



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

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| CASE NUMBER: | Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-35 |
| PROPERTY LOCATION: | 3815 & 3817 Center Street NE, Salem OR 97301 |
| NOTICE MAILING DATE: | July 8, 2022 |
| PROPOSAL SUMMARY: | An application for development of two new restaurant buildings within the Willamette Town Center. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, July 22, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number. |
| CASE MANAGER: | Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@cityofsalem.net |
| NEIGHBORHOOD ASSOCIATION: | <i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Northgate Neighborhood Association; northgateneighborhoodsalem@gmail.com . |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA TO BE CONSIDERED: | Salem Revised Code (SRC) Chapter(s) 220.005(f)(3)- Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria. |

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| PROPERTY OWNER(S): | Lancaster Development Company LLC |
| APPLICANT(S): | DOWL on behalf of JCK Restaurants INC |
| PROPOSAL REQUEST: | <p>An application for a Class 3 Site Plan Review, Class 2 Adjustments, and a Class 2 Driveway Approach Permit for Phase II-A development within the Willamette Town Center, including two new restaurant buildings with pedestrian access, parking lot modifications, landscaping modifications, and a drive-through for one building. The Class 2 adjustments are requested to:</p> <ol style="list-style-type: none"> (1) Increase the development site landscaping from to 6.4% with Phase 1, 6.5% with Phase 2, and 6.6% with Phase 3, when the standard is 15% (SRC 522.010(d)(3)); (2) Request relief from the requirement to provide a pedestrian connection within 20 feet of a transit stop (SRC 800.065(a)(1)(B)); (3) Request relief from the requirement to provide 5-foot-wide setbacks on both sides of interior property lines that cross parking and vehicle use areas (SRC 806.035(c)(3)); (4) Request a reduction in the percentage of interior parking lot landscaping (SRC 806.035(d)(2)). <p>The subject properties are approximately 2.35 acres in size, located within a 49.91 acre development site in the CR (Retail Commercial) zone at 3815 & 3817 Center Street NE 97301 (Marion County Map and Tax Lots (072W19CC / 5404).</p> |
| APPLICATION PROCESS: | <p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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> |
| MORE INFORMATION: | All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-107351. Paper copies can be obtained for a reasonable cost. |

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

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-35

PROJECT ADDRESS: 3815 & 3817 Center Street NE, Salem OR 97301

AMANDA Application No.: 22-107351-RP / 22-107352-ZO / 22-112295-ZO

COMMENT PERIOD ENDS: Friday, July 22, 2022 at 5:00 PM

REQUEST: An application for a Class 3 Site Plan Review, Class 2 Adjustments, and a Class 2 Driveway Approach Permit for Phase II-A development within the Willamette Town Center, including two new restaurant buildings with pedestrian access, parking lot modifications, landscaping modifications, and a drive-through for one building. The Class 2 adjustments are requested to:

- (1) Increase the development site landscaping from to 6.4% with Phase 1, 6.5% with Phase 2, and 6.6% with Phase 3, when the standard is 15% (SRC 522.010(d)(3));
- (2) Request relief from the requirement to provide a pedestrian connection within 20 feet of a transit stop (SRC 800.065(a)(1)(B));
- (3) Request relief from the requirement to provide 5-foot-wide setbacks on both sides of interior property lines that cross parking and vehicle use areas (SRC 806.035(c)(3));
- (4) Request a reduction in the percentage of interior parking lot landscaping (SRC 806.035(d)(2)).

The subject properties are approximately 2.35 acres in size, located within a 49.91 acre development site in the CR (Retail Commercial) zone at 3815 & 3817 Center Street NE 97301 (Marion County Map and Tax Lots (072W19CC / 5404).

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., Friday, July 22, 2022, will be considered in the decision process. Comments received after this date will be not considered. *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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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: _____

Name/Agency & Date: _____

Address: _____

Phone: _____

Email: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

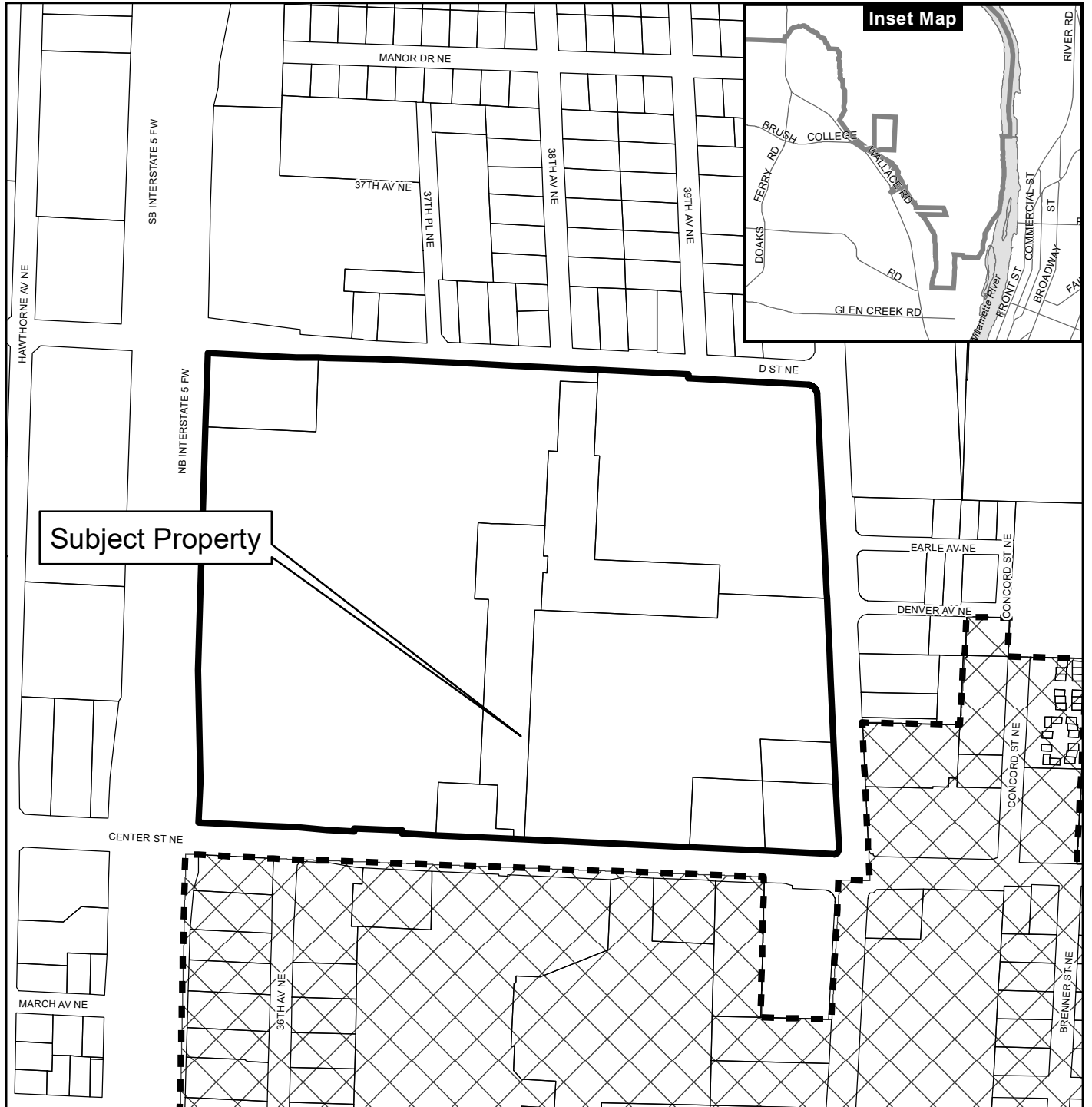
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

3815 & 3817 Center St NE at Willamette Town Center



Legend

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

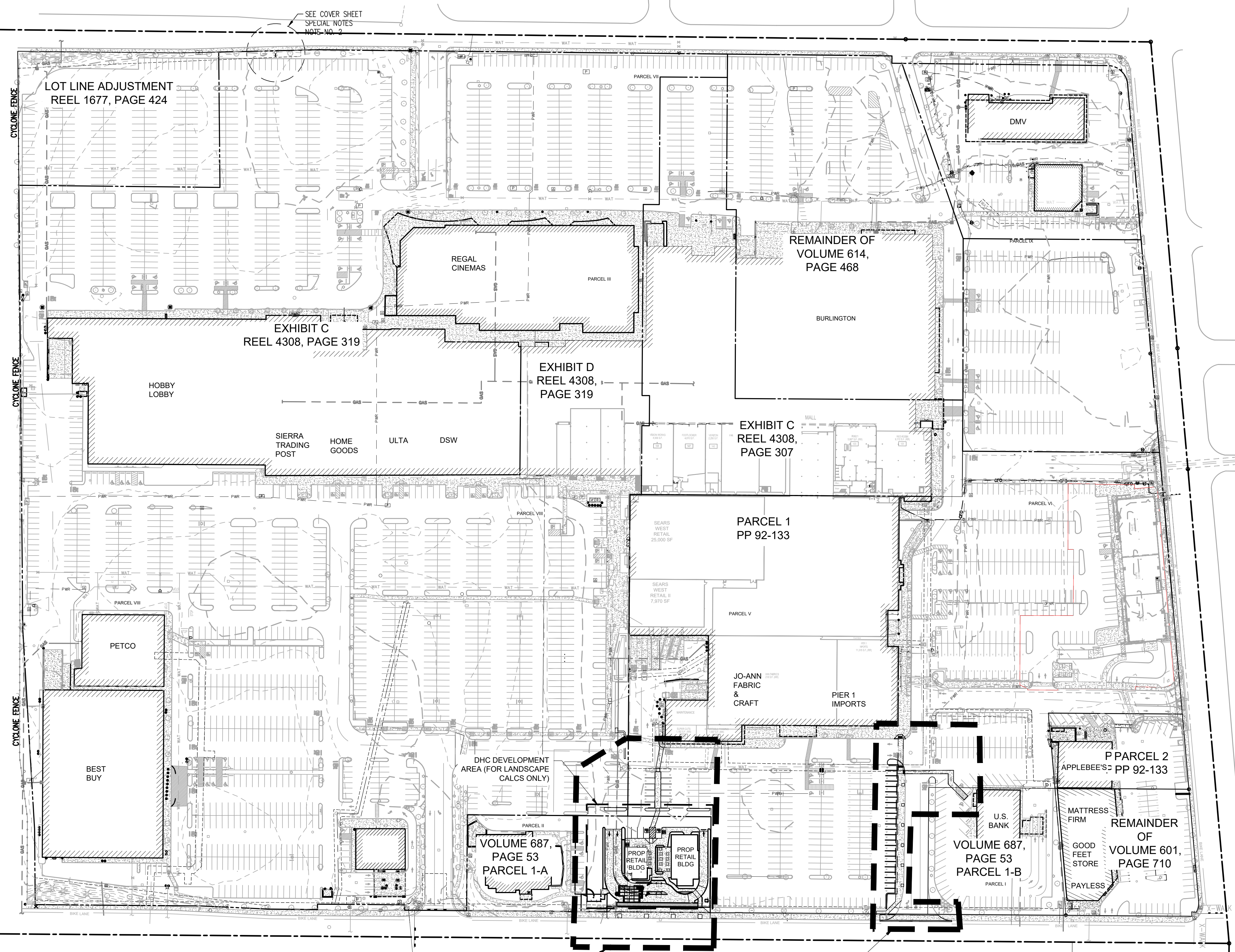

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED DEVELOPMENT LIMITS
- EXISTING CENTERLINE
- - - PROPOSED SAWCUT LINE
- PROPOSED BUILDING
- PROPOSED CURB
- ▨ PROPOSED CONCRETE
- ▩ PROPOSED HEAVY CONCRETE
- PROPOSED AC
- ▧ PROPOSED HEAVY AC
- ◀ PROPOSED SIGN

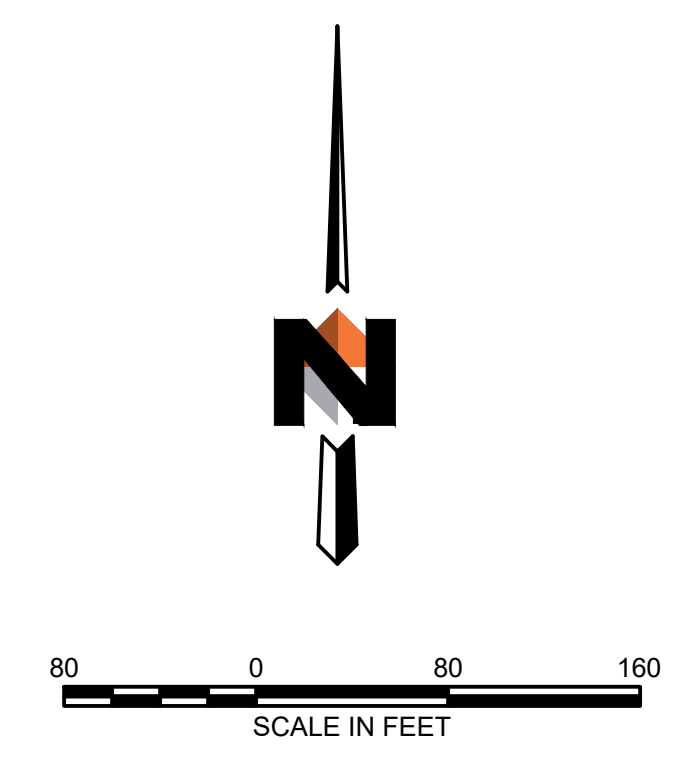
LANDSCAPE INFORMATION

| | |
|--|----------------------------|
| OVERALL SITE AREA: | 49.91 AC |
| TOTAL ONSITE LANDSCAPE AREA: | 3.209 AC (6.43%) |
| TOTAL LANDSCAPE POST WTC DHC: | 3.243 AC (6.50%) |
| WTC DAVE'S HOT CHICKEN DEVELOPMENT AREA: | 27,644 SF (0.63 AC) |
| EXISTING LANDSCAPE WITHIN DEVELOPMENT AREA: | 787 SF (2.85%) |
| PROPOSED LANDSCAPE WITHIN DEVELOPMENT AREA: | 4,306 SF (15.58%) |
| EXISTING LANDSCAPE LOT WITH EAST PED CONNECTION: | 2,146 SF |
| PROPOSED LANDSCAPE WITH PED CONNECTION: | 54 SF |
| NET POSITIVE LANDSCAPE: | 1,427 SF |
| TOTAL DISTURBED AREA: | 0.85 AC |

PARKING INFORMATION

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|--|--------------|
| TOTAL EXISTING PARKING: | 3,078 |
| STANDARD PARKING STALLS: | 2,998 |
| TOTAL ADA PARKING STALLS: | 80 |
| STANDARD ADA PARKING: | 57 |
| VAN ADA PARKING: | 23 |
| TOTAL PROPOSED PARKING: | 2,997 |
| EXISTING STALLS TO BE REMOVED: | (86) |
| PROPOSED STALLS WITH DAVE'S HOT CHICKEN: | 5 |
| STANDARD PARKING STALLS: | 2,916 |
| TOTAL ADA PARKING STALLS: | 81 |
| STANDARD ADA PARKING: | 58 |
| VAN ADA PARKING: | 23 |
| *REQUIRED ADA STALLS (20 + 1 PER 100 OVER 1000): | 40 |
| *REQUIRED WHEELCHAIR (1 PER 6 PROVIDED): | 7 |

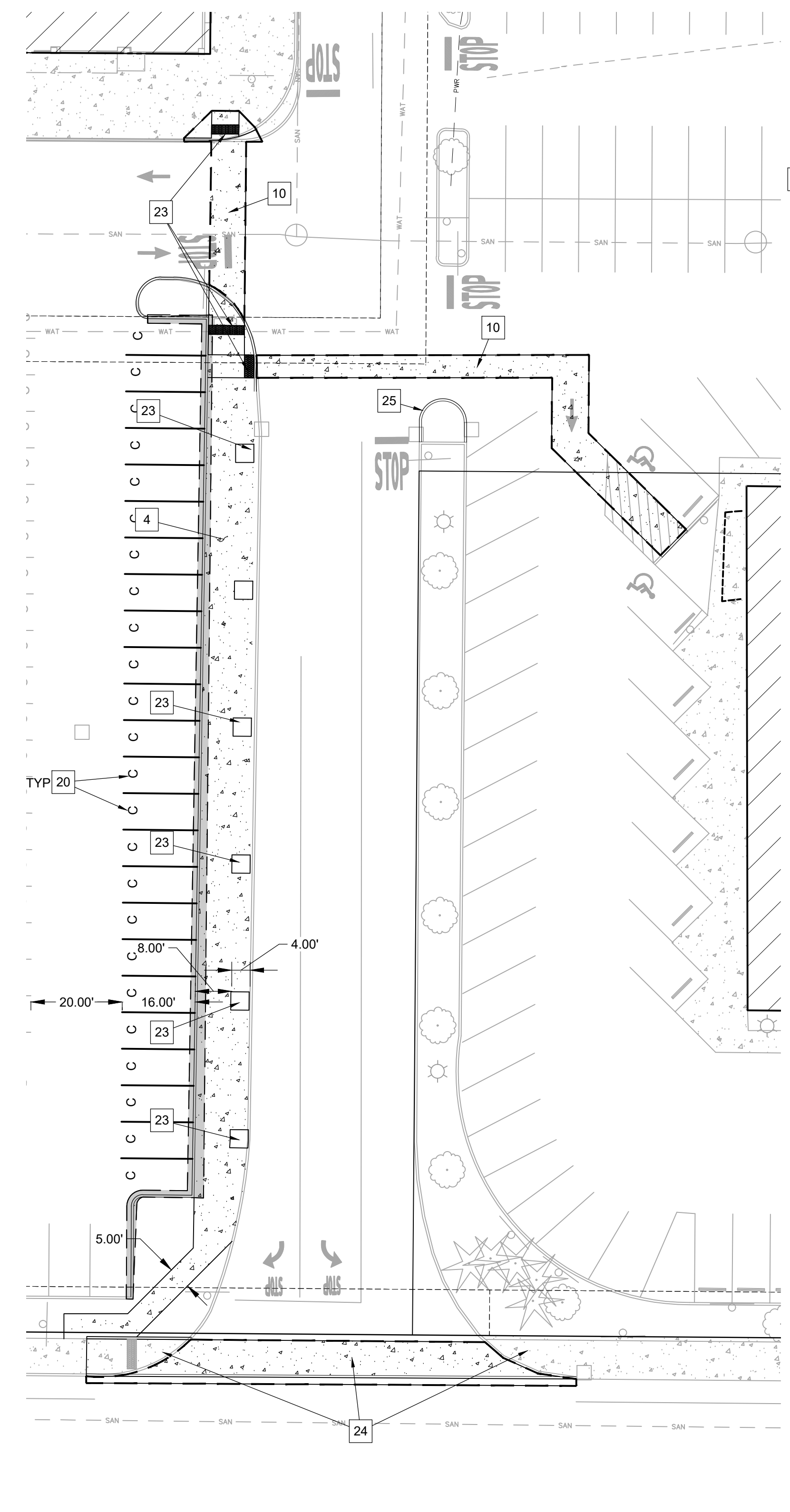
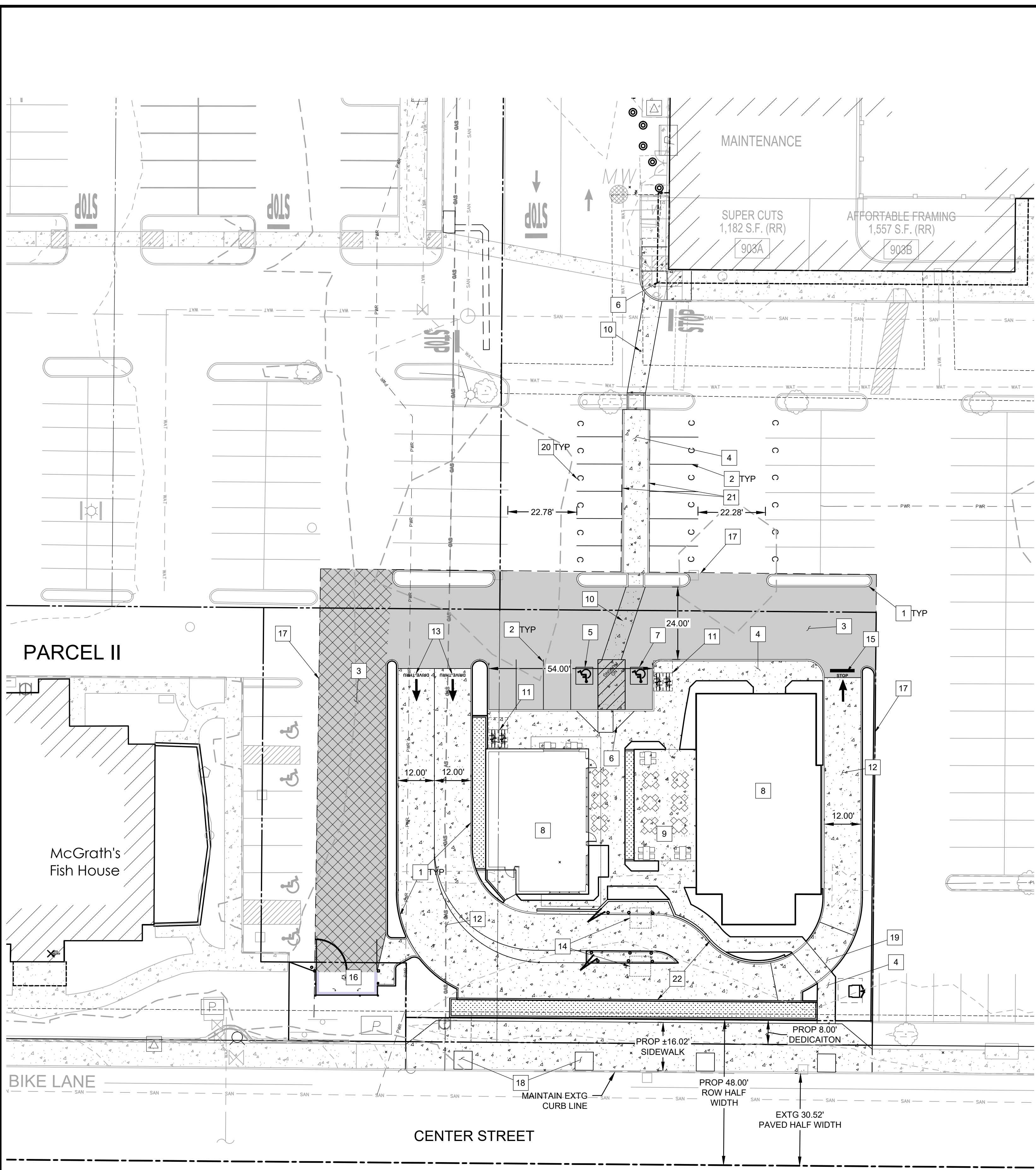
**NOTE: TOTAL REQUIRED STALLS IS 2,505 FOR EXISTING AND PROPOSED USE



OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344

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|--|-------------|----|------|
| REVISIONS | DESCRIPTION | BY | DATE |
| | | | |
| | | | |
| | | | |
| 720 SW Washington Street, #750 Portland, Oregon 97205 971-280-8641 | | | |
| WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN LAND USE ADJUSTMENT OVERALL SITE PLAN | | | |
| SE 1/4 S19, T7S, R2W, W4 TL400 MARION COUNTY, OR | | | |
| PROJECT | 14852.01 | | |
| DATE | 06/10/2022 | | |
| ©DOWL 2020 SHEET | | | |
| C2.0 | | | |

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LEGEND

| | |
|--|-----------------------------|
| | EXISTING PROPERTY LINE |
| | PROPOSED DEVELOPMENT LIMITS |
| | EXISTING CENTERLINE |
| | PROPOSED SAWCUT LINE |
| | PROPOSED CURB |
| | PROPOSED CONCRETE |
| | PROPOSED HEAVY CONCRETE |
| | PROPOSED AC |
| | PROPOSED HEAVY AC |
| | PROPOSED SIGN |

SITE CONSTRUCTION NOTES

1. PROPOSED STANDARD CURB.
2. PROPOSED 4" WIDE PAINTED WHITE STRIPE. 2 COATS MINIMUM.
3. PROPOSED ASPHALT PAVEMENT SURFACE.
4. PROPOSED STANDARD CONCRETE SIDEWALK.
5. PROPOSED STANDARD ADA PARKING STALL.
6. PROPOSED ADA RAMP
7. PROPOSED VAN ACCESSIBLE A.D.A. STALL AND SIGNAGE.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS
9. PROPOSED PATIO AREA. SEE ARCHITECTURAL PLANS FOR SCORING INFORMATION FOR DETAILS.
10. PROPOSED CONCRETE CROSSWALK WITH IMPACT SLAB
11. PROPOSED BIKE RACKS, 4 RACKS WITH 8 TOTAL STALLS
12. PROPOSED DRIVE-THRU CONCRETE.
13. PROPOSED DRIVE-THRU PAVEMENT MARKINGS
14. PROPOSED DRIVE-THRU EQUIPMENT AND SIGNAGE.
15. PROPOSED STOP BAR AND PAVEMENT MARKINGS
16. PROPOSED TRASH ENCLOSURE
17. PROPOSED SAWCUT OF EXISTING PAVEMENT WITH CLEAN VERTICAL EDGE.
18. PROPOSED PUBLIC SIDEWALK AND 6'X6' TREE WELLS SPACED AT 40' O.C.
19. PROPOSED RAISED CONCRETE CROSSWALK.
20. PROPOSED COMPACT PARKING SYMBOL. MARKING TO BE A "C" IN 12" TALL LETTERING. 2 COATS MINIMUM WHITE PAINT.
21. PROPOSED FLUSH CURB WITH CONCRETE WHEEL STOPS AT LOCATED AT HEAD OF EACH STALL TO MAINTAIN EXISTING SITE DRAINAGE PATTERN. WHEEL STOP TO BE DRILLED AND EPOXY SET INTO FLUSH CURB.
22. PROPOSED 36" TALL CMU SCREEN WALL. SEE ARCHITECTURAL DETAILS FOR MORE INFORMATION
23. PROPOSED 4X4 TREE WELL WITH NO GRATE
24. PROPOSED CONCRETE COMMERCIAL DRIVEWAY APPROACH. MAINTAIN AND PROTECT EXISTING SIDEWALK RAMP ON BOTH SIDES OF APPROACH. CONSTRUCT ADA SIDEWALK BEHIND EXISTING RAMP ON WEST SIDE TO ALLOW FOR CONNECTION TO NEW ONSITE PED ROUTE
25. PROPOSED NEW CURB TO EXTEND BEYOND EXISTING CATCH BASINS. CATCH BASINS TO BE PROTECTED AND ADJUSTED TO FINISHED GRADE.

| REV | DATE | DESCRIPTION |
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DOWL WWW.DOWL.COM
 720 SW Washington Street, #750
 Portland, Oregon 97205
 971-280-8641

**WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
 LAND USE ADJUSTMENT
 SITE PLAN**

PROJECT 14852.01
 DATE 06/10/2022

PROJECT 14852.01
 DATE 06/10/2022
 SHEET
C2.1

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