



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 Case No. SPR-ADJ24-11
PROPERTY LOCATION:	3498 Pringle Rd SE, Salem OR 97302
NOTICE MAILING DATE:	April 1, 2024
PROPOSAL SUMMARY:	A consolidated application for a walk-in cooler, new paved area and site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, April 15, 2024. 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:	Abigail Pedersen, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: apedersen@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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment 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):	Jaswinder Kaur, Mohan Lal
APPLICANT(S):	Mohan Lal
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for a 150 square foot walk-in cooler building and new paved area serving an existing gas station and mini-mart, with associated site improvements to parking, a pedestrian connection, and landscaping, and three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Allow new off-street surface parking areas and vehicle maneuvering areas be located between a building or structure and a street, per 532.020(f)(4)(A); 2) Reduce the required 5-foot setback between a new vehicle use area and a building to 3 feet, per SRC 806.035(c)(4); and 3) Reduce the required pedestrian connections to each adjacent street to one pedestrian connection, per SRC 800.065(a)(1). <p>The subject property is 9,583 square feet in size, zoned NH (Neighborhood Hub) and located at 3498 Pringle Road SE (Marion County Assessor's Map and Tax Lot 083W02BD / 9000).</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:	<p>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: 24 106844. Paper copies can be obtained for a reasonable cost.</p>

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 Case No. SPR-ADJ24-11

PROJECT ADDRESS: 3498 Pringle Rd SE, Salem OR 97302

AMANDA Application No.: 24-106844-PLN

COMMENT PERIOD ENDS: Monday, April 15, 2024 at 5:00 p.m.

SUMMARY: A consolidated application for a walk-in cooler, new paved area and site improvements.

REQUEST: A Class 3 Site Plan Review for a 150 square foot walk-in cooler building and new paved area serving an existing gas station and mini-mart, with associated site improvements to parking, a pedestrian connection, and landscaping, and three Class 2 Adjustments to:

- 1) Allow new off-street surface parking areas and vehicle maneuvering areas be located between a building or structure and a street, per 532.020(f)(4)(A);
- 2) Reduce the required 5-foot setback between a new vehicle use area and a building to 3 feet, per SRC 806.035(c)(4); and
- 3) Reduce the required pedestrian connections to each adjacent street to one pedestrian connection, per SRC 800.065(a)(1).

The subject property is 9,583 square feet in size, zoned NH (Neighborhood Hub) and located at 3498 Pringle Road SE (Marion County Assessor's Map and Tax Lot 083W02BD / 9000).

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., Monday, April 15, 2024, 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: Abigail Pedersen, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: apedersen@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: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

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

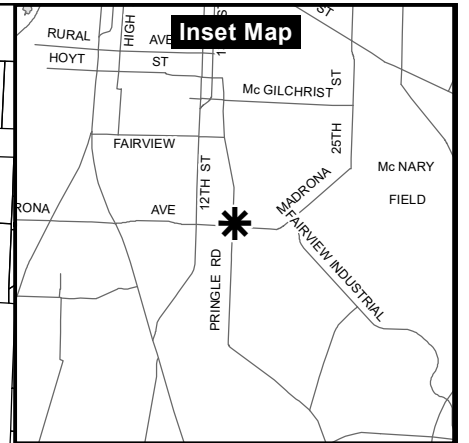
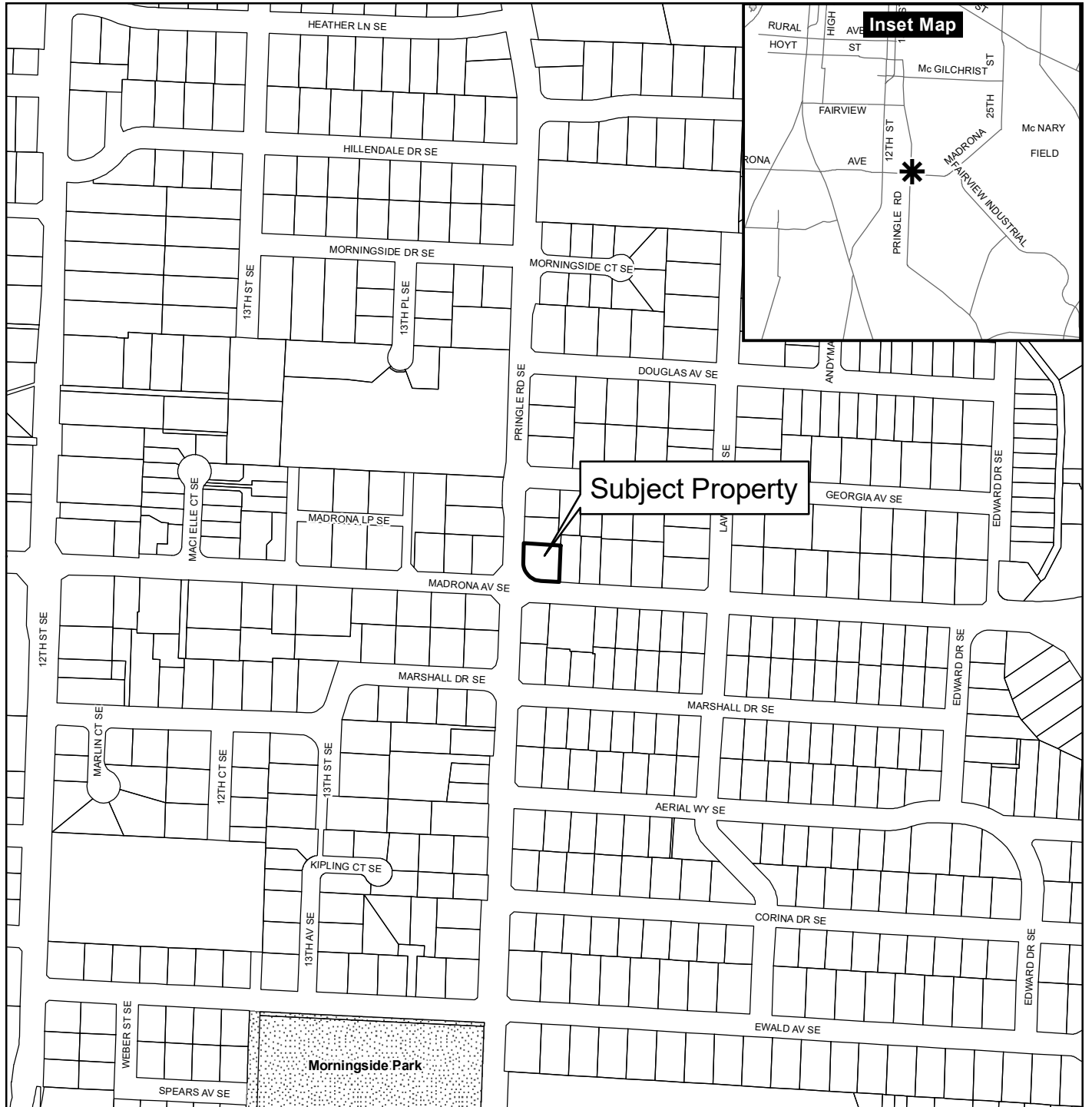
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

3498 Pringle Road SE



Legend

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


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

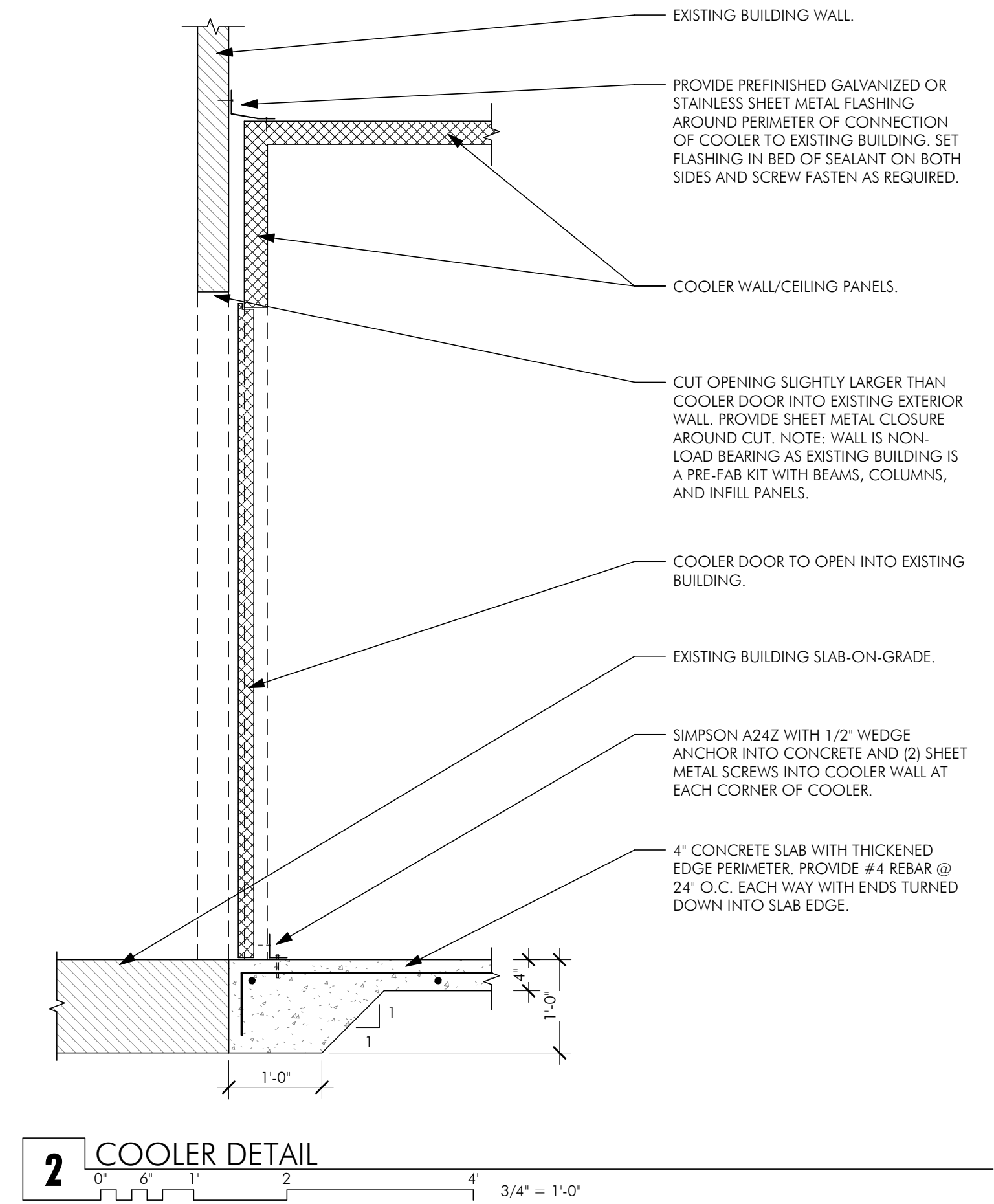
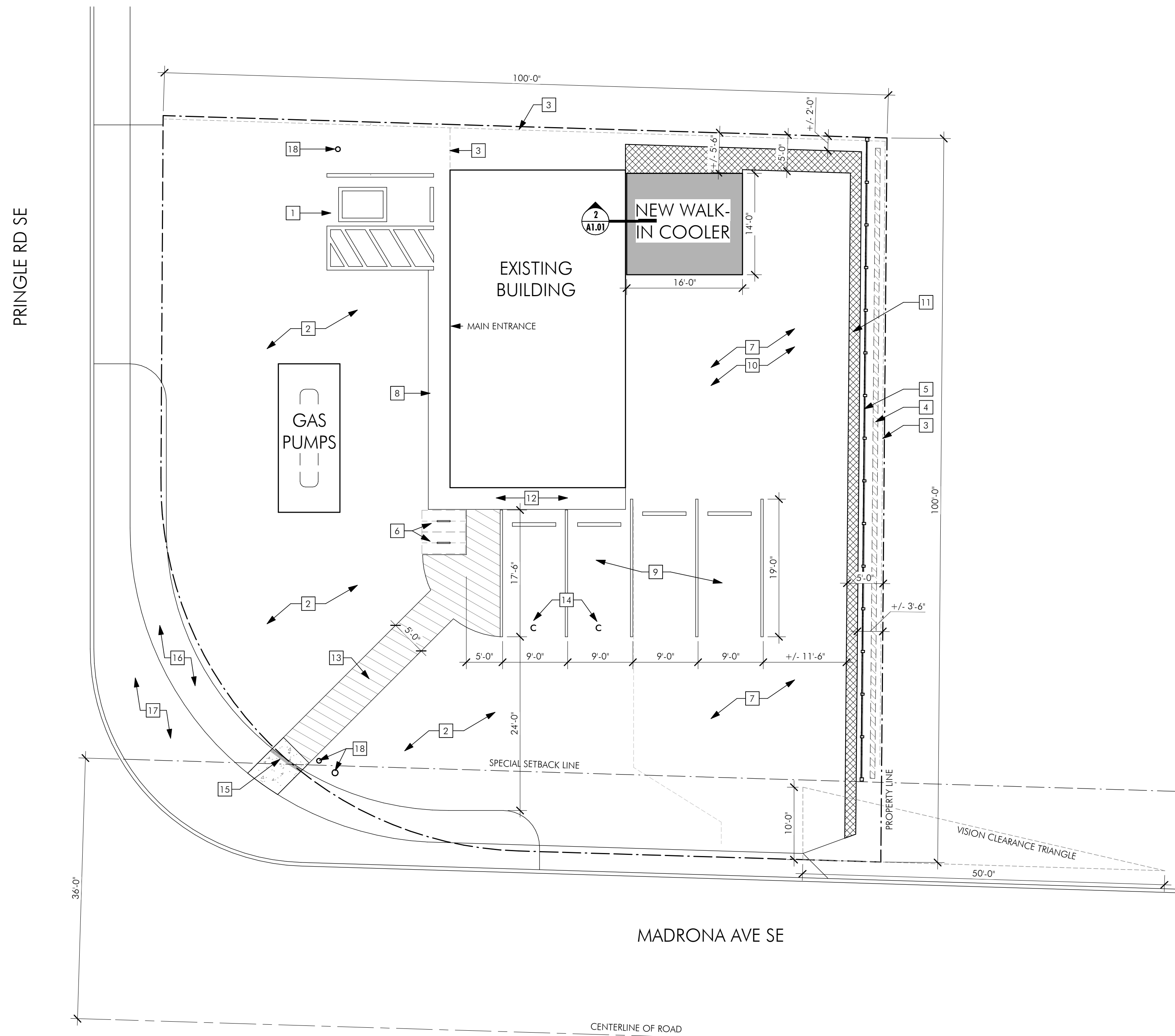
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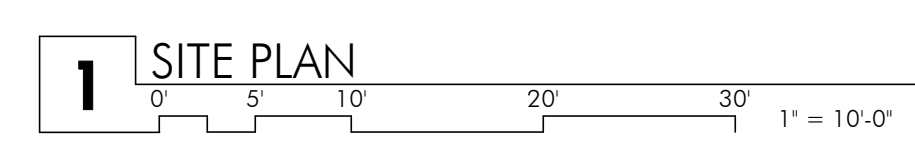
SUMMARY TABLE

ZONING: NH (NEIGHBORHOOD HUB)
TOTAL SITE AREA: 9,460 SF
EXISTING CONVENIENCE STORE: +/- 1,050 SF (HEIGHT: +/- 12')
EXISTING GAS PUMP CANOPY: +/- 175 SF (HEIGHT: +/- 12')
NEW WALK-IN COOLER: 224 SF (HEIGHT: 9'-6")
APPROXIMATE IMPERVIOUS AREA (BEFORE): 7,790 SF
APPROXIMATE IMPERVIOUS AREA (AFTER): 8,600 SF



SITE PLAN NOTES:

- | | |
|--|--|
| 1 EXISTING ADA PARKING, NO CHANGE. | 12 EXISTING 3-FOOT PEDESTRIAN PATHWAY (ADJUSTMENT FROM REQUIRED 5-FOOT FOR PARKING BUFFER). |
| 2 EXISTING PAVING, PATCH OR REPAVE AS NECESSARY. | 13 NEW STRIPED PEDESTRIAN CONNECTION. MIN 5-FOOT WIDTH. TO BE VISUALLY DIFFERENTIATED PER SRC 800.065(b)(1)(B). |
| 3 EXISTING FENCE, NO CHANGE. | 14 NEW PAVEMENT MARKING FOR COMPACT PARKING SPACES. |
| 4 EXISTING LANDSCAPE BLOCK RETAINING WALL, HEIGHT +/- 2 FEET. | 15 SAWCUT EXISTING CURB AT EXISTING LANDSCAPING AREA TO PROVIDE NEW CONCRETE PAVING FOR PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK. SLOPE NEW CONCRETE MAX 5%. |
| 5 NEW 6-FOOT SIGHT-OBSCURING WOOD FENCE. FENCE TO STOP SHORT OF SPECIAL SETBACK LINE AS SHOWN. | 16 EXISTING PLANTING AREA, NO CHANGE. |
| 6 BICYCLE PARKING. U-SHAPED RACK TO SUPPORT (2) BIKES EACH. | 17 EXISTING PUBLIC SIDEWALK, NO CHANGE. |
| 7 AREA WAS PREVIOUSLY PAVED AND OVERLAID WITH GRAVEL. NEW ASPHALT PAVEMENT PROPOSED. | 18 EXISTING LIGHT POLE OR SIGN POLE, NO CHANGE. |
| 8 EXISTING PEDESTRIAN PATHWAY, NO CHANGE. | |
| 9 PROPOSED NEW PARKING LOT STRIPING AND WHEEL STOPS. TOTAL ALLOWED PARKING 1 PER 200 SF BUILDING AREA = 5 TOTAL SPACES INCLUDING EXISTING ADA PARKING. | |
| 10 NO PARKING PROPOSED FOR THIS AREA. LOADING/UNLOADING ONLY. | |
| 11 CROSS-HATCHED AREA REPRESENTS ASPHALT AREA TO BE REMOVED TO PROVIDE 5-FOOT LANDSCAPE STRIP. LANDSCAPED TO TYPE A (1 PU PER 20 SF = +/- 22 PU) SRC TABLE 807.2 | |



**PRINGLE RD
CONVENIENCE STORE**
3498 Pringle Rd SE, Salem, OR