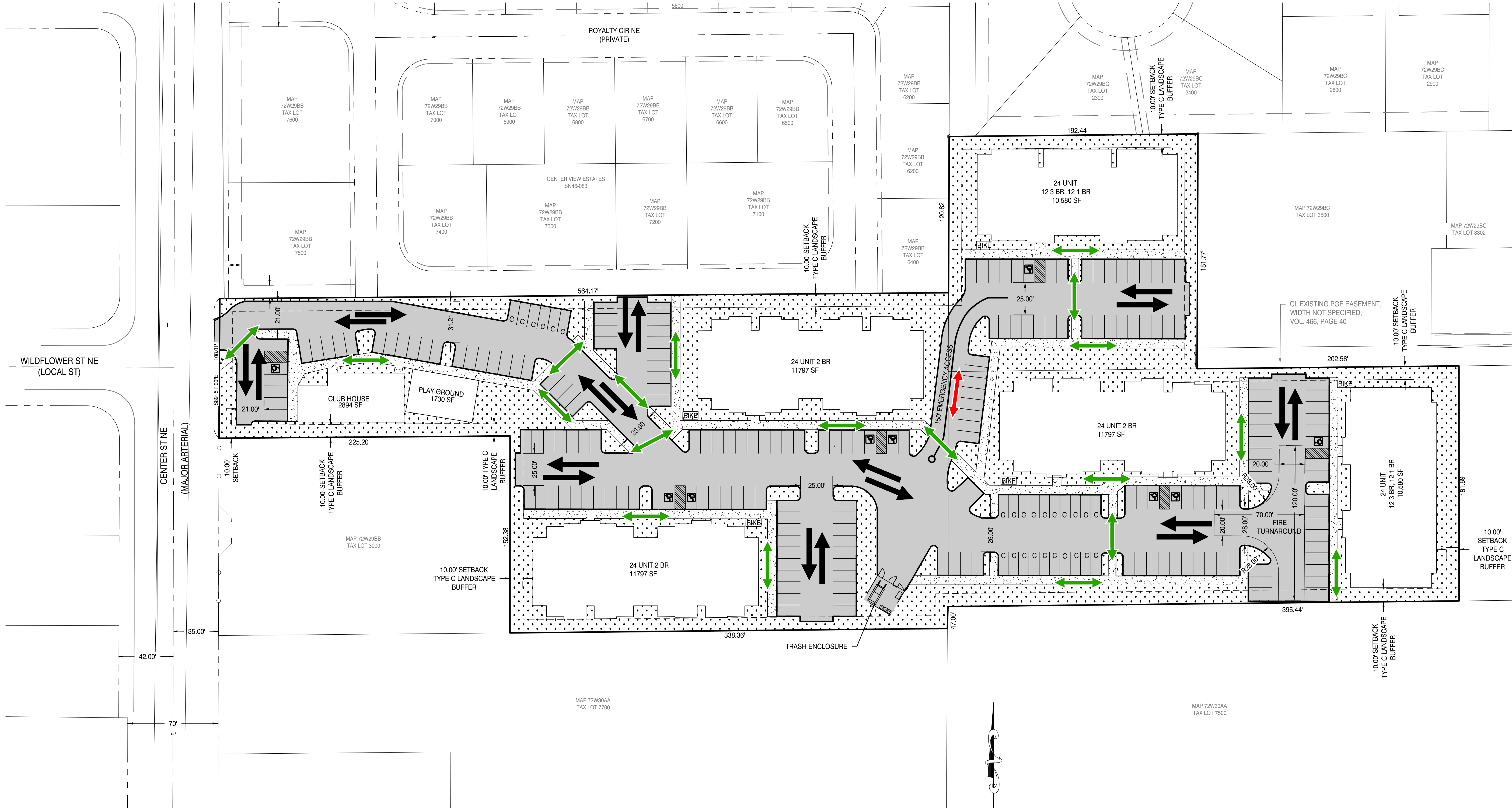
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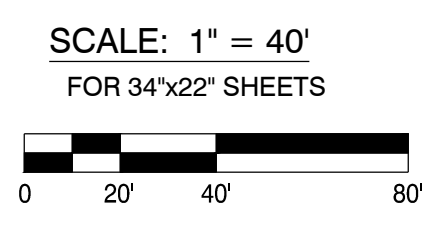
PROJECT: CENTER STREET APARTMENTS
 PROJECT LOCATION: SALEM, OREGON
 CLIENT: HTI INVESTMENTS LLC

SHEET TITLE:
PROPOSED CONCEPTUAL PLAN

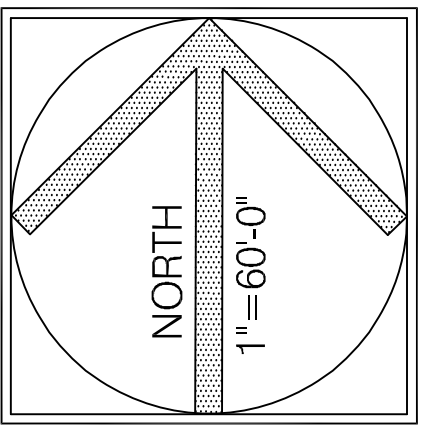
JOB NO. 18-180
 DRAWN BY: AJH
 DRAWING: **P6.1**



SITE & CIRCULATION PLAN



FILE: \\treas\MS\HAM_Eng\18-180_Center Street_Salem - HTI\Preliminary\190312-18180-PRELIM.dwg 3/21/2019 12:35 PM - Owner



CITY OF SALEM LAND USE APPLICATION
CENTER STREET MAP AMENDMENTS

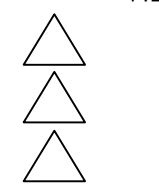
T.L. 3100 & 3200 OF T.M. 72W29BB / T.L. 3600 & 3801
 OF T.M. 72W29BC, MARION COUNTY, OREGON

40% CENTER STREET NE / 592 HILE LANE NE
 SALEM, OR 97301

PROPOSED
 COMPREHENSIVE
 PLAN MAP

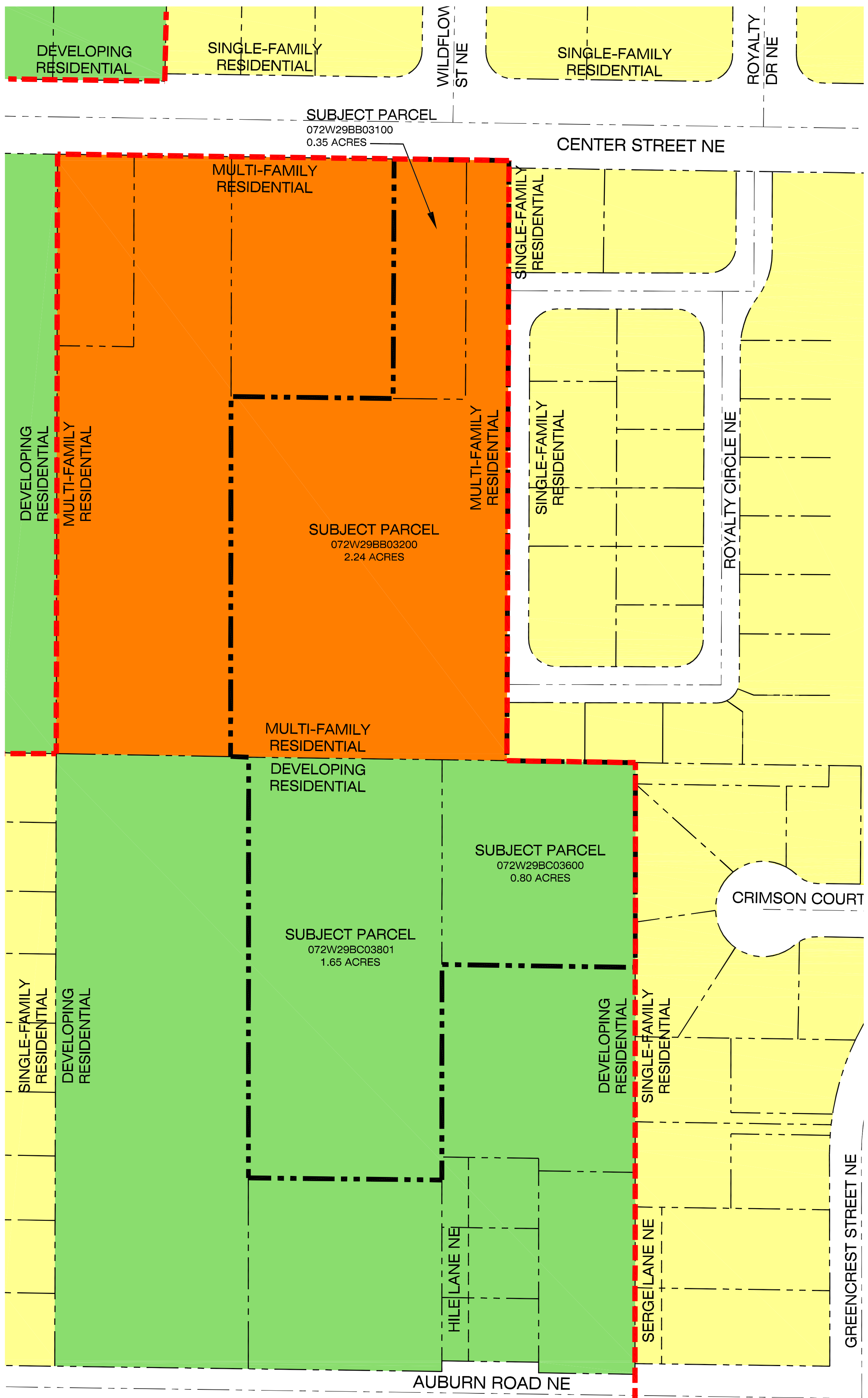
FEBRUARY 15, 2019

REVISIONS

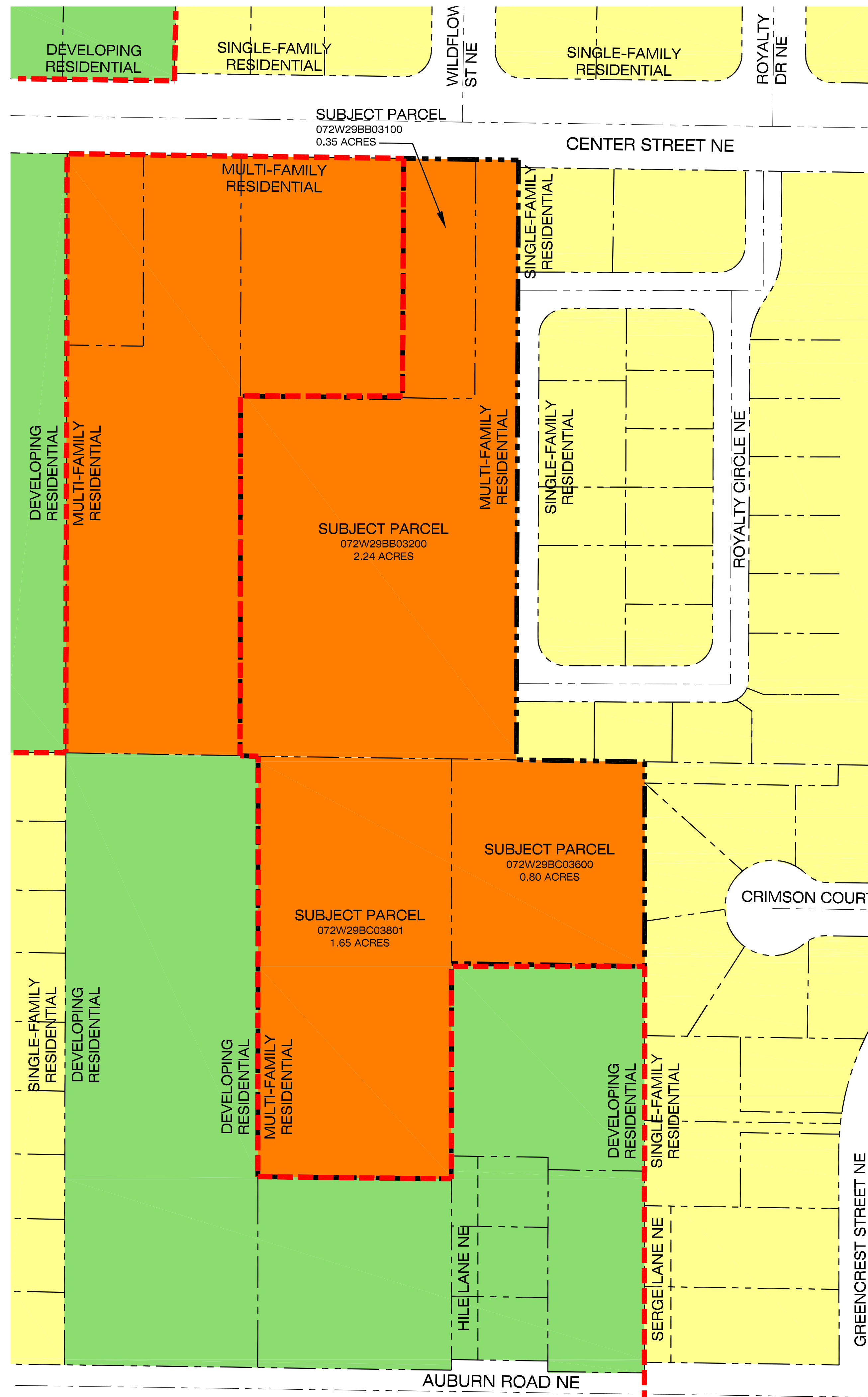


P4.0

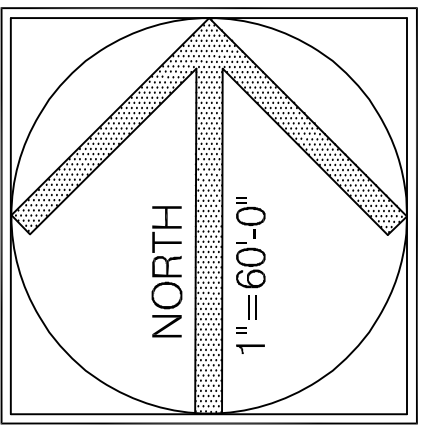
SHEET 6 OF 8



EXISTING COMPREHENSIVE PLAN MAP



PROPOSED COMPREHENSIVE PLAN MAP



CITY OF SALEM LAND USE APPLICATION
CENTER STREET MAP AMENDMENTS

T.L. 3100 & 3200 OF T.M. 72W29BB / T.L. 3600 & 3801
 OF T.M. 72W29BC, MARION COUNTY, OREGON

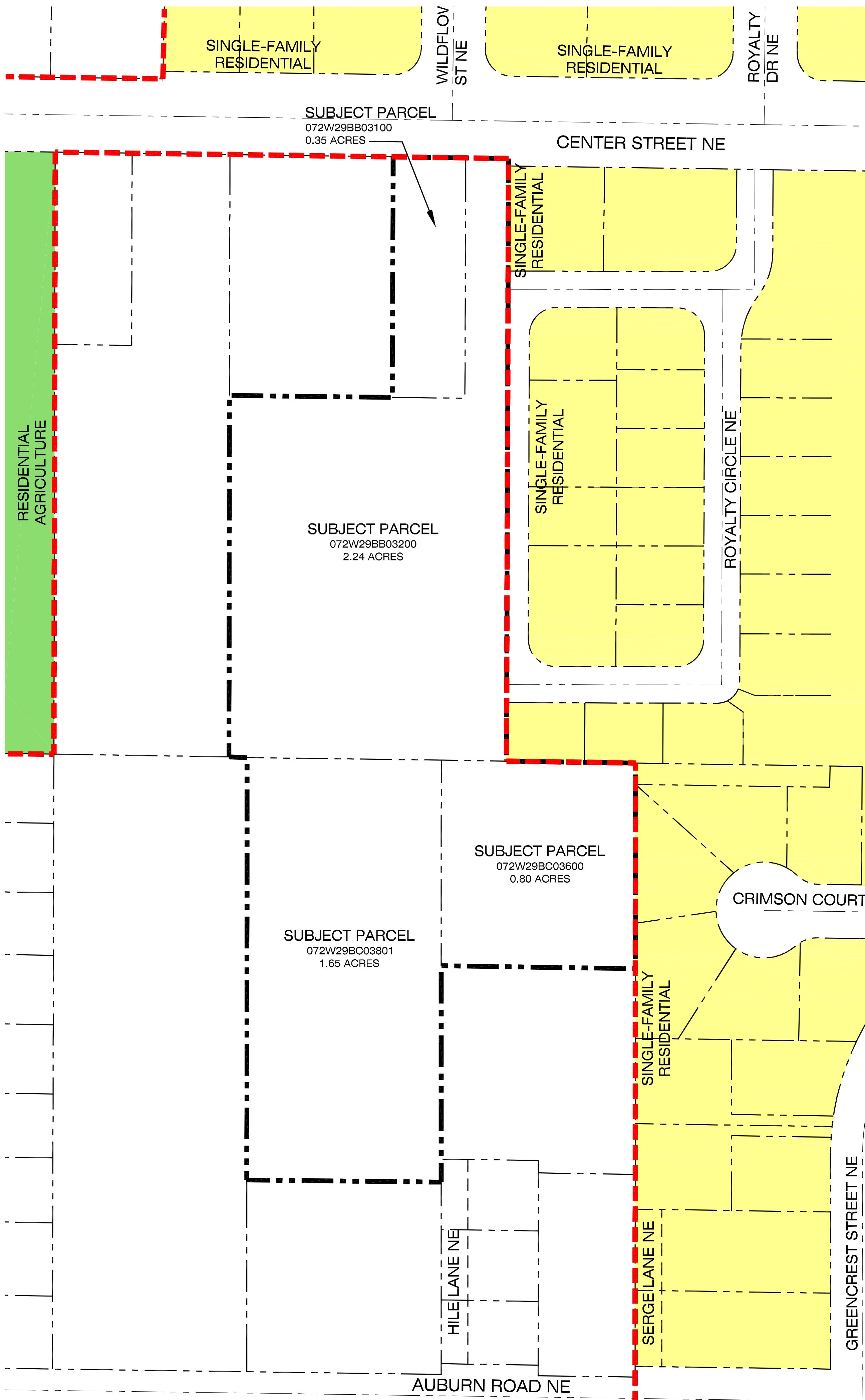
4096 CENTER STREET NE / 592 HILE LANE NE
 SALEM, OR 97301

PROPOSED
 ZONING MAP

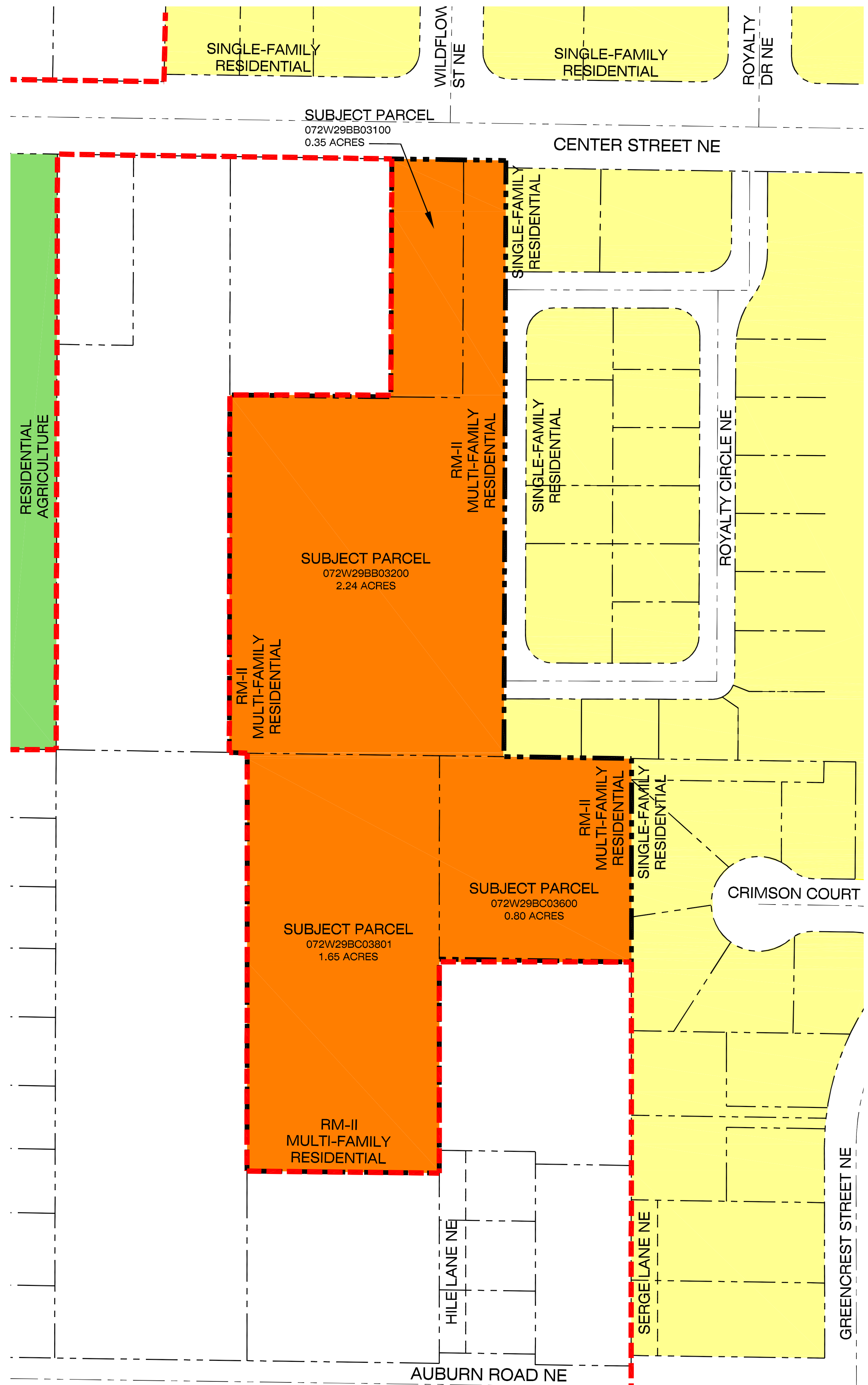
FEBRUARY 15, 2019
 REVISIONS



P5.0
 SHEET 7 OF 8



EXISTING ZONING MAP



PROPOSED ZONING MAP