



HEARING NOTICE

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:	Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Property Line Adjustment Case No. CU-SPR-ADJ-DAP-PLA23-05PLA23-11
PROPERTY LOCATION:	2908 Market St NE, Salem OR 97301
SUMMARY:	Redevelopment of an existing automotive dealership, including demolition of the existing sales building, construction of a new approximate 25,256 square-foot vehicle dealership, and redevelopment of the existing off-street parking and vehicle sales/display areas.
HEARING INFORMATION:	<u>Hearings Officer , June 14, 2023 at 5:30 PM Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
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. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: bbishop@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> Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@gmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/hearings-officer
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 205.055(d) – Property Line Adjustment Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):

Salem N RE LLC (Tim Moody, Mike Sims)

APPLICANT / AGENT(S):

Britany Randall on behalf of Salem N RE LLC

PROPOSAL / REQUEST:

A consolidated application for the proposed redevelopment of an existing automotive dealership, including demolition of the existing sales building, construction of a new approximate 25,256 square-foot vehicle dealership, and redevelopment of the existing off-street parking and vehicle sales/display areas. The application includes:

- 1) A Conditional Use Permit for the proposed motor vehicle sales and service use in the MU-III (Mixed-Use-III) zone;
- 2) A Class 3 Site Plan Review for the proposed development;
- 3) A Class 2 Adjustment to:
 - a) Allow the proposed new vehicle dealership building to be located more than the maximum allowed 30-foot setback from Market Street NE and Park Avenue NE (SRC 535.015(c));
 - b) Allow the ground building façade of the proposed new vehicle dealership building facing Park Avenue NE to include less than the minimum required 50 percent transparent windows (SRC 535.015(g)(5));
 - c) Allow the proposed pedestrian connection from the primary entrance of the new vehicle dealership building to Market Street NE to be located more than the maximum allowed 20 feet from the proposed new transit stop on Market Street (SRC 800.065(a)(1)(B));
 - d) Allow a driveway approach for the proposed development onto Market Street NE (a major arterial street) although the property abuts a collector street (SRC 804.035(a)(2));
 - e) Allow the proposed development, which is located on a corner lot abutting a collector street, to take access to Market Street NE (the street with the higher street classification) rather than solely to Park Avenue NE (the street with the lower street classification) (SRC 804.035(c)(2)); and
 - f) Allow the proposed driveway approach onto Market Street NE to be located less than the minimum required 370-foot spacing from the nearest driveway to the east of the subject property on Market Street (SRC 804.035(d)).
- 4) A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto Market Street NE and Park Avenue NE; and
- 5) Two Property Line Adjustments to eliminate the interior property lines between three individual units of land included in the subject property (Marion County Tax Numbers: 073W24BD08800, 073W24BD08900, and 073W24AC02700) and consolidate them into one lot to accommodate the proposed development.

The subject property totals approximately 3.35 acres in size, is zoned MU-III (Mixed-Use-III), and located at 2908 Market Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W24BD08800, 073W24BD08900, 073W24AC02700, and 073W24AC04701).

HEARING PROCEDURE:

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. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.

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. 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.

MORE INFORMATION:

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.

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: 23 107226. Paper copies can be obtained for a reasonable cost.

NOTICE MAILING DATE:

May 25, 2023

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

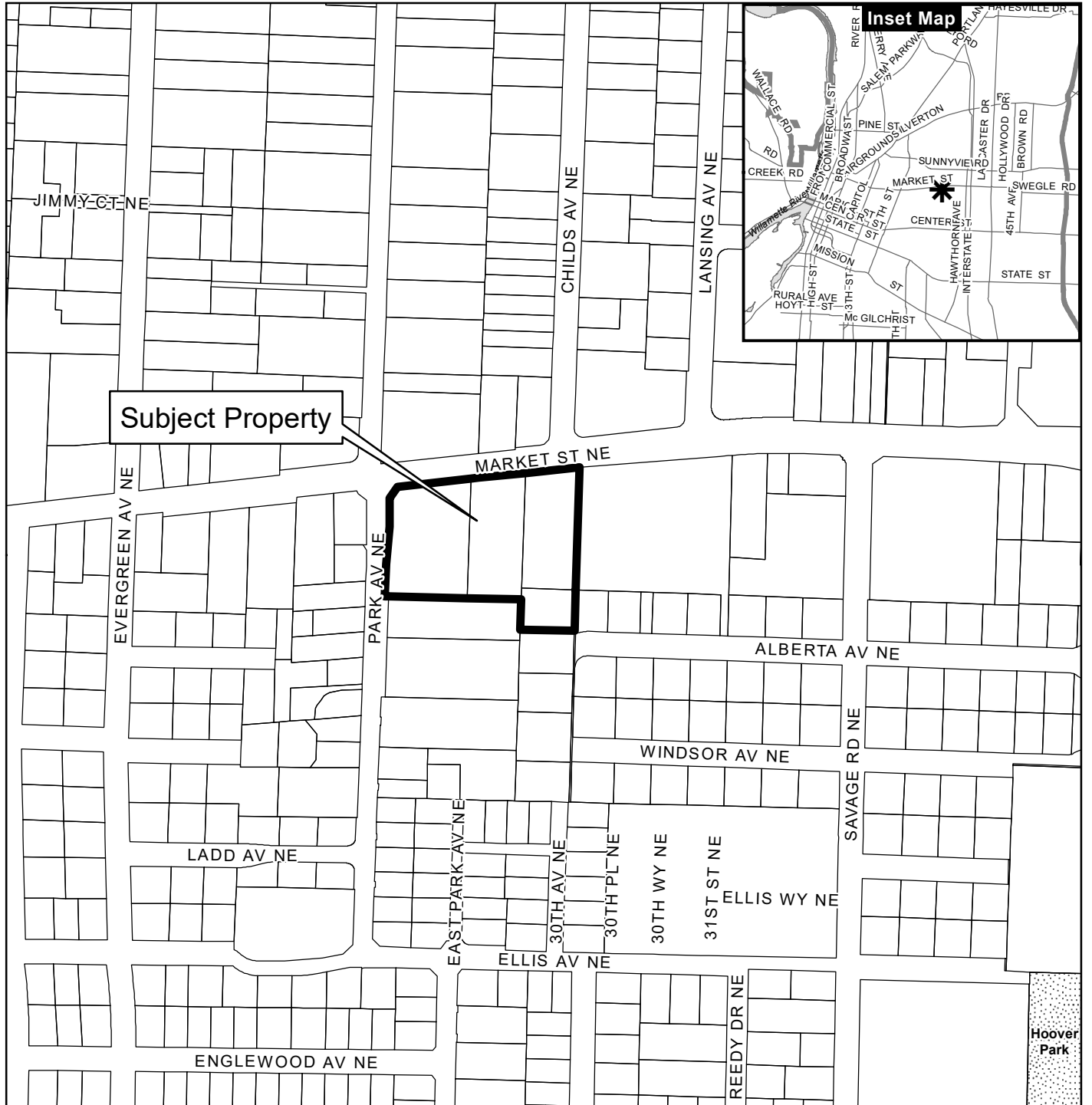
<http://www.cityofsalem.net/planning>

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 2908 Market Street NE

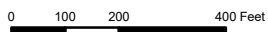


Subject Property

Inset Map

Legend

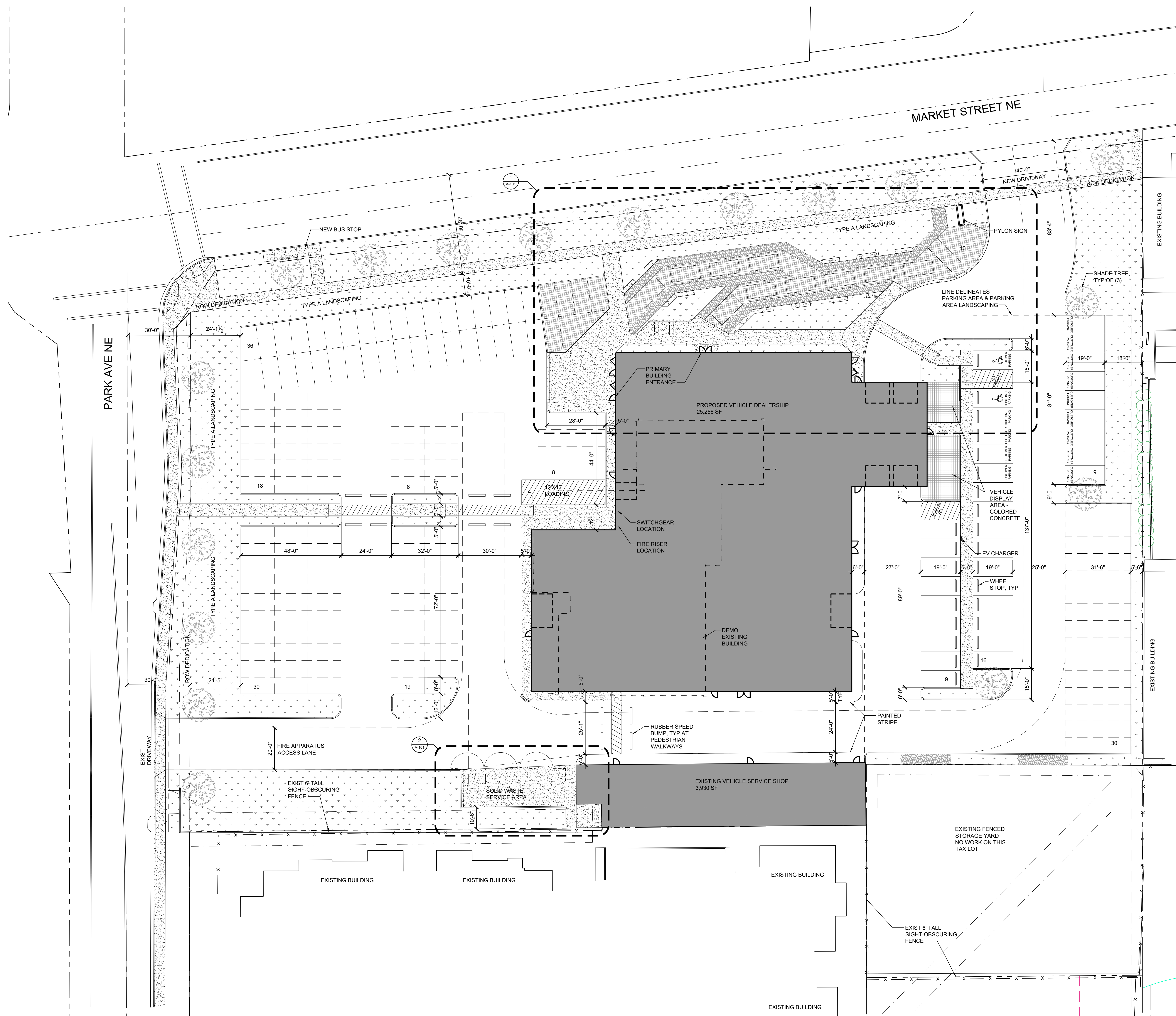
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Parks
- Schools

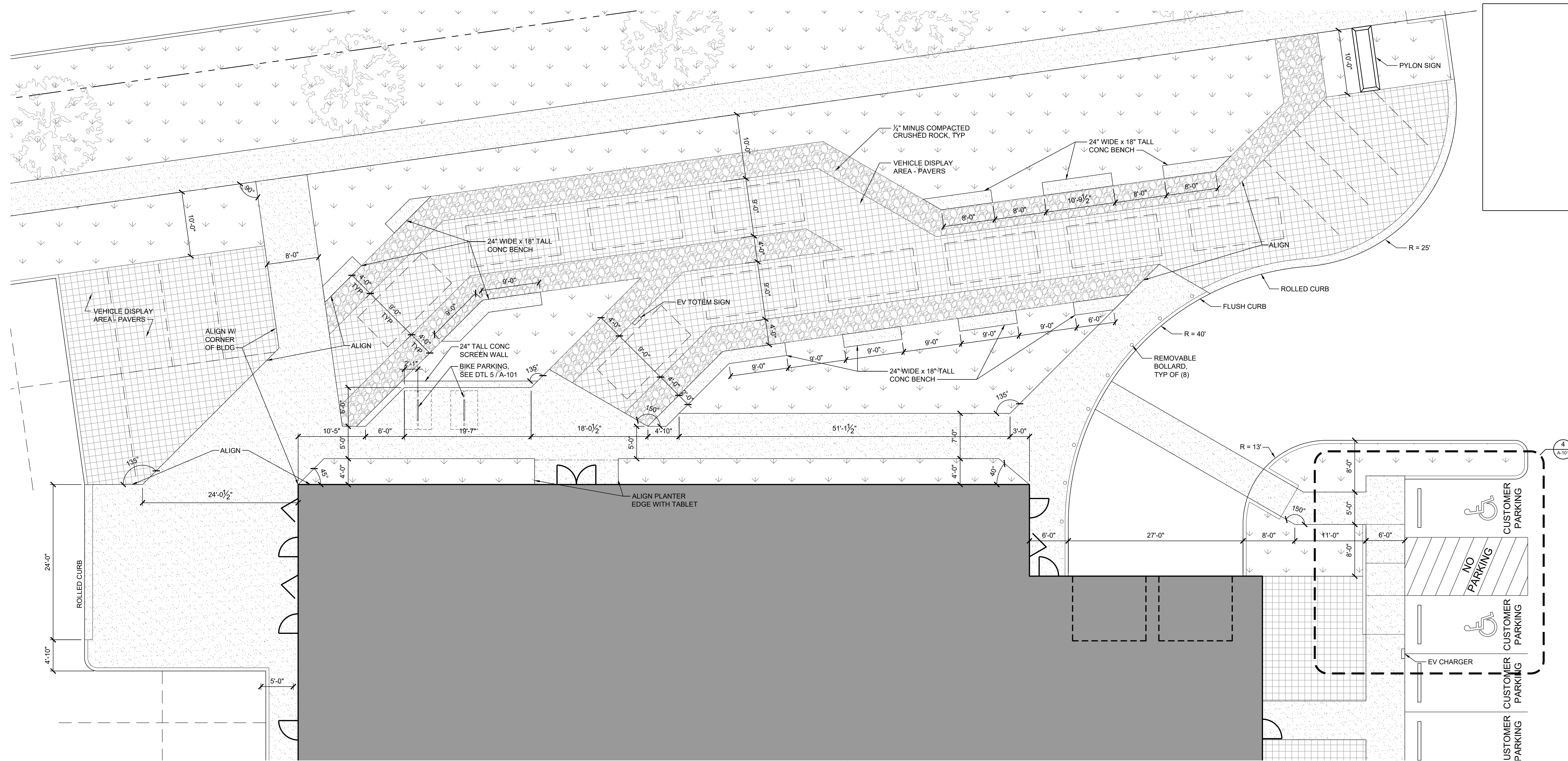


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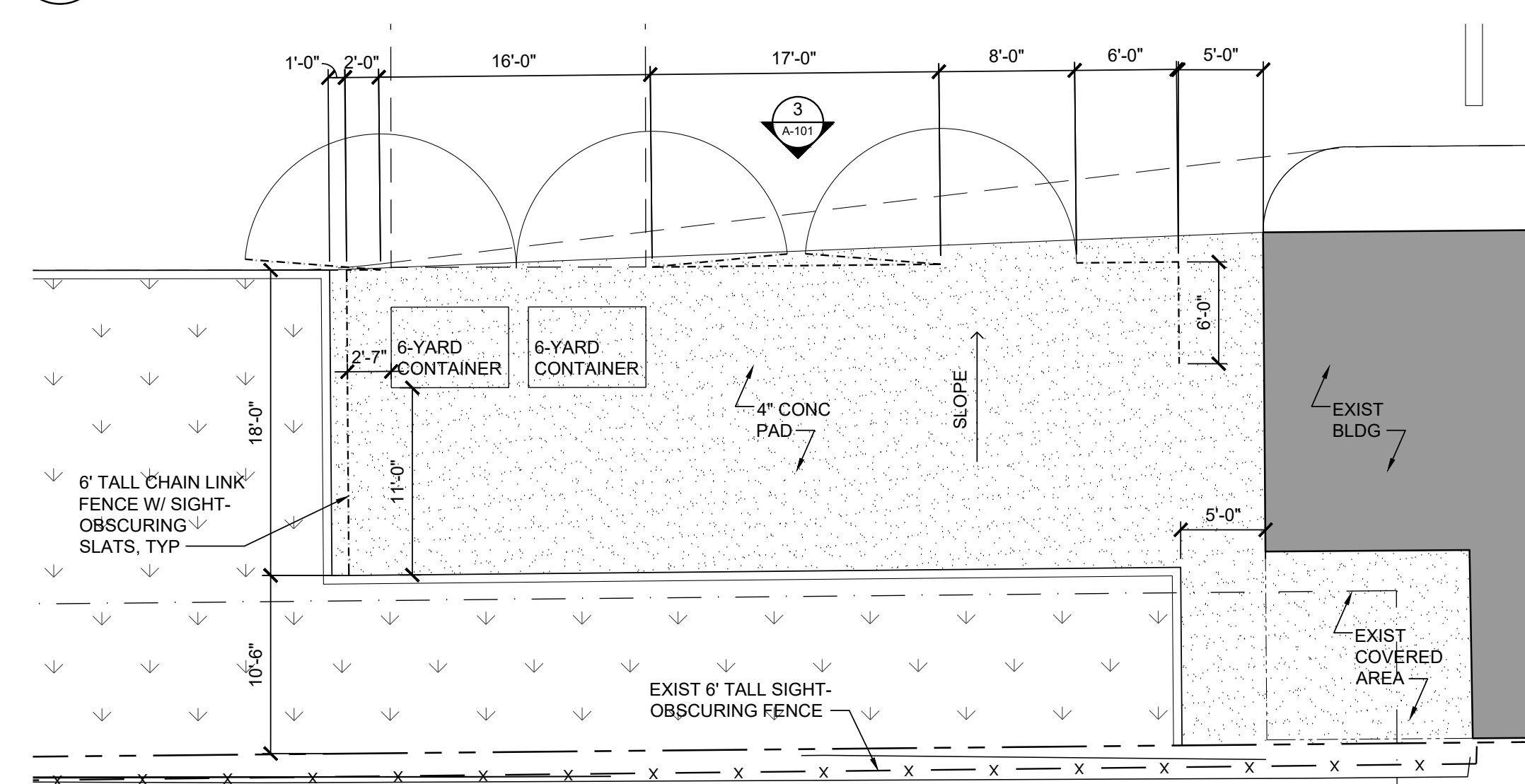
ZONING CODE SUMMARY

ZONE:	MU-III	
TAX LOT(S):	073W24BD 08800 073W24BD 08900 073W24AC 02700 073W24AC 04701	
EXISTING AREA:	3.35 AC (145,926 SF)	
PROJECT AREA:	3.13 AC (136,388 SF) - AFTER R.O.W. DEDICATIONS	
LOT COVERAGE	EXIST	PROPOSED
BUILDINGS	13,615 SF	27,259 SF
CONCRETE & ASPHALT	130,878 SF	86,596 SF
LANDSCAPING	1,433 SF	22,534 SF (16.6%)
* SEE GRADING PLAN FOR GSI COMPLIANCE		
USE: MOTOR VEHICLE SALES & SERVICE		29,088 SF
BUILDING HEIGHT		= 28 FT
PARKING:		
REQUIRED (1 PER 900 SF):		= 30
MAXIMUM ALLOWED (x 1.75):		= 53
PROPOSED:		
STANDARD	32	
COMPACT	0	
ACCESSIBLE	2	(1 VAN ACCESSIBLE)
TOTAL PROPOSED:	34	
LOADING:		
REQUIRED:		= 1
PROPOSED:		= 1
BIKE PARKING:		
REQUIRED:		= 4
PROPOSED:		= 4
TOTAL INTERIOR OFF-STREET PARKING AREA:		15,549 SF
PARKING LANDSCAPE AREA:		1,960 SF (12.6%)
SHADE TREES		
REQUIRED (1 PER 12 PARKING SPACES):		= 3
PROPOSED:		= 3
DISPLAY & INVENTORY SPACES:	221	

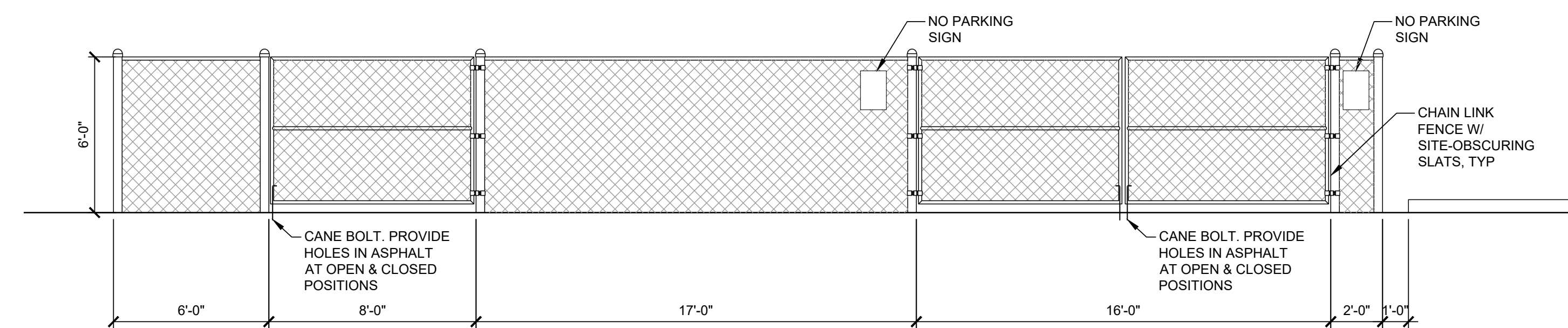




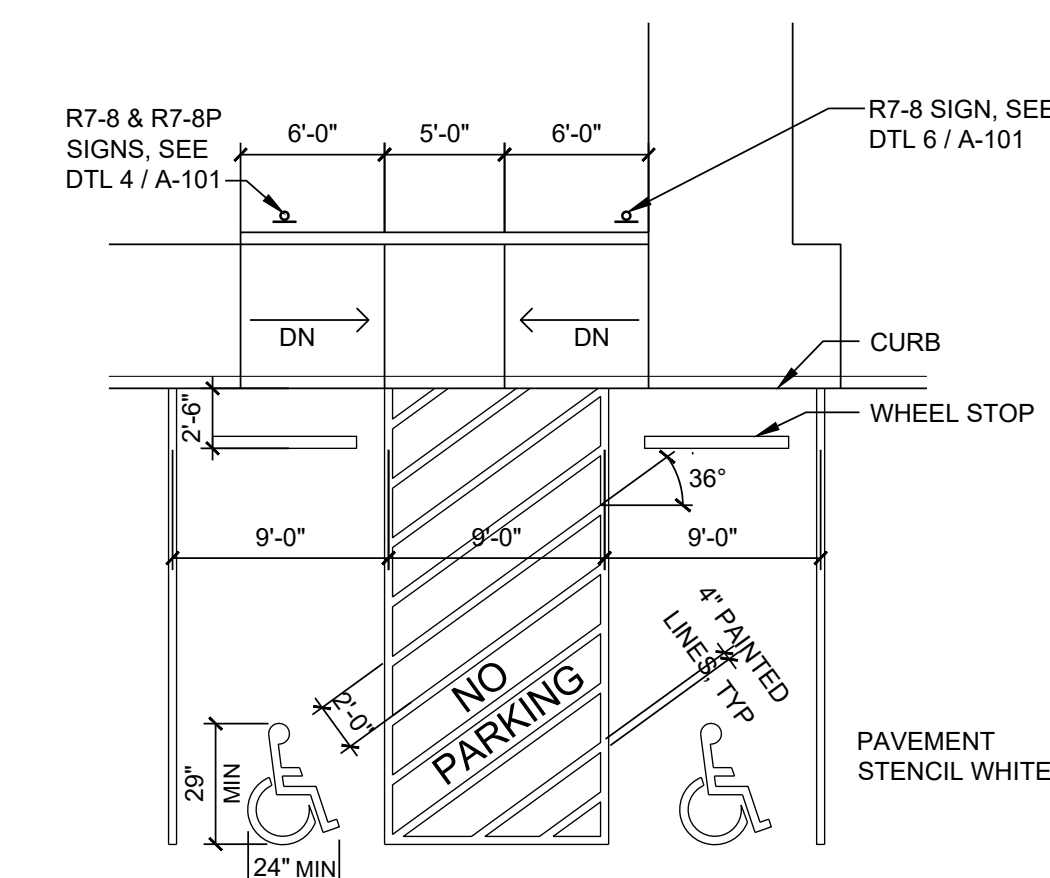
1 ENLARGED SITE PLAN
1/8" = 1'-0"



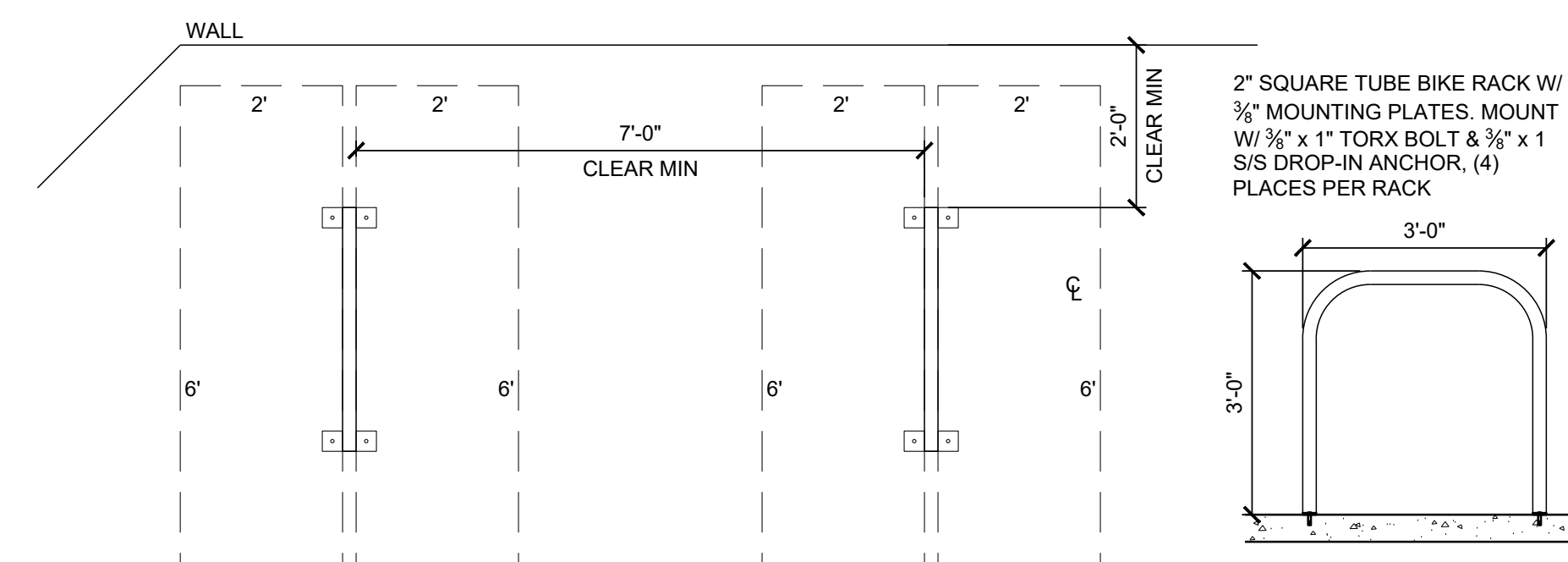
2 ENLARGED SITE PLAN
1/8" = 1'-0"



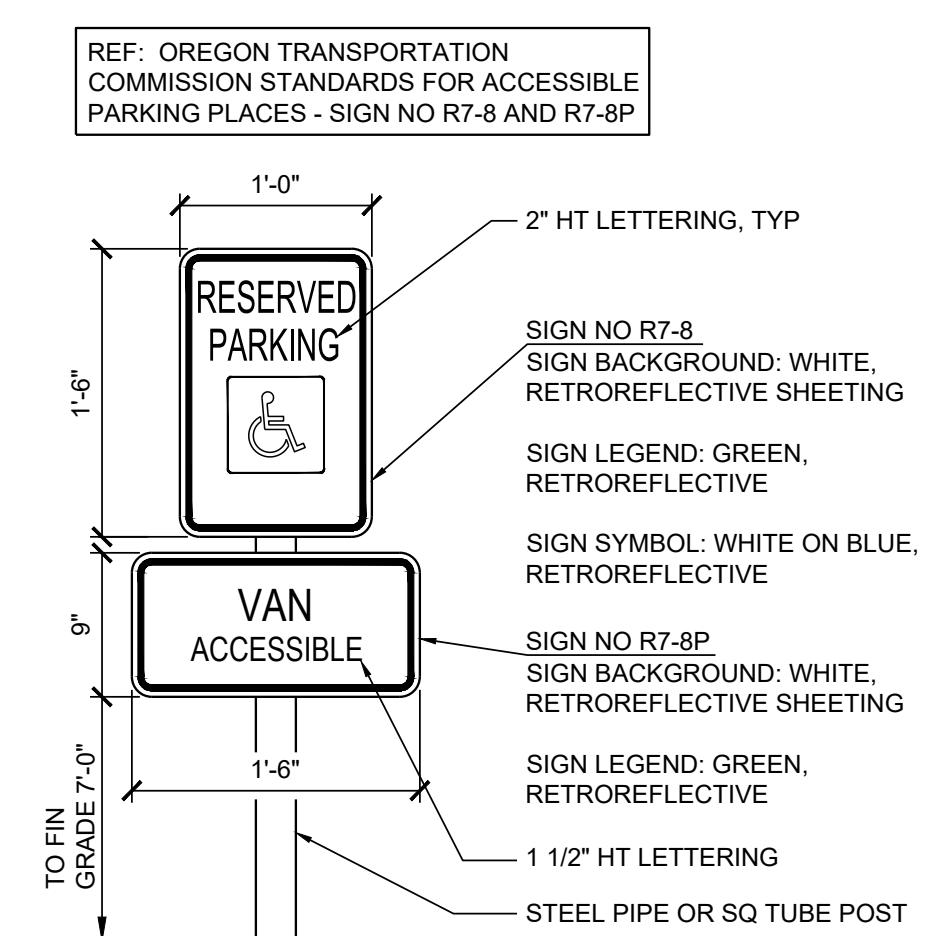
3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



4 ACCESSIBLE PAINTED STRIPING
1/8" = 1'-0"



5 BIKE RACK DETAIL PLAN & ELEVATION
1/2" = 1'-0"



6 ACCESSIBLE PARKING SIGN
1" = 1'-0"

consultants:

project:
SALEM NISSAN
2908 MARKET STREET NE
SALEM, OR 97301

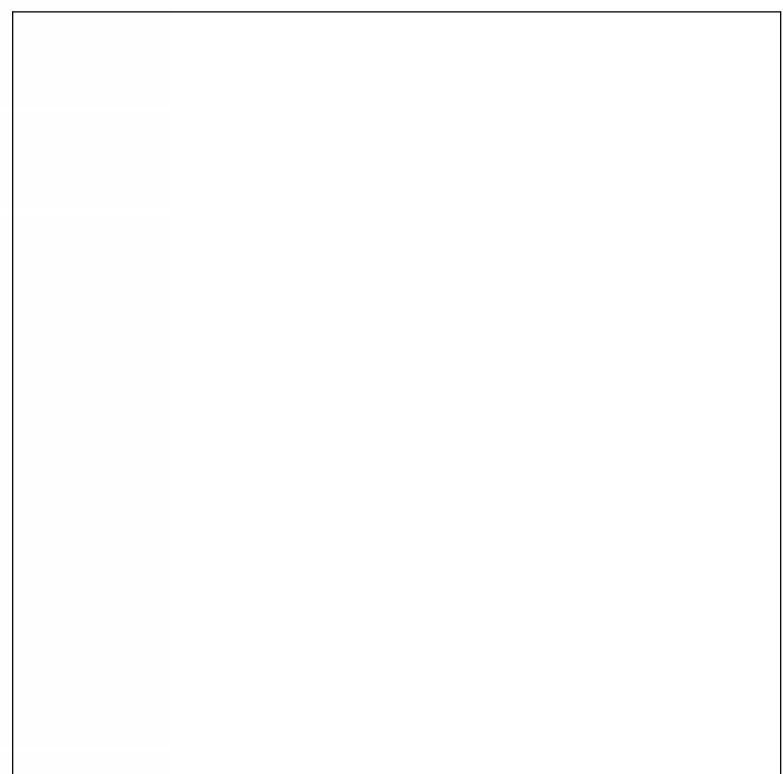
revisions:
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date:
project: 01722
dwg file: A-100-X-01722
drawn by: NW
checked by:
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Carlson Veit Junge Architects PC

LARGE SCALE SITE PLANS

sheet:
A-101
of:

DDD SET



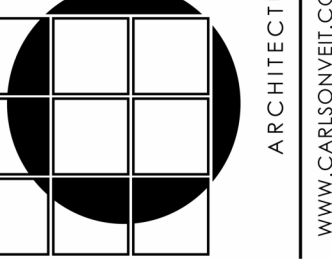
PRELIMINARY

NOT FOR CONSTRUCTION

5-2-2023

PRELIMINARY DATE

CARLSON
VEIT
JUNGE
ARCHITECTS PC



ARCHITECTURE • INTERIOR DESIGN
WWW.CARLSONVEITJUNGE.COM 503.585.8733 SALEM, OR 97301

consultants:

DDD SET

project:
SALEM NISSAN

2808 MARKET ST NE
SALEM, OR 97301

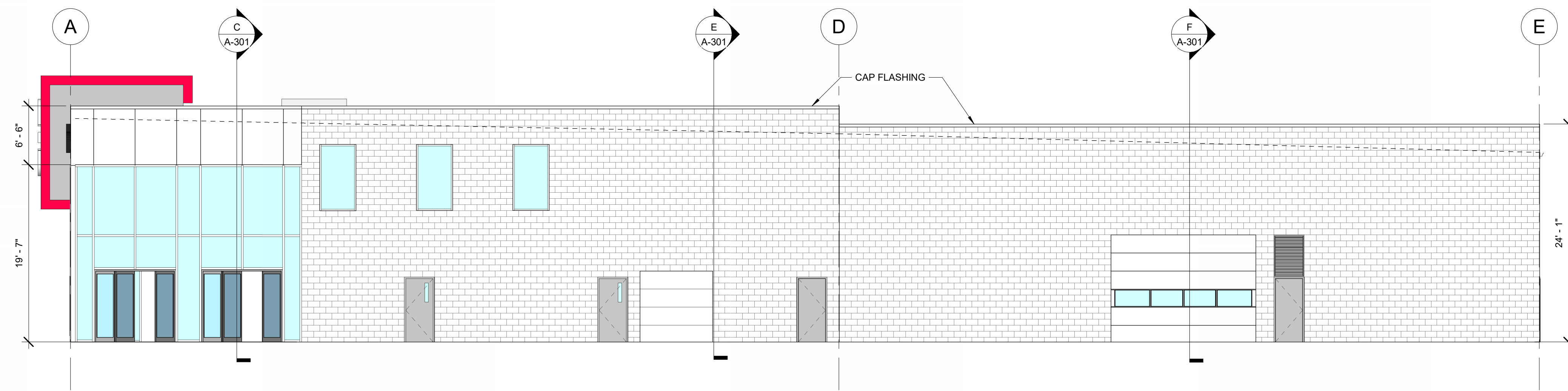
revisions:

#	Description	Date
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date: 5-2-2023
 project: 01722
 drawn by: MV
 checked by: NW
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 Carlson Veit Junge Architects P.C.

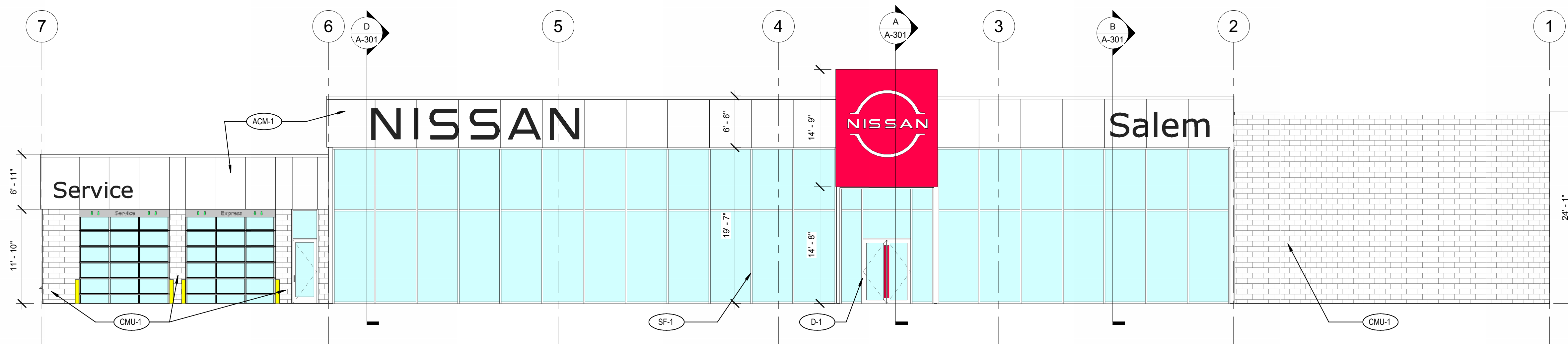
EXTERIOR
ELEVATIONS

sheet:
A-201



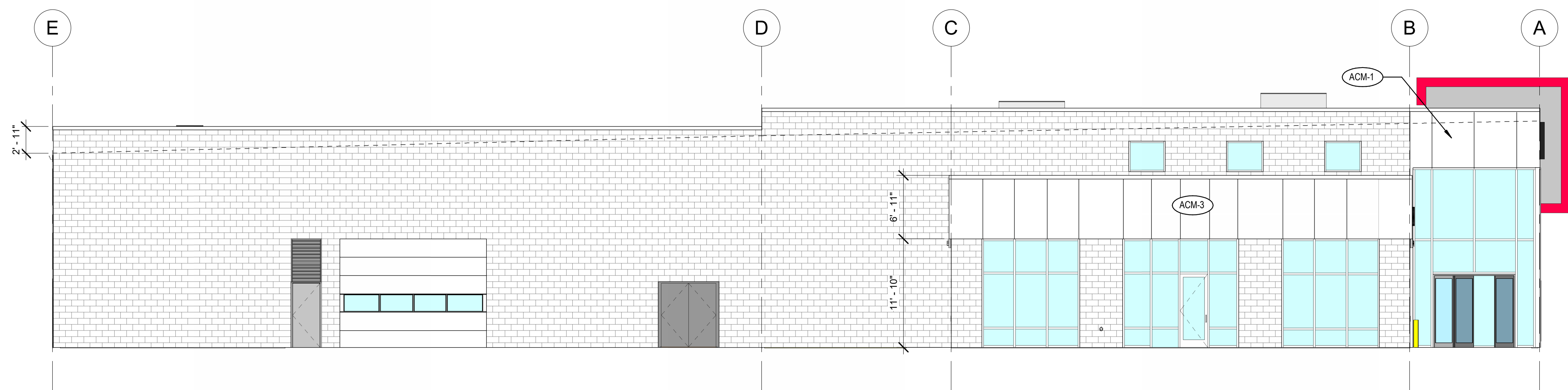
1 WEST ELEVATION
1/8" = 1'-0"

FACADE AREA = 4,075 SF
WINDOW AREA = 605 SF (14.8%)

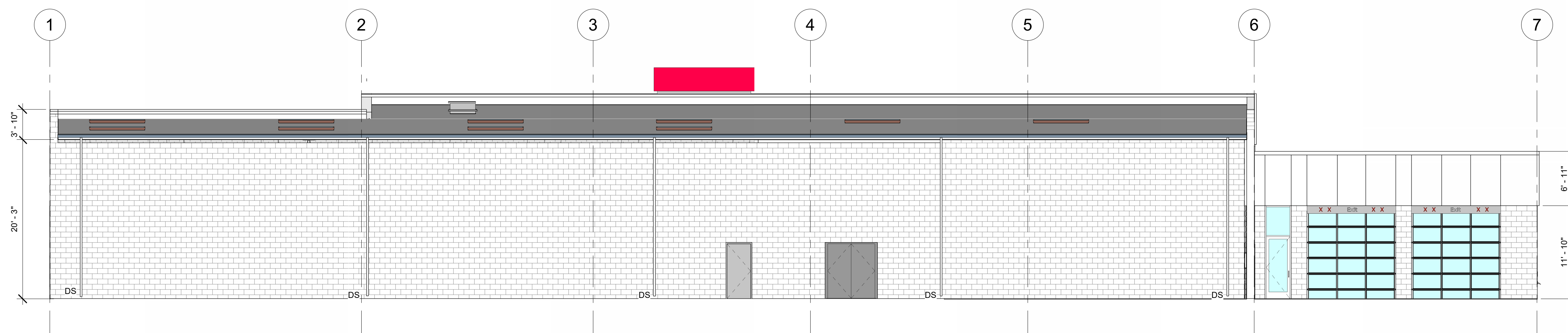


2 NORTH ELEVATION
1/8" = 1'-0"

FACADE AREA = 4,640 SF
WINDOW AREA = 2,476 SF (53.4%)



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

OWNER:
SALEM N RE, LLC
PO BOX 12969,
SALEM, OR 97309

TAX LOTS:
073W24BD08800
073W24BD08900
073W24AC02700

SITUS:
2908 MARKET ST NE,
SALEM, OR 97301

TOTAL AREA:
3.06± ACRES

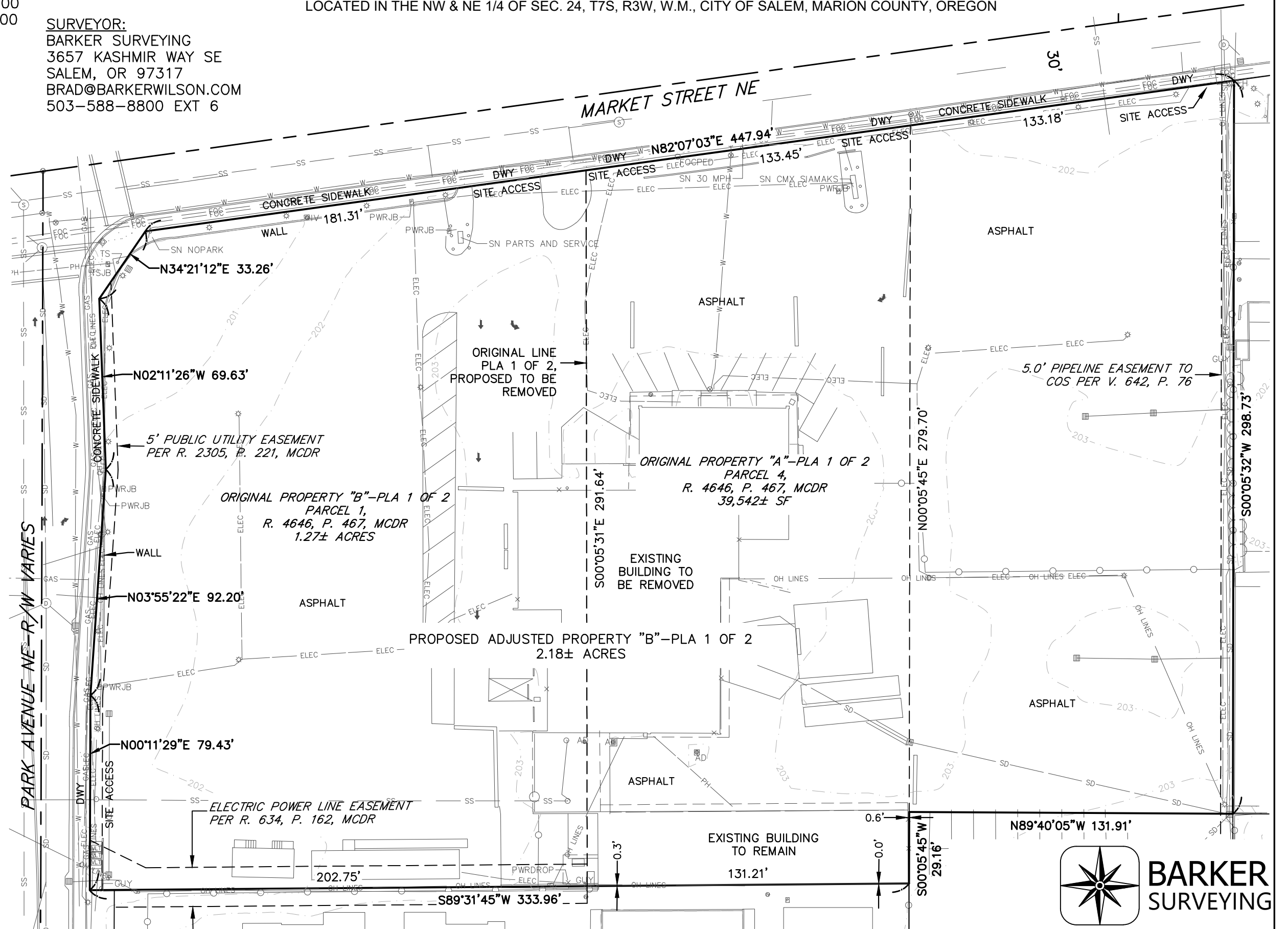
PRELIMINARY PROPERTY LINE ADJUSTMENT PLA 1 OF 2

LOCATED IN THE NW & NE 1/4 OF SEC. 24, T7S, R3W, W.M., CITY OF SALEM, MARION COUNTY, OREGON

SURVEYOR:
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OR 97317
BRAD@BARKERWILSON.COM
503-588-8800 EXT 6



SCALE: 1"=40'
DATE: 4/6/2023



BARKER
SURVEYING

OWNER:
SALEM N RE, LLC
PO BOX 12969,
SALEM, OR 97309

TAX LOTS:
073W24BD08800
073W24BD08900
073W24AC02700

SITUS:
2908 MARKET ST NE,
SALEM, OR 97301

TOTAL AREA:
3.06± ACRES

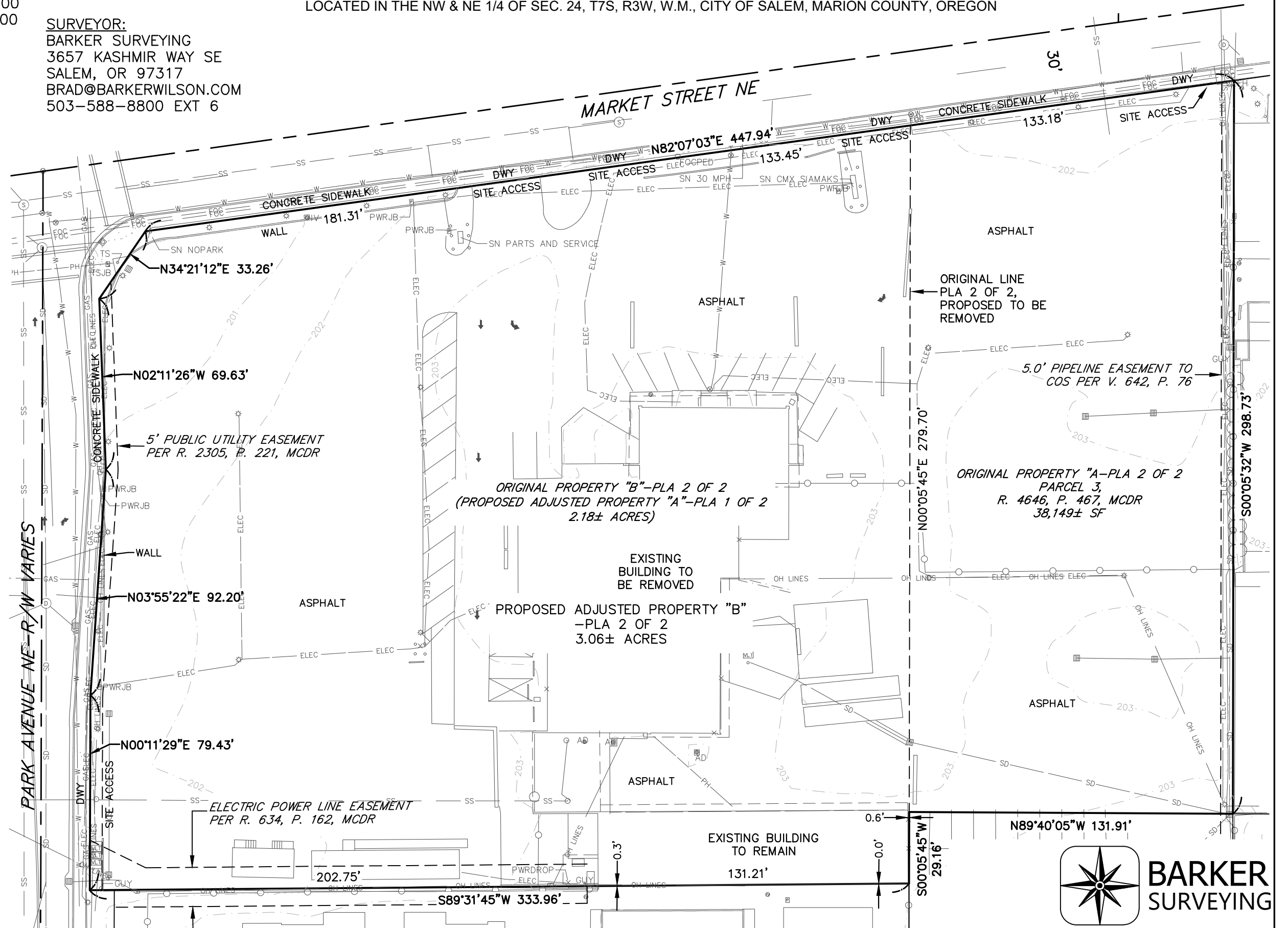
PRELIMINARY PROPERTY LINE ADJUSTMENT PLA 2 OF 2

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SCALE: 1"=40'
DATE: 4/6/2023



BARKER
SURVEYING