



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, 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:	Salem Planning Commission, Tuesday, August 6, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
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> 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.

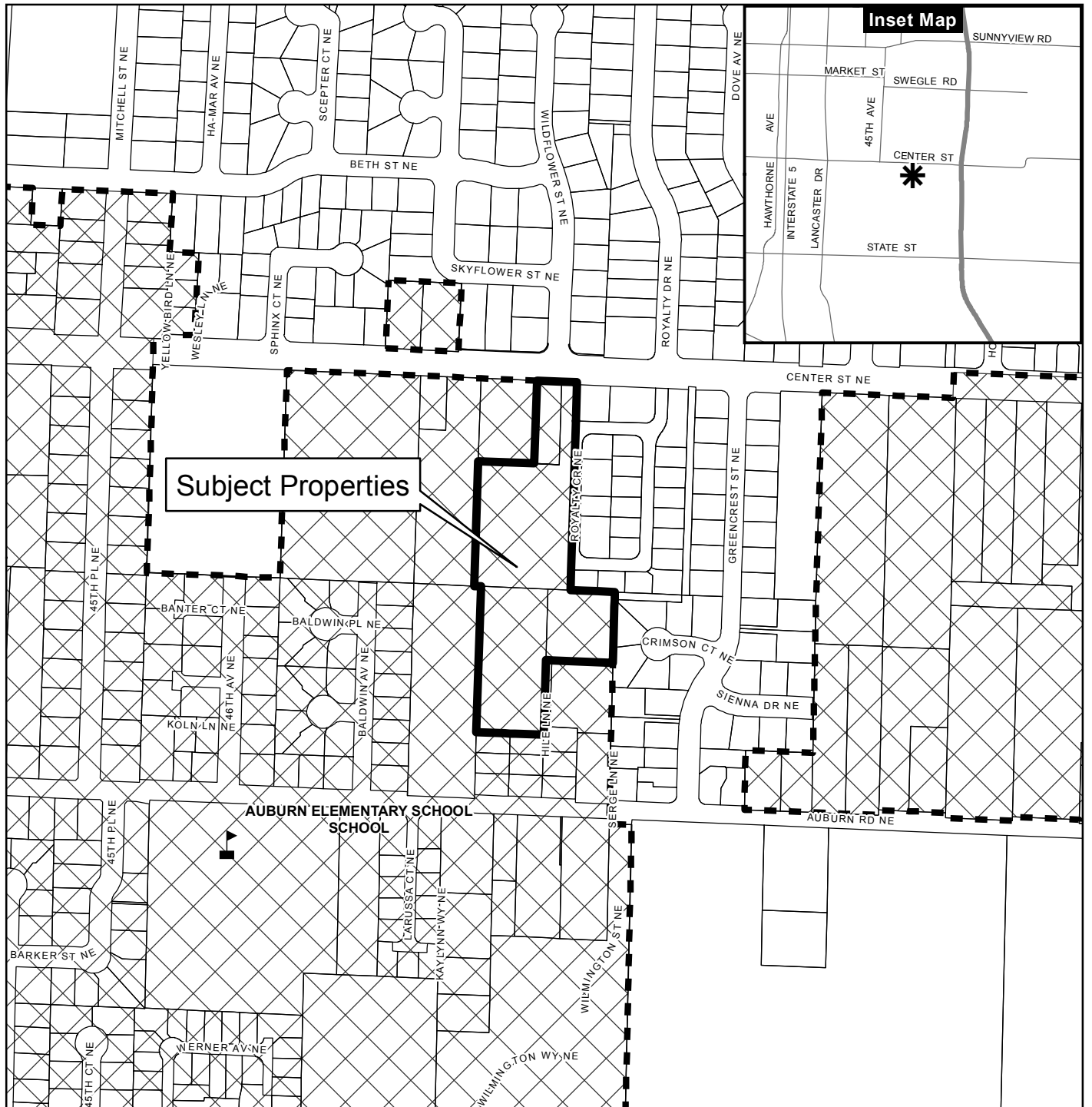
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written 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-notices-decisions.aspx</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	July 17, 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



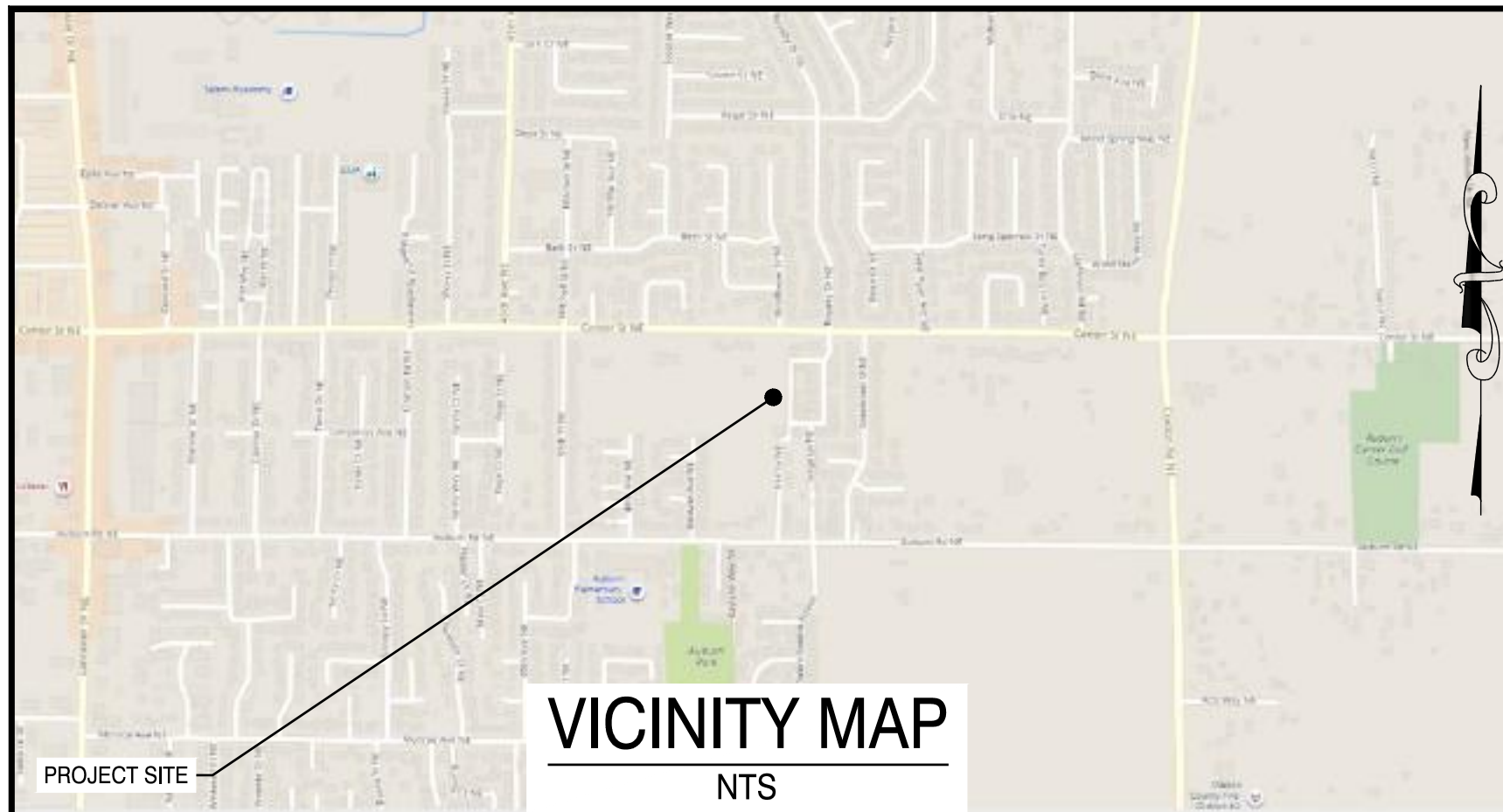
0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

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



VICINITY MAP
NTS

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

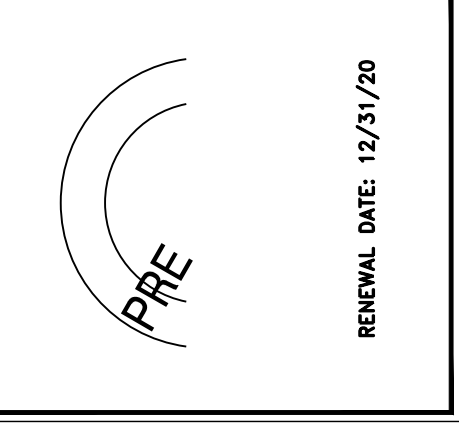
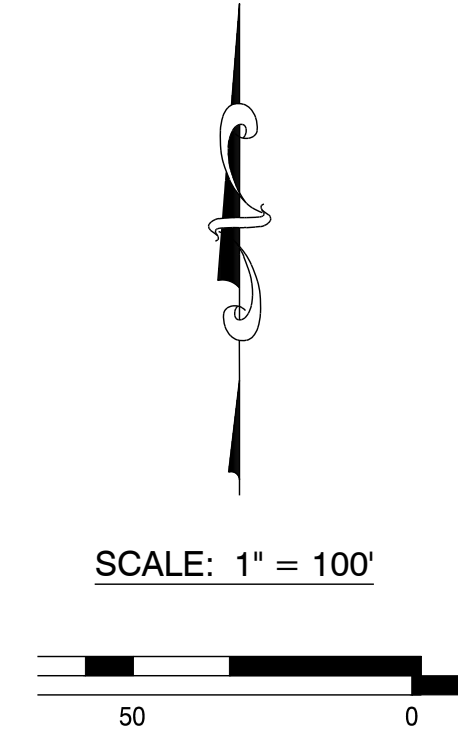
SHEET INDEX

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

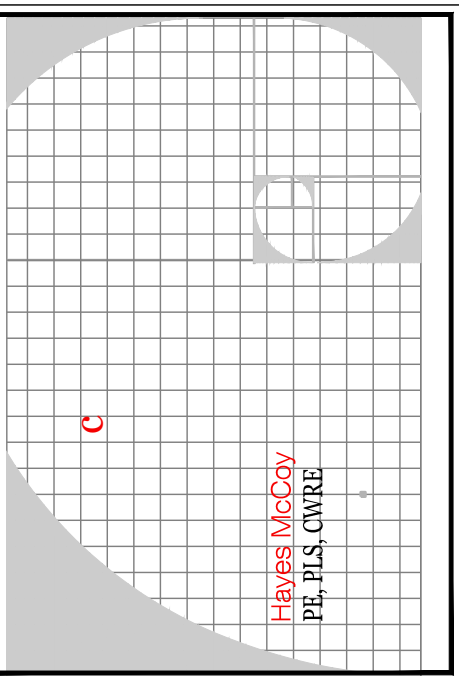
VERTICAL DATUM

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 —	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 POLE, GUY ANCHOR
— POWR —	NEW POWER		UTILITY VAULT
— SSWR —	NEW SANITARY SEWER		ELECTRICAL PEDESTAL
— SD —	NEW STORM DRAIN		CABLE PEDESTAL
— COMM —	NEW TELECOMMUNICATIONS		STORM DRAIN EASEMENT
— WAT —	NEW WATER		PRIVATE ACCESS AND UTILITY EASEMENT
	FENCE		PUBLIC UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY		STORM DRAIN EASEMENT
	EXISTING EDGE OF GRAVEL		STORM DRAIN EASEMENT
	EXISTING EDGE OF PAVEMENT		STORM DRAIN EASEMENT
	EXISTING CURB		STORM DRAIN EASEMENT
	NEW RIGHT-OF-WAY		STORM DRAIN EASEMENT
	NEW EDGE OF GRAVEL		STORM DRAIN EASEMENT
	NEW EDGE OF PAVEMENT		STORM DRAIN EASEMENT
	NEW CURB		STORM DRAIN EASEMENT
	TREES		STORM DRAIN EASEMENT
	SIGN		STORM DRAIN EASEMENT
	MAILBOX		STORM DRAIN EASEMENT



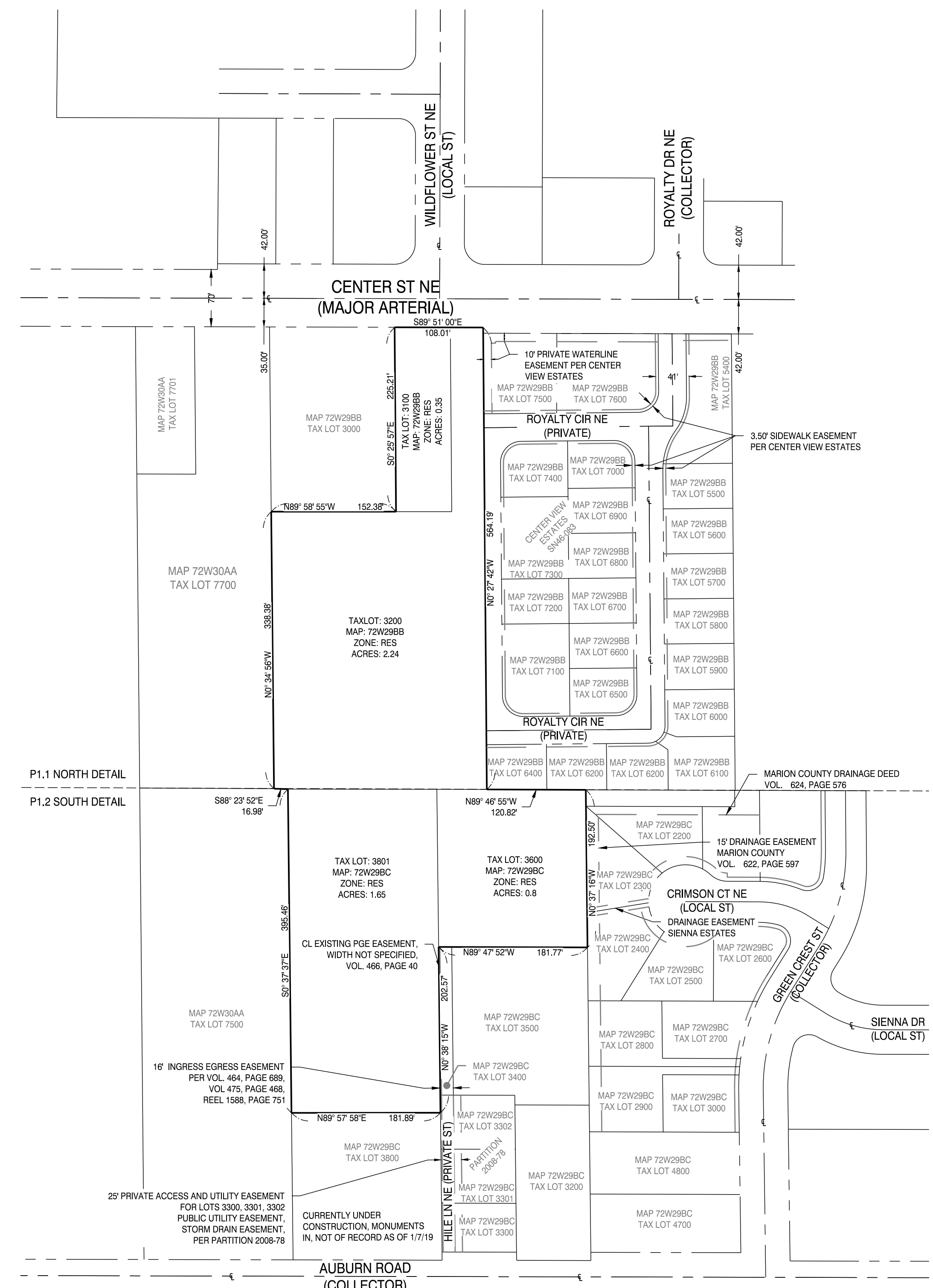
DATE:	
REVISION:	
No.:	
DATE:	2/11/19
DRAWING STATUS:	<input checked="" type="checkbox"/> PRE



PROJECT LOCATION:
CLIENT: H

SHEET TITLE:

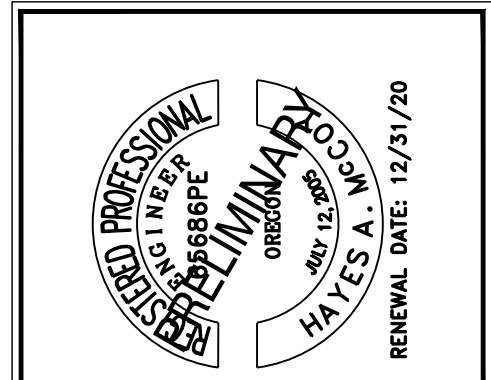
JOB NO. 18-180
DRAWN BY: GWM
DRAWING: P1



EXISTING CONDITIONS



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



DRAWING STATUS:	No.	REVISION:	DATE:
<input checked="" type="checkbox"/> EXISTING COND	2/11/19		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

H.A. MCCOY
ENGINEERING & SURVEYING, LLC
1180 SW Live Oak Street, Suite 402, Beaverton, OR 97005
P.E. H.A. MCCOY
541-947-7554
hayes@ham-eng.com

PROJECT:
4696 CENTER ST NE

PROJECT LOCATION:
SALEM, OR

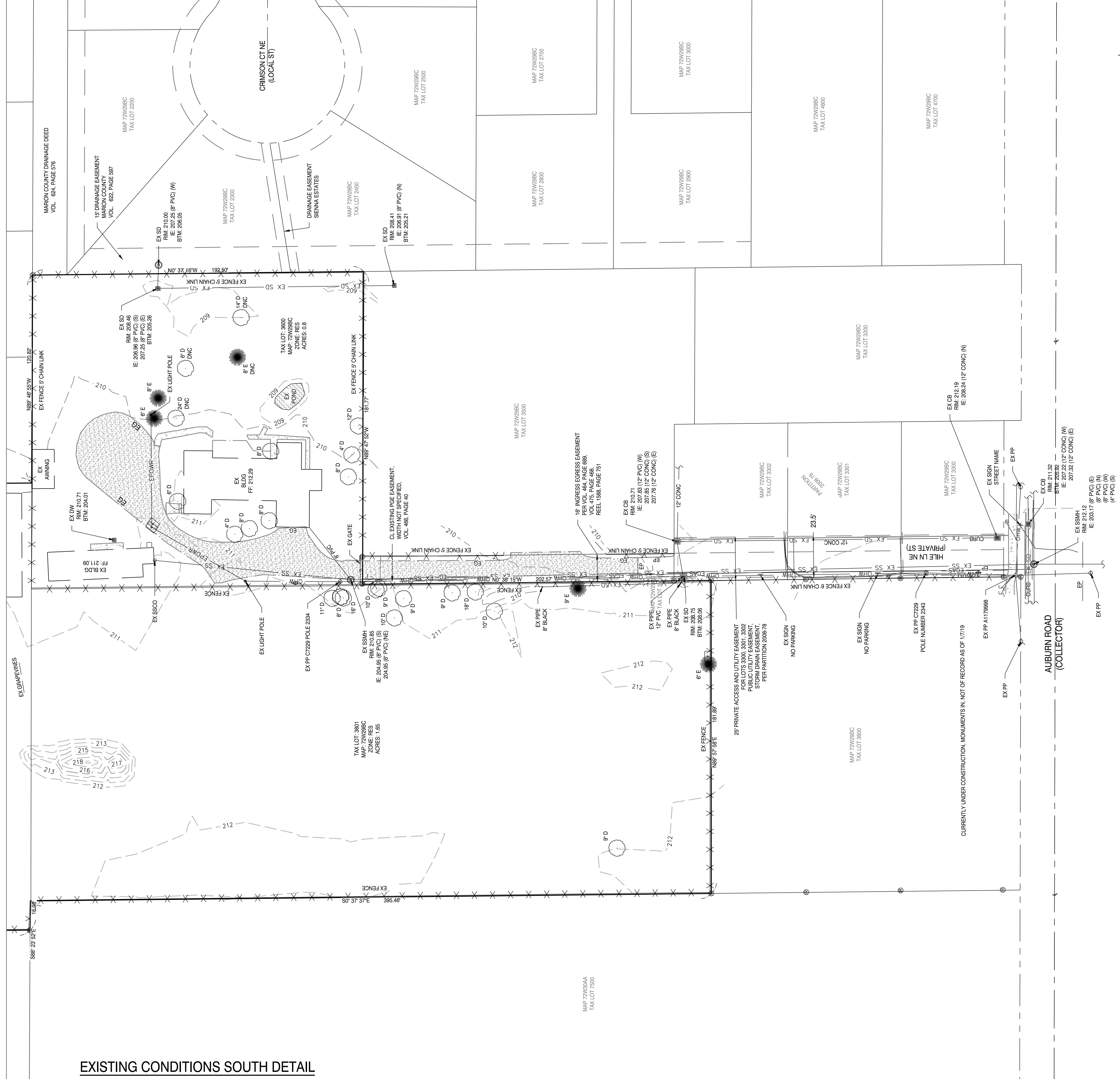
CLIENT:
HTI INVESTMENTS LLC

SHEET TITLE:
EXISTING CONDITIONS
NORTH DETAIL

JOB NO.: 18-180

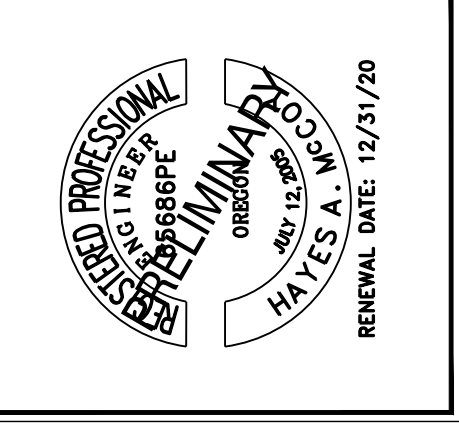
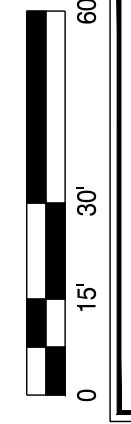
DRAWN BY: GWM

DRAWING: P1.1

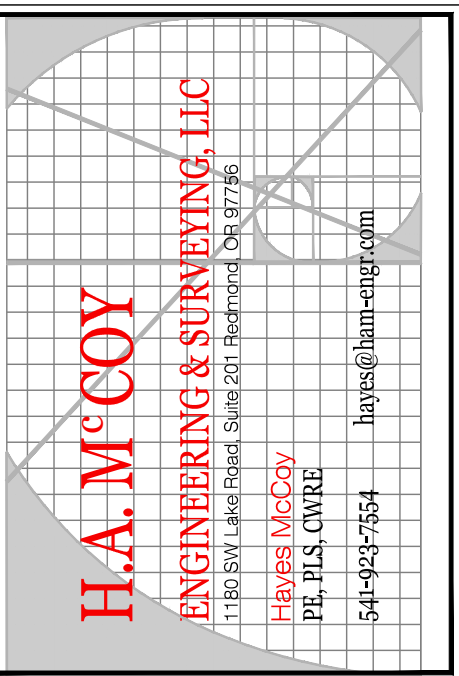


EXISTING CONDITIONS SOUTH DETAIL

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



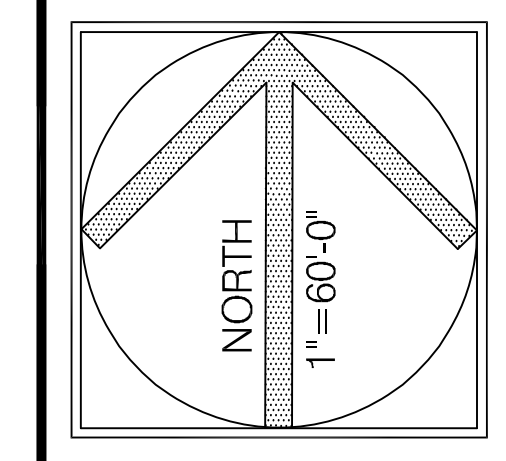
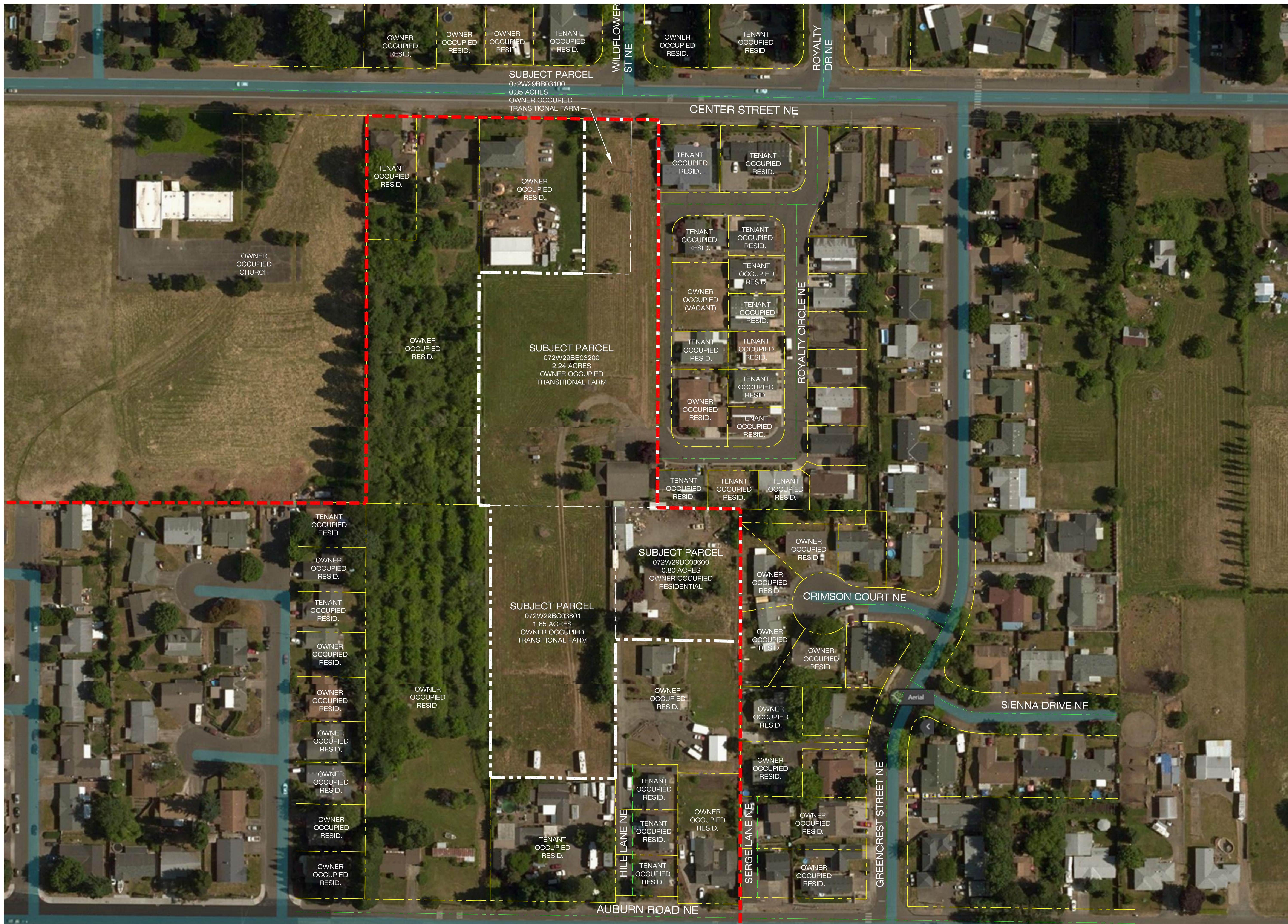
DRAWING STATUS:	DATE:	REVISION:	DATE:
<input checked="" type="checkbox"/> EXISTING COND	2/11/19		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			



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

SHEET TITLE: EXISTING CONDITIONS SOUTH DETAIL

JOB NO. 18-180
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

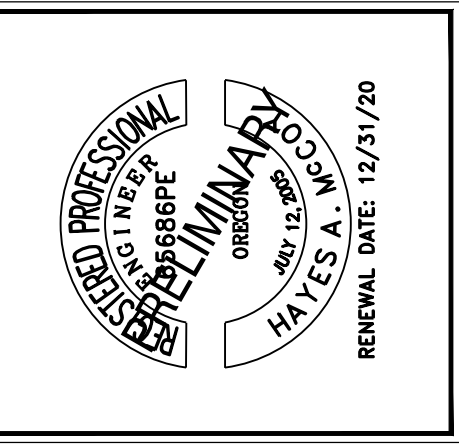
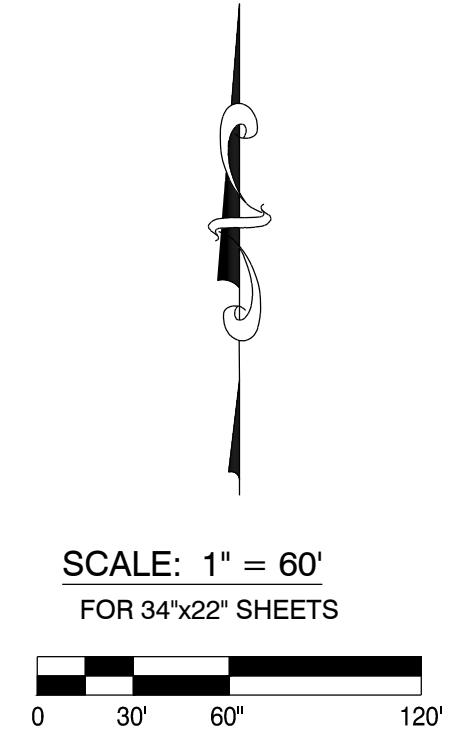
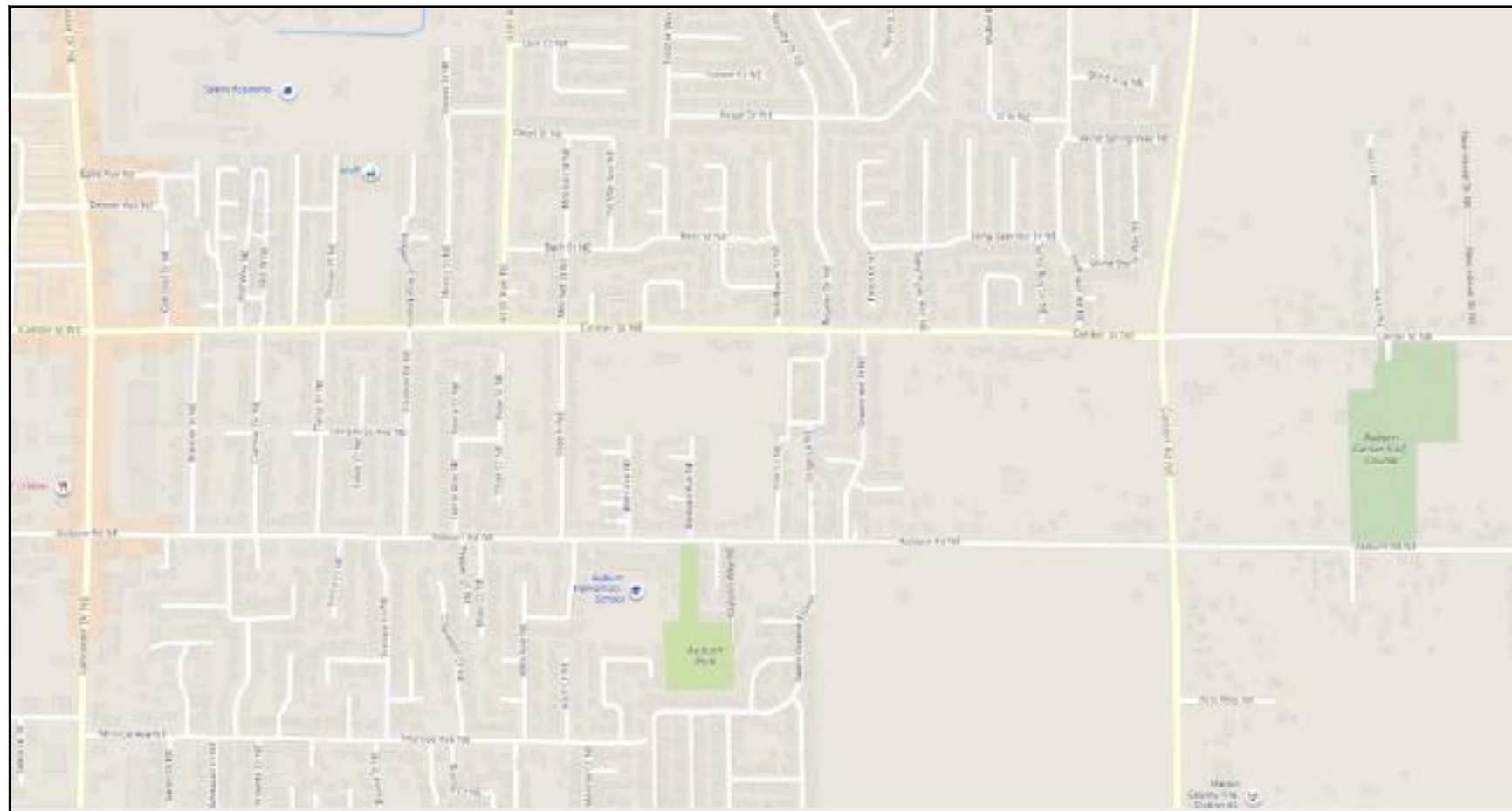
AERIAL PHOTO/
 EXISTING
 LAND USE PLAN

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



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

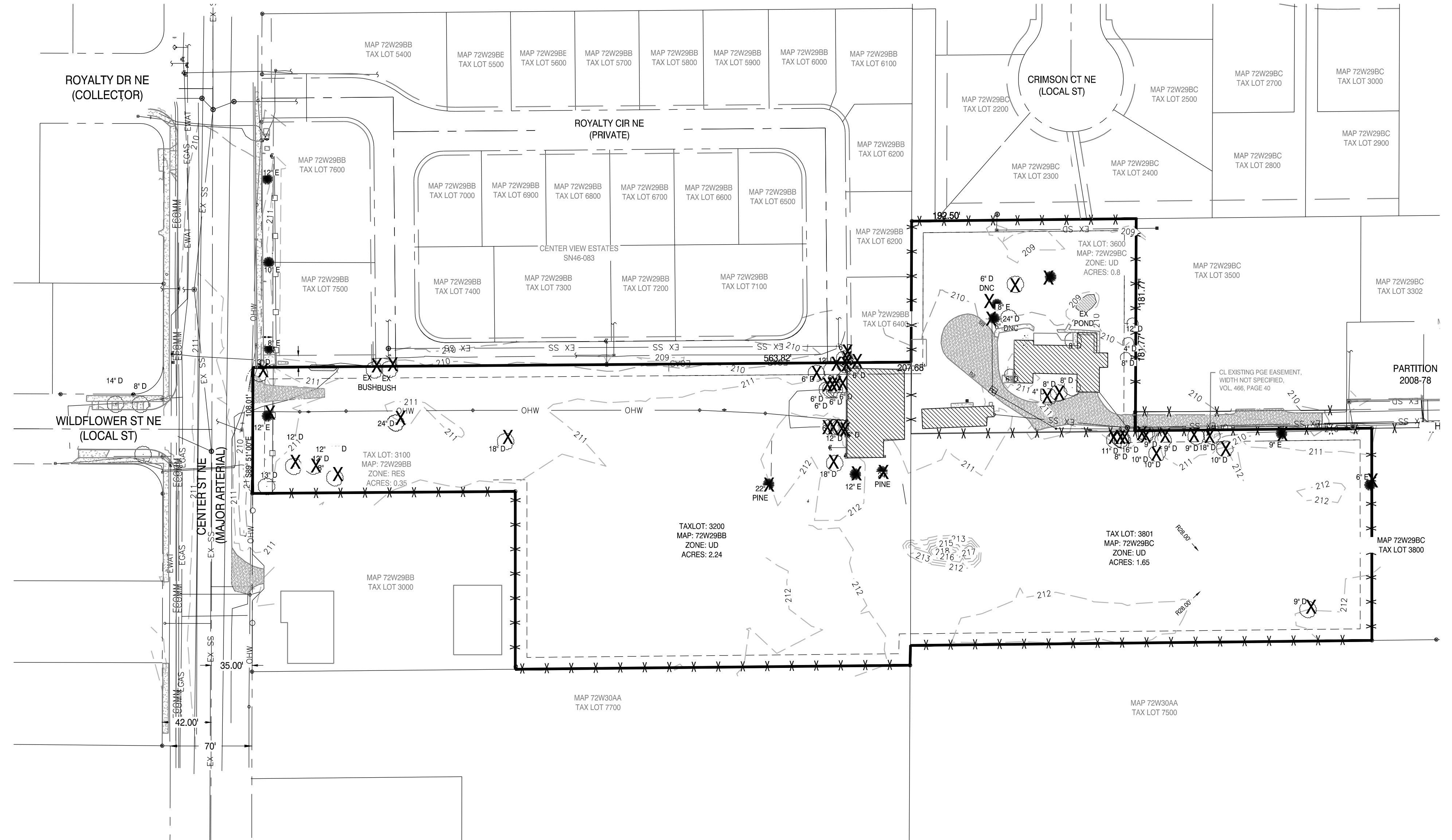
PROPOSED USE
 RESIDENTIAL DEVELOPMENT

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 POLE, GUY ANCHOR
POWR	NEW POWER		UTILITY VAULT
SSWR	NEW SANITARY SEWER		ELECTRICAL PEDESTAL
SD	NEW STORM DRAIN		CABLE PEDESTAL
COMM	NEW TELECOMMUNICATIONS		TELECOMMUNICATIONS PEDESTAL
WAT	NEW WATER		IRON ROD, IRON PIPE
X	FENCE		TREES
- - -	EXISTING RIGHT-OF-WAY		SIGN
- - -	EXISTING EDGE OF GRAVEL		MAILBOX
- - -	EXISTING EDGE OF PAVEMENT		
- - -	EXISTING CURB		
- - -	NEW RIGHT-OF-WAY		
- - -	NEW EDGE OF GRAVEL		
- - -	NEW EDGE OF PAVEMENT		
- - -	NEW CURB		

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

H.A. M^CCOY
 ENGINEERING & SURVEYING, LLC
 1180 SW LAKE ROAD, SUITE 201, REDMOND, OR 97756
 HAYES M^CCOY
 P.E., P.L.S., C.W.R.E.
 541-923-7554
 hayes@hmcengroom.com

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

BUILDING SETBACKS

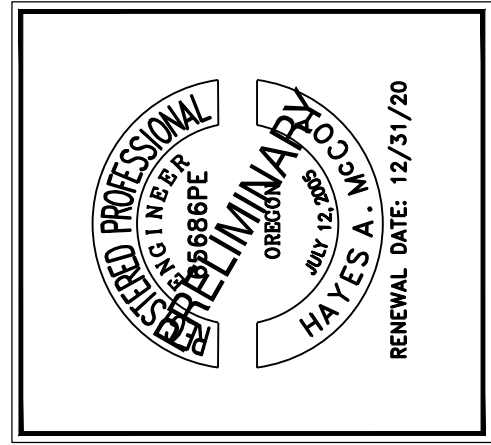
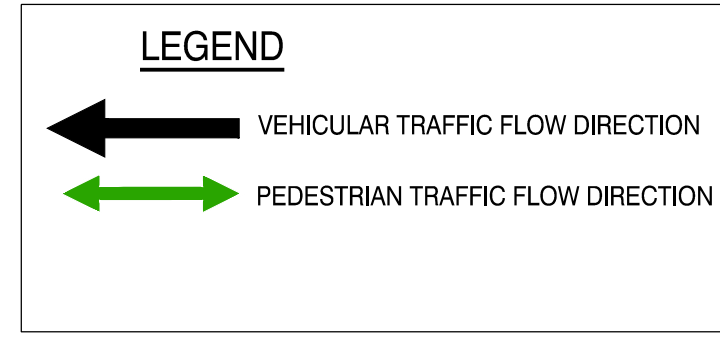
SIDE: 10' MIN. WITH TYPE C LANDSCAPE BUFFER
 REAR: 10' MIN. WITH TYPE C LANDSCAPE BUFFER
 STREET: 20' MIN.

SITE DENSITY

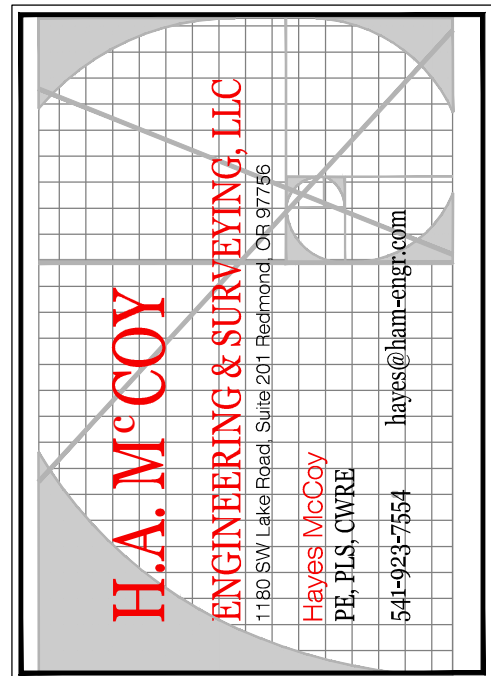
ADDRESS: 4696 CENTER ST NE, SALEM, OR 97301
 PROPERTY SIZE: 5.04 ACRES
 DENSITY LIMITS: MIN 12 UNITS/ACRE, MAX 28 UNITS/ACRE
 12 UNITS/ACRE * 5.04 ACRES = 61 UNITS MIN.
 28 UNITS/ACRE * 5.04 ACRES = 141 UNITS MAX.
 120 UNITS PROPOSED
 (24) 1 BEDROOM
 (72) 2 BEDROOM
 (24) 3 BEDROOM

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



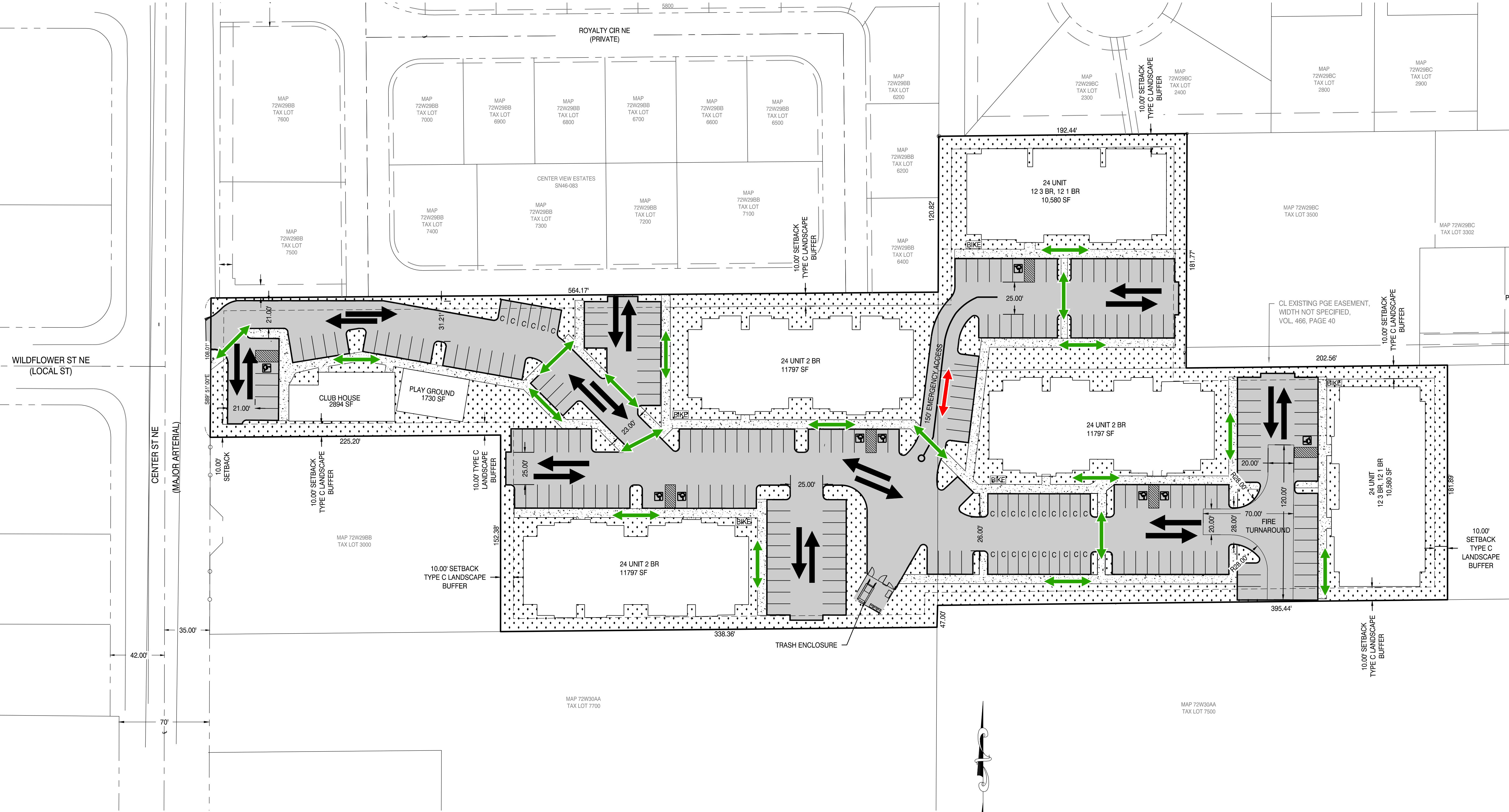
DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> SITE PLAN	03/21/19		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			



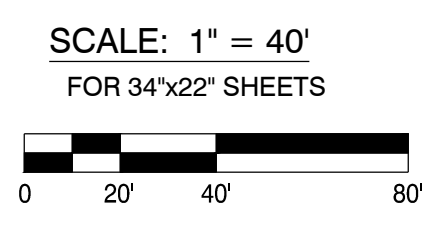
PROJECT: CENTER STREET APARTMENTS
 PROJECT LOCATION: SALEM, OREGON
 CLIENT: HTI INVESTMENTS LLC

SHEET TITLE:
PROPOSED CONCEPTUAL PLAN

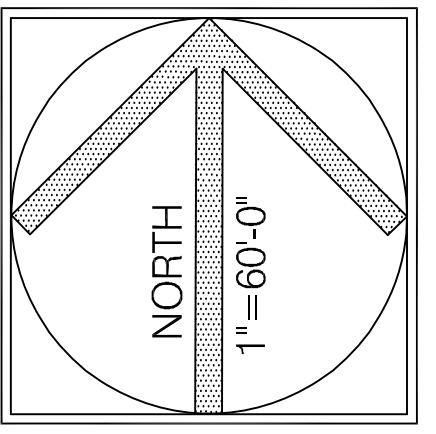
JOB NO. 18-180
 DRAWN BY: AJH
 DRAWING: **P6.1**



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



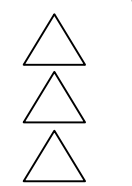
CITY OF SALEM LAND USE APPLICATION
CENTER STREET MAP AMENDMENTS

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

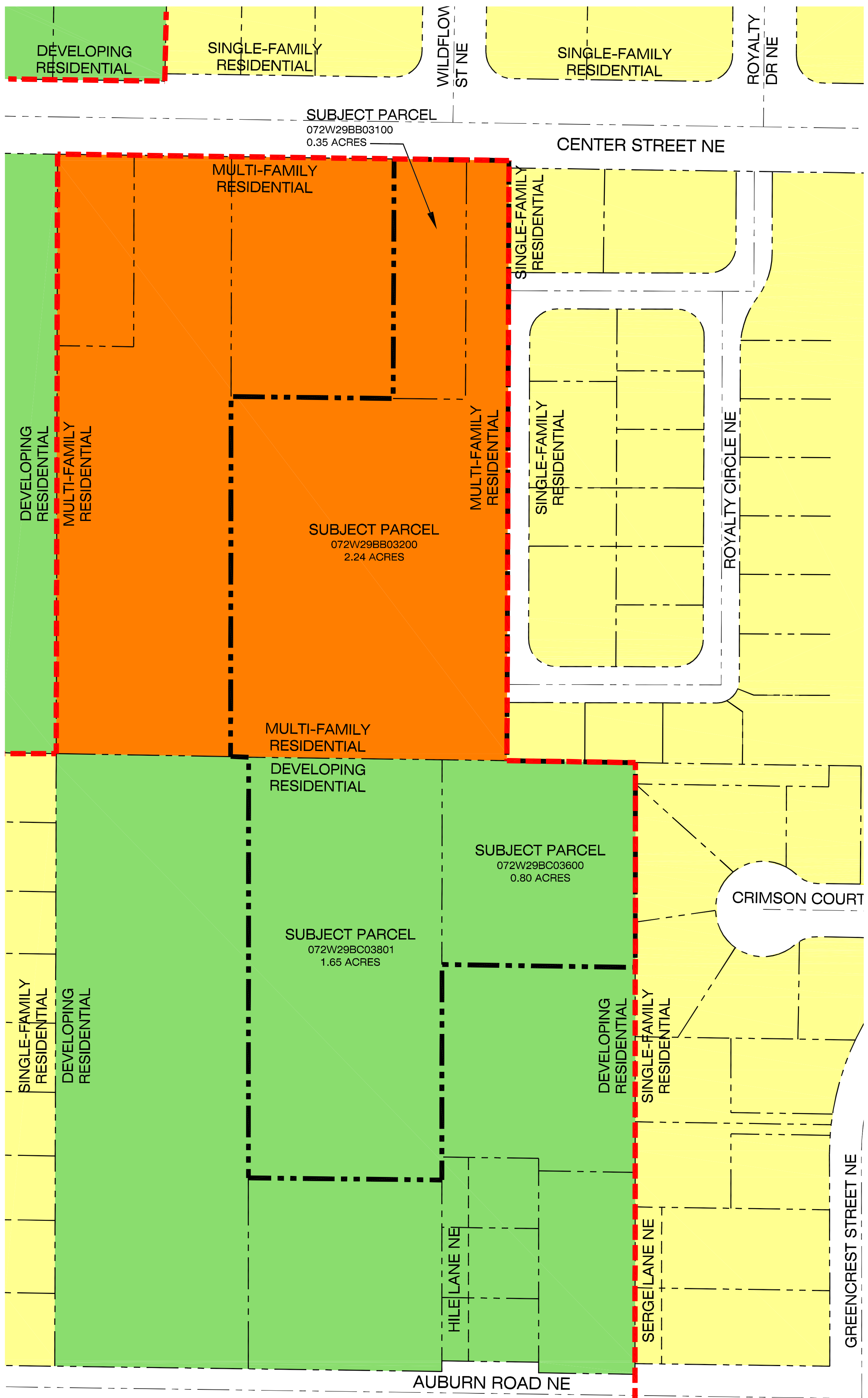
PROPOSED
 COMPREHENSIVE
 PLAN MAP

FEBRUARY 15, 2019
 REVISIONS

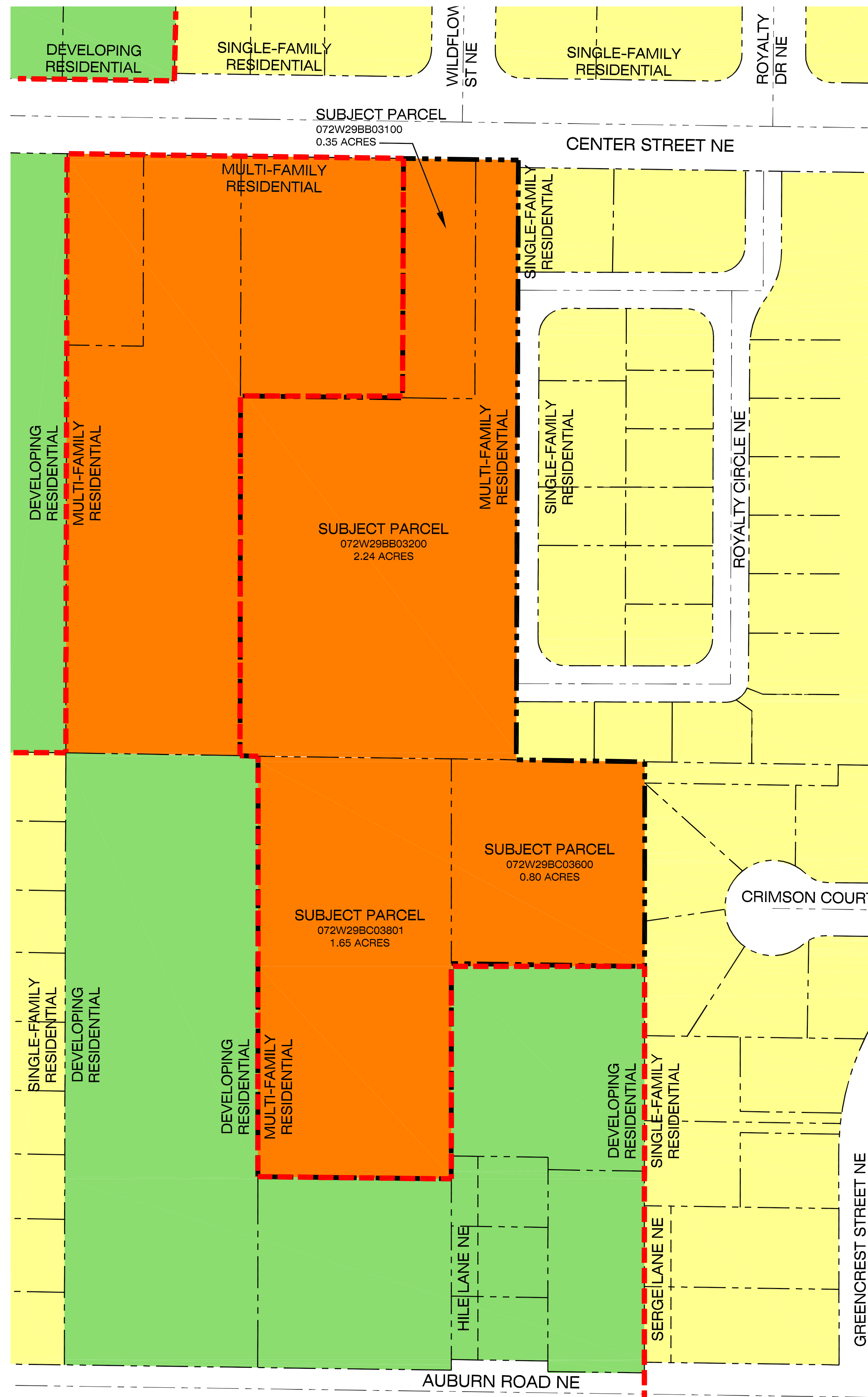


P4.0

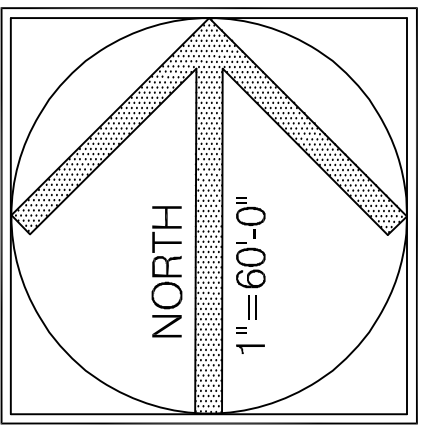
SHEET 6 OF 8



EXISTING COMPREHENSIVE PLAN MAP



PROPOSED COMPREHENSIVE PLAN MAP



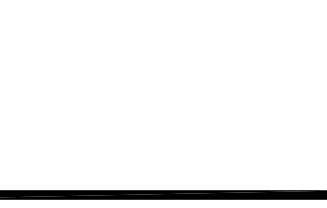
CITY OF SALEM LAND USE APPLICATION
CENTER STREET MAP AMENDMENTS

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

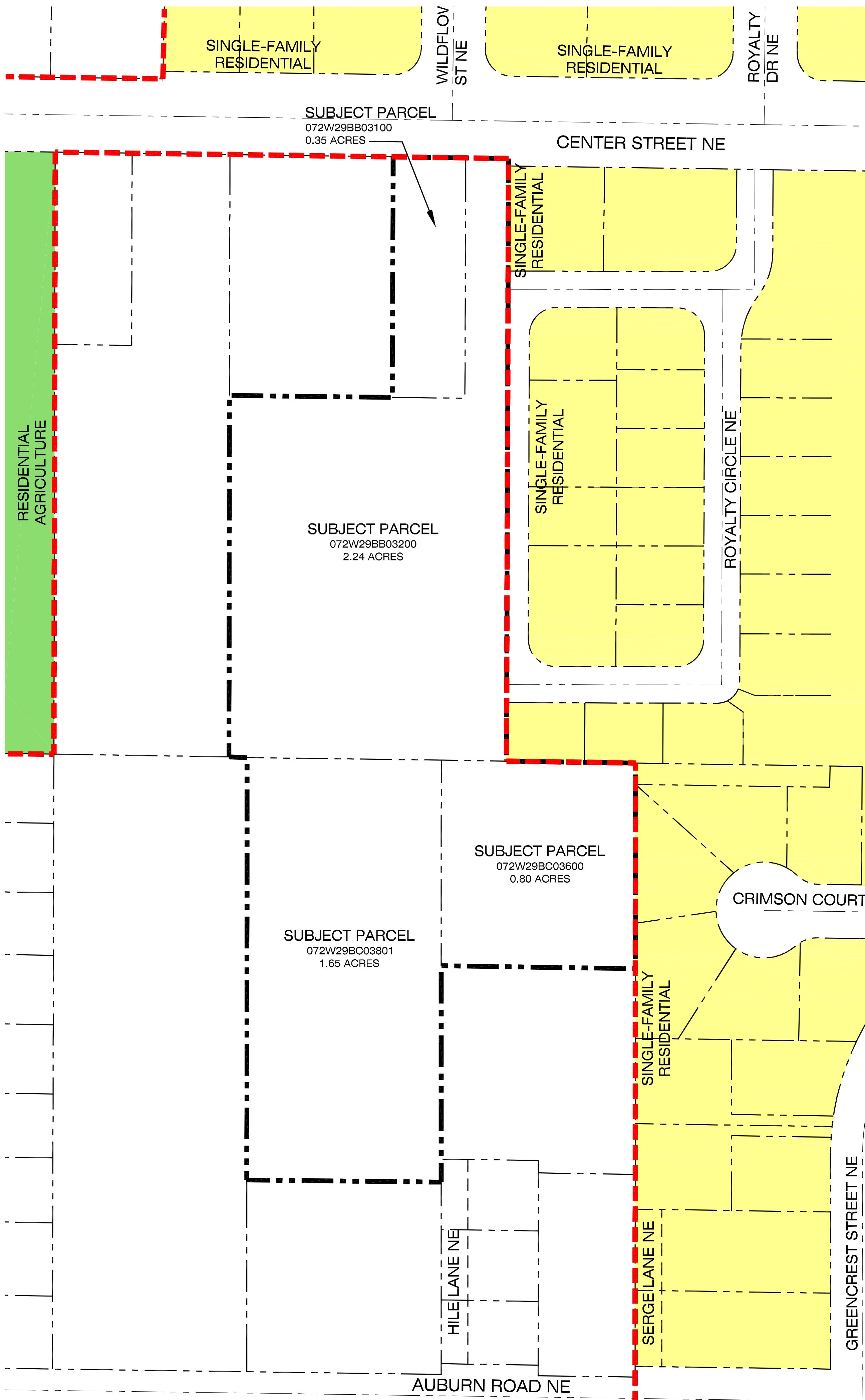
40% CENTER STREET NE / 592 HILE LANE NE
 SALEM, OR 97301

PROPOSED
 ZONING MAP

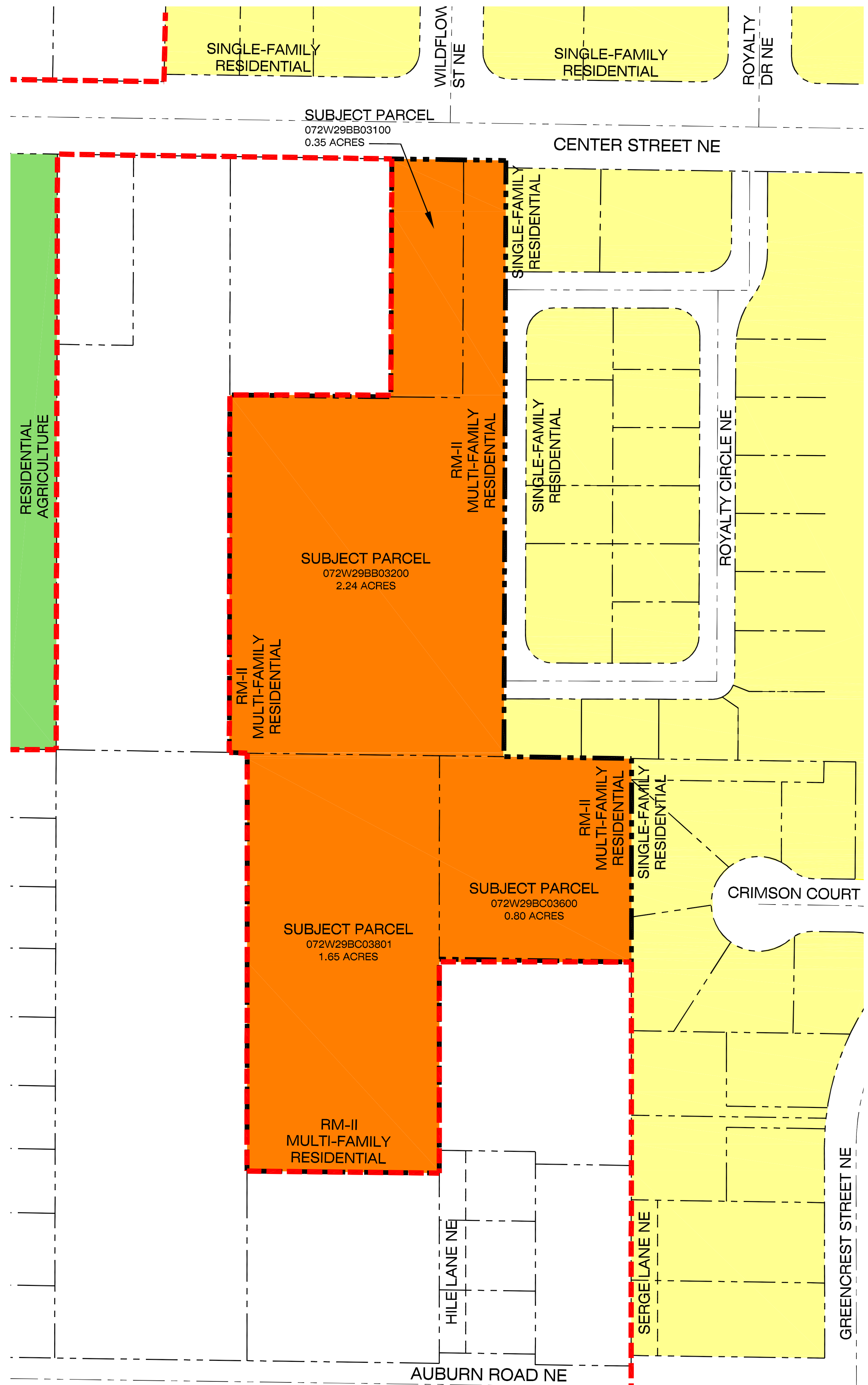
FEBRUARY 15, 2019
 REVISIONS



P5.0
 SHEET 7 OF 8



EXISTING ZONING MAP



PROPOSED ZONING MAP