



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.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-40
PROPERTY LOCATION:	1595 Capitol St NE, Salem OR 97301
NOTICE MAILING DATE:	September 2, 2022
PROPOSAL SUMMARY:	An application for development of a rehab clinic with various site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, September 16, 2022. 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> Grant Neighborhood Association, Paul Tigan, Land Use Chair; Phone: 303-845-2449; Email: paultigan@hey.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.

PROPERTY OWNER(S):	Randy Vogl 1595 Capitol Street LLC (Sensible Speech Properties LLC, Randall Vogl)
APPLICANT(S):	Travis Blunt, Greenbox Architecture, on behalf of Randy Vogl 1595 Capitol Street LLC
PROPOSAL REQUEST:	<p>An application for a Class 3 Site Plan Review, Class 2 Adjustments, and a Class 2 Driveway Approach Permit for development of a rehabilitation clinic (Sensible Speech and Rehab) within an existing building, including an approximately 1,000 square foot building addition and associated parking lot reconfiguration. The Class 2 adjustments are requested to:</p> <p>(1) Reduce the 15-foot setback for a vehicle use area abutting the RM-II zone by 8 inches (5 percent); and</p> <p>(2) Reduce the required driveway spacing standard of 370 feet for a driveway approach along a Major Arterial (Capitol Street NE).</p> <p>The subject property is approximately 0.46 acres in size, zoned CR (Retail Commercial), and located at 1595 Capitol Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W23BA / 12900).</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 115087. 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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-40

PROJECT ADDRESS: 1595 Capitol St NE, Salem OR 97301

AMANDA Application No.: 22-115087-PLN

COMMENT PERIOD ENDS: September 16, 2022

SUMMARY: An application for development of a rehab clinic with various site improvements.

REQUEST: An application for a Class 3 Site Plan Review, Class 2 Adjustments, and a Class 2 Driveway Approach Permit for development of a rehabilitation clinic (Sensible Speech and Rehab) within an existing building, including an approximately 1,000 square foot building addition and associated parking lot reconfiguration. The Class 2 adjustments are requested to:

- (1) Reduce the 15-foot setback for a vehicle use area abutting the RM-II zone by 8 inches (5 percent); and
- (2) Reduce the required driveway spacing standard of 370 feet for a driveway approach along a Major Arterial (Capitol Street NE).

The subject property is approximately 0.46 acres in size, zoned CR (Retail Commercial), and located at 1595 Capitol Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W23BA / 12900).

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, September 16, 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.

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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: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

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



NO POSTAGE
NECESSARY
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IN THE
UNITED STATES

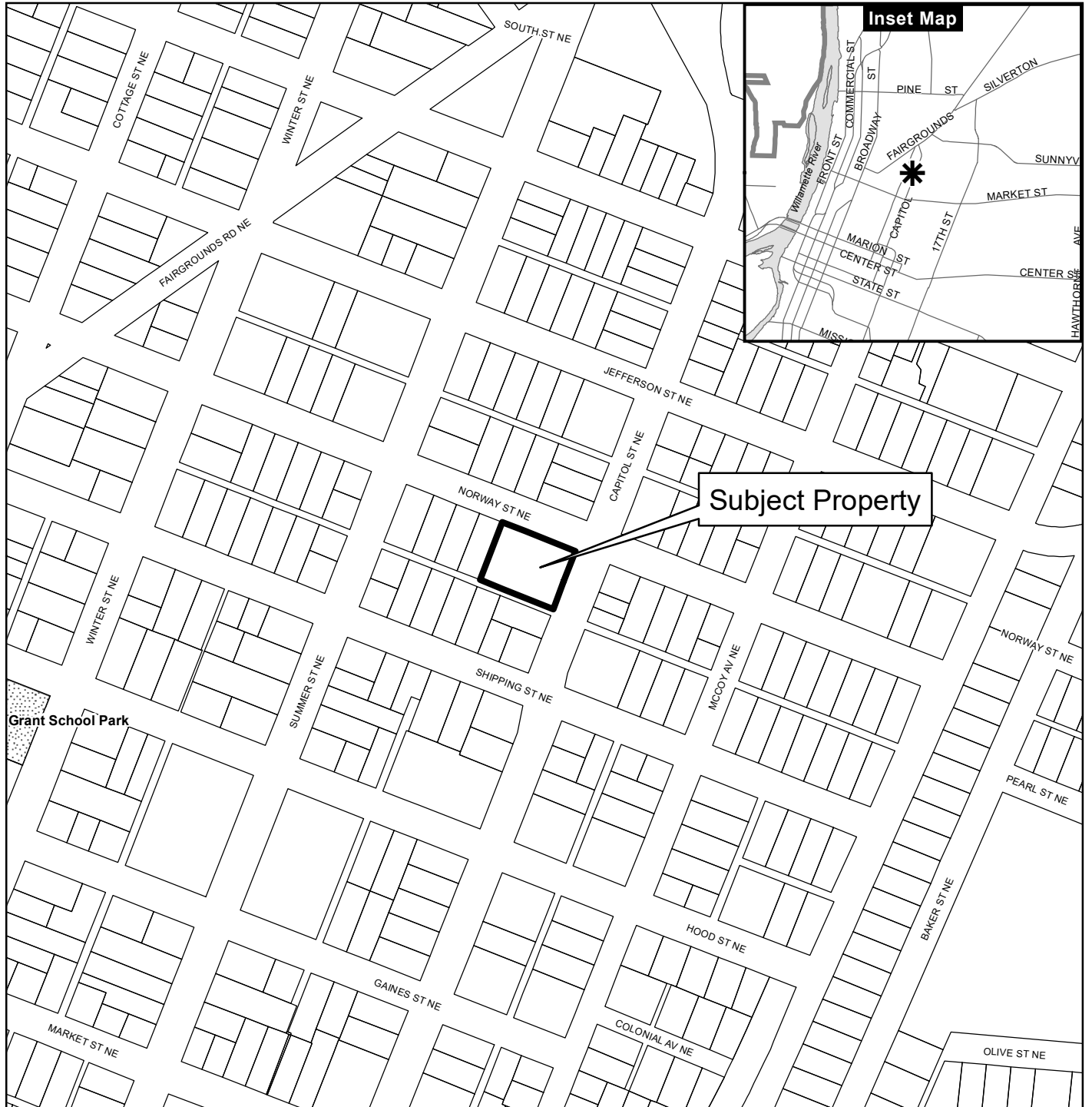
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 1595 Capitol Street 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.

0 100 200 400 Feet



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KEYED NOTES: (X)

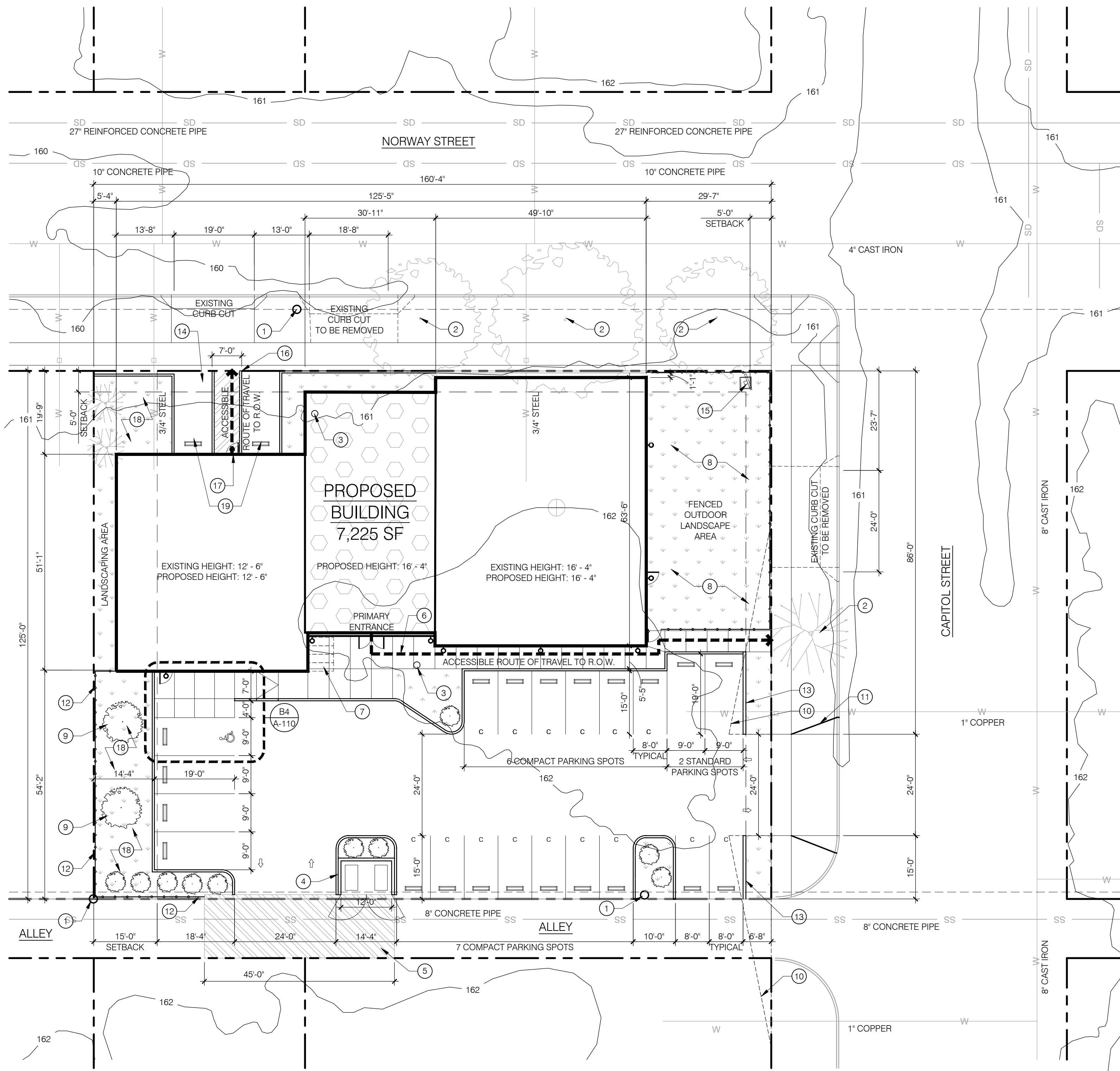
- EXISTING UTILITY - POWER POLE
- EXISTING STREET TREES
- EXISTING MONITORING WELL
- TRASH ENCLOSURE - (2) 2 YARD DUMPSTER UNLESS OTHERWISE NOTED - SEE DETAIL A1 / A-110 - ENCLOSURE GATE TO HAVE AN UNOBSTRUCTED WIDTH OF LESS THAN 15' - GATES SHALL OPEN A MINIMUM OF 120 DEGREES. GATES SHALL BE RESTRAINED IN OPEN AND CLOSE POSITIONS.
- 15' X 45' SOLID WASTE SERVICE AREA VEHICULAR ACCESS - PER SRC SEC. 800.055 FIGURE 800-9. 'VEHICLE OPERATION AREA PARALLEL TO FRONT OF ENCLOSURE' HATCHED TO SHOW LOCATION - DO NOT STRIPE
- ACCESSIBLE ROUTE OF TRAVEL TO R.O.W.
- BICYCLE PARKING SPACES - 2 X 6 EACH - 4 REQUIRED / 4 TOTAL
- FENCED OUTDOOR LANDSCAPE AREA
- NEW DECIDUOUS TREE REQUIRED PER SRC 806.035(d)(3)
- 10' X 50' VISION CLEARANCE AREA FOR DRIVEWAY - PER SRC SEC. 805.005 FIGURE 805-5 'DRIVEWAYS SERVING USES OTHER THAN SINGLE FAMILY AND TWO FAMILY'
- NEW DRIVEWAY APPROACH - PER DRAWING NO. 302 OF THE CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS
- NEW 6' TALL SIGHT OBSCURING FENCE PER SRC 806.035(m)
- 6' LANDSCAPE STRIP WITH 3" BRICK OR CMU WALL - PER SRC 806.035, FIGURE 806-4. PERIMETER SETBACKS AND LANDSCAPING ABUTTING STREET.
- PER SRC 806.075(A), NO DEDICATED OFF-STREET LOADING AREA IS REQUIRED. THIS PROPOSED USE DOES NOT REQUIRE A DELIVERY VEHICLE WHICH EXCEEDS A MAXIMUM COMBINED VEHICLE AND LOAD RATING OF 8,000 POUNDS. THE OFF-STREET PARKING AREA PROPOSED FOR THE BUILDING IS WITHIN 25' OF THE BUILDING IT SERVES.
- EXISTING SITE SIGNAGE
- NEW CURB SEPARATING ACCESSIBLE PATH OF TRAVEL TO THE RIGHT OF WAY FROM ADJACENT PARKING SPACES
- SITE LIGHTING ABOVE EXTERIOR DOOR - SEE SHEET A-230 FOR FURTHER DETAILS
- TYPE 3 LANDSCAPING PER TABLE 522-4 OF THE SALEM REVISED CODE
- EXISTING PARKING - PER SRC SECTION 806.035(a) GENERAL APPLICABILITY - NO PROPOSED DEVELOPMENT OF NEW OFF-STREET PARKING AND VEHICLE USE AREAS IS PROPOSED. NO EXPANSION OF EXISTING OFF-STREET PARKING AND VEHICLE USE AREAS, WHERE ADDITIONAL PAVED SURFACE IS ADDED IS OCCURRING. NO ALTERATION OF EXISTING OFF-STREET PARKING AND VEHICLE USE AREAS, WHERE THE EXISTING PAVED SURFACE IS REPLACED WITH A NEW PAVED SURFACE, IS PROPOSED. NO PAVING OF AN UNPAVED AREA IS PROPOSED. THE EXISTING PARKING IN THIS AREA IS NOT SUBJECT TO THE STANDARDS SET FORTH IN SEC. 806.035 PER THE GENERAL APPLICABILITY SECTION.

LEGEND

- BUILDING OUTLINE
- PROPERTY LINE
- SETBACK - BUILDING
- LANDSCAPE AREA - 4,122 S.F. PROPOSED
- BUILDING - REMOVED AND REPLACED
- PEDESTRIAN ACCESS / ACCESSIBLE PATH OF TRAVEL TO R.O.W.

GENERAL INFORMATION

<u>SITE INFORMATION</u>	
SITE ADDRESS:	1595 CAPITOL STREET NE SALEM, OREGON 97301
ZONING:	CR (COMMERCIAL RETAIL) RM2 (MULTIPLE FAMILY RESIDENTIAL 2)
COMPREHENSIVE PLAN:	COM-COMMERCIAL MF-MULTI-FAMILY RESIDENTIAL
PARCEL/TAX LOT NO.:	073W23BA / 12900, 13000, 13100
LOT SIZE:	± 20,041 S.F.
LOT COVERAGE PROPOSED:	(79.4%) 15,919 S.F.
EXISTING USE:	MOTOR VEHICLE SERVICES OUTPATIENT MEDICAL SERVICES AND LABORATORIES
PROPOSED USE:	
CONSTRUCTION TYPE:	V-B
BUILDING GFA:	EXISTING 6,220 SF PROPOSED 7,225 SF
PROPOSED LANDSCAPE AREA:	(20.6%) 4,122 S.F.
PARKING AREA:	6,573 SF LESS THAN 50,000 SF - MIN 5% INTERIOR LANDSCAPE REQUIRED
<u>INTERIOR OFF-STREET PARKING AREA LANDSCAPING:</u>	
REQUIRED:	342 SF / 5%
PROPOSED:	2303 SF / 35%
<u>PROPOSED PARKING COUNT</u>	
REQUIRED:	OUTPATIENT MEDICAL SERVICES AND LABORATORIES 1 PER 350 SF : 7225 GFA
PARKING MINIMUM STANDARD:	21 SPACE MINIMUM 8
COMPACT ACCESSIBLE:	15 (LESS THAN 75% OF THE PARKING MINIMUM) 1 REQUIRED
TOTAL:	23
BICYCLE PARKING:	4 REQUIRED / 4 PROVIDED
NOTE: NO DRAINAGE COURSES OR PATTERNS PRESENT ON SITE.	
<u>IMPERVIOUS AREA:</u>	
NEW ON-SITE:	1030 S.F. (NEW BUILDING ADDITION)
NEW OFF-SITE:	274 S.F. (NEW CURB CUT)
REMOVED ON SITE:	3166 S.F. REMOVED
REMOVED OFF-SITE:	508 S.F. REMOVED
NOTE: LESS THAN 10,000 S.F. CHANGE TO IMPERVIOUS AREA. THIS PROJECT DOES NOT FALL UNDER THE DEFINITION OF A 'LARGE PROJECT' PER SRC 70.005.	
NOTE: PER SRC SEC 806.035(C)(1)(A)(I), PERIMETER SETBACKS ARE NOT REQUIRED FOR OFF-STREET PARKING AND VEHICLE USE ABUTTING AN ALLEY	
NOTE: NO FUTURE PHASES ARE PROPOSED AT THIS TIME. NO PHASED DEVELOPMENT IS PROPOSED ON SITE.	



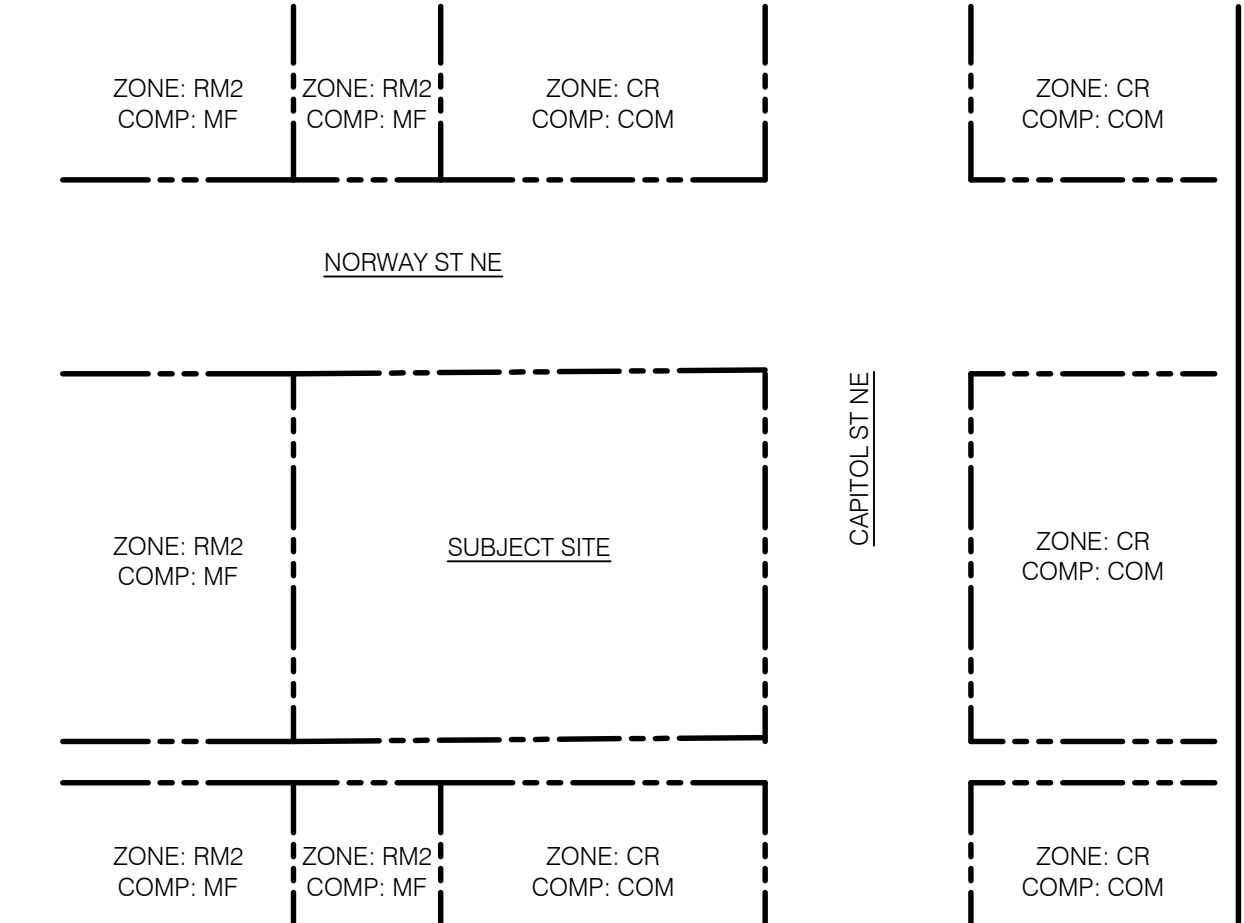
C1
A-100
SITE PLAN
1/16" = 1'-0"



SENSIBLE SPEECH AND REHAB

PROPOSED SITE PLAN

PROJECT NO.: 6070-21
DRAWN BY:
DATE: MARCH 17, 2021



D3
A-100
ABUTTING ZONING / PLANNING DESIGNATIONS
1/16" = 1'-0"

PERMIT REVIEW SET