



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:	Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No.DR-SPR-ADJ-DAP19-04
AMANDA APPLICATION NO:	19-111033-DR, 19-111034-RP, 19-111037-ZO
HEARING INFORMATION:	Salem Planning Commission, Tuesday, July 9, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	220 Cottage Street NE, Salem, OR 97301
OWNER / APPLICANT(S):	First Presbyterian Church for Ike Box
REPRESENTATIVE(S):	Gretchen Stone for CB Two Architects
DESCRIPTION OF REQUEST:	<p>A consolidated application for the relocation of the Ike Box (eating and drinking establishment) consisting of the proposed approximate 5,223 square-foot building, new vehicle use area, and modifications to driveways on Cottage Street and Court Street.</p> <p>The application includes the following:</p> <ol style="list-style-type: none">1) A Class 3 Design Review and Class 3 Site Plan review for the proposed building;2) A Class 2 Driveway Approach Permit for the proposed driveway onto Cottage Street and Court Street; and3) A Class 2 Adjustment to:<ol style="list-style-type: none">a) Allow portions of the proposed building adjacent to Court Street NE, and Cottage Street NE to be setback less than 5 ft. as required under SRC 522.010(b);b) Reduce the minimum 5-foot vehicle use area setback required to zero feet, pursuant to SRC 522.010(b) to the north property line;c) Reduce 15 percent landscaping for the development to 7 percent;d) Reduce required parking spaces from 35 spaces to 10 spaces; ande) Reduce the required 22-foot driveway width to 21-foot 1-inch for the existing driveway on Court Street.f) Reduce the off-street loading space requirement from one space to zero spaces. <p>The subject property is approximately 0.33 acres in size, zoned CB (Central Business District) within the General Retail/Office Overlay Zone, and located at 220 Cottage Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AA00400).</p>
CRITERIA TO BE CONSIDERED:	<p><u>CLASS 3 DESIGN REVIEW</u></p> <p>Pursuant to SRC 225.005(e)(2), a Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.</p> <p>The design review guidelines for the General Retail/Office Overlay Zone are included under SRC 632.020 and 632.025.</p>

CLASS 3 SITE PLAN REVIEW

Pursuant to SRC 220.005(f)(3), an application for a *CLASS 3 SITE PLAN REVIEW* shall be granted if:

- (A) The application meets all applicable standards of the UDC;
- (B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;
- (C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

CLASS 2 ZONING ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *CLASS 2 ADJUSTMENT* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

CLASS 2 DRIVEWAY APPROACH PERMIT

Pursuant SRC 804.025(d), a Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;
- (2) No site conditions prevent placing the driveway approach in the required location;
- (3) The number of driveway approaches onto an arterial are minimized;
- (4) The proposed driveway approach, where possible:
 - (A) Is shared with an adjacent property; or
 - (B) Takes access from the lowest classification of street abutting the property;
- (5) The proposed driveway approach meets vision clearance standards;
- (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;
- (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;
- (8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and
- (9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

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.

HOW TO PROVIDE TESTIMONY:

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. 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.

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.

CASE MANAGER:

Olivia Glantz, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: OGlantz@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: (503) 781-8542; Email: bryhof@gmail.com.

DOCUMENTATION AND STAFF REPORT:

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:

<https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

June 19, 2019

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

For more information about Planning in Salem:

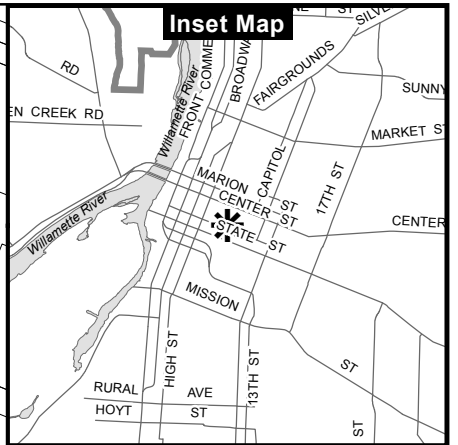
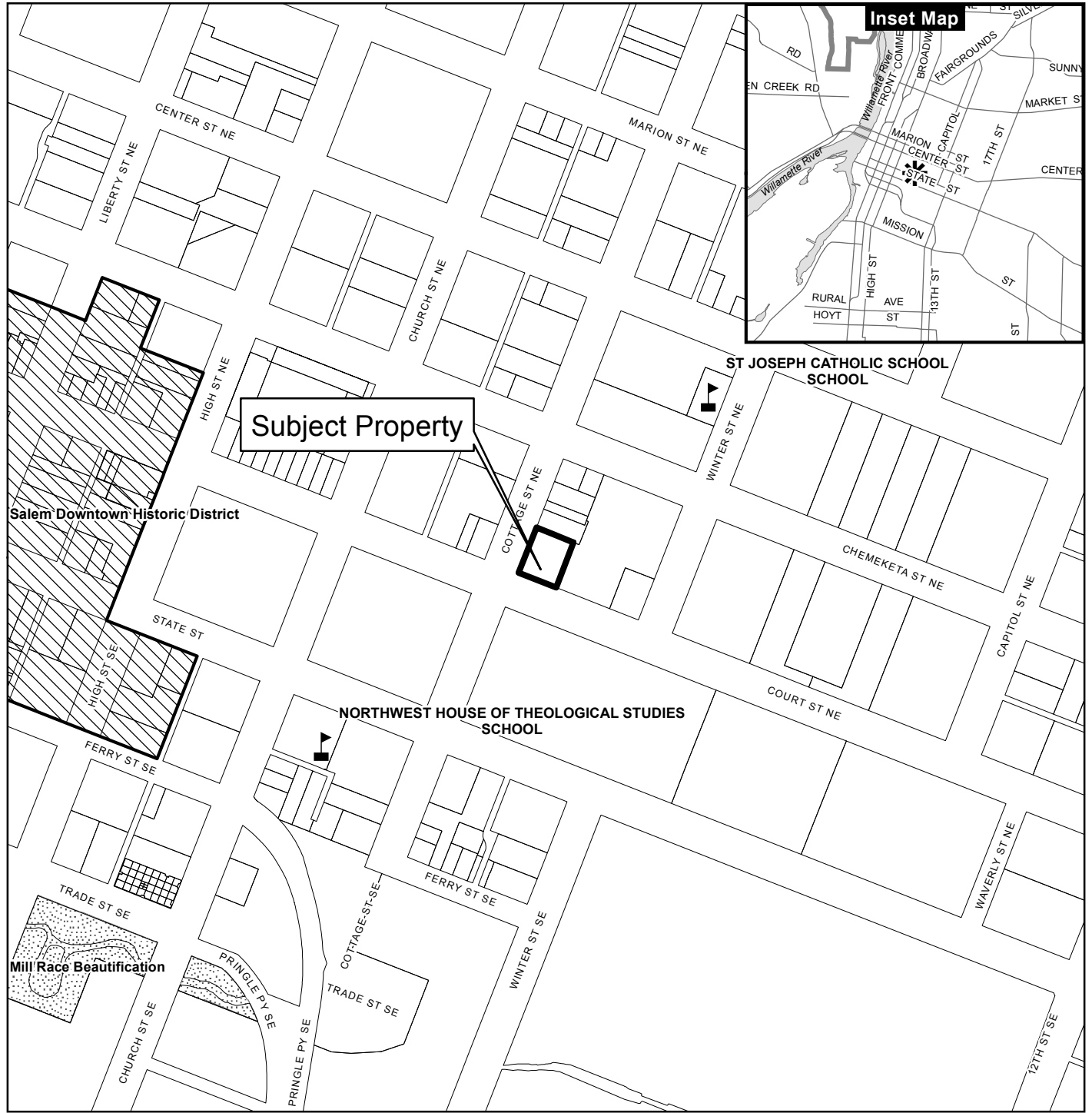
<http://www.cityofsalem.net/planning>

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

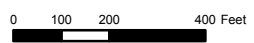
Vicinity Map 220 Cottage Street



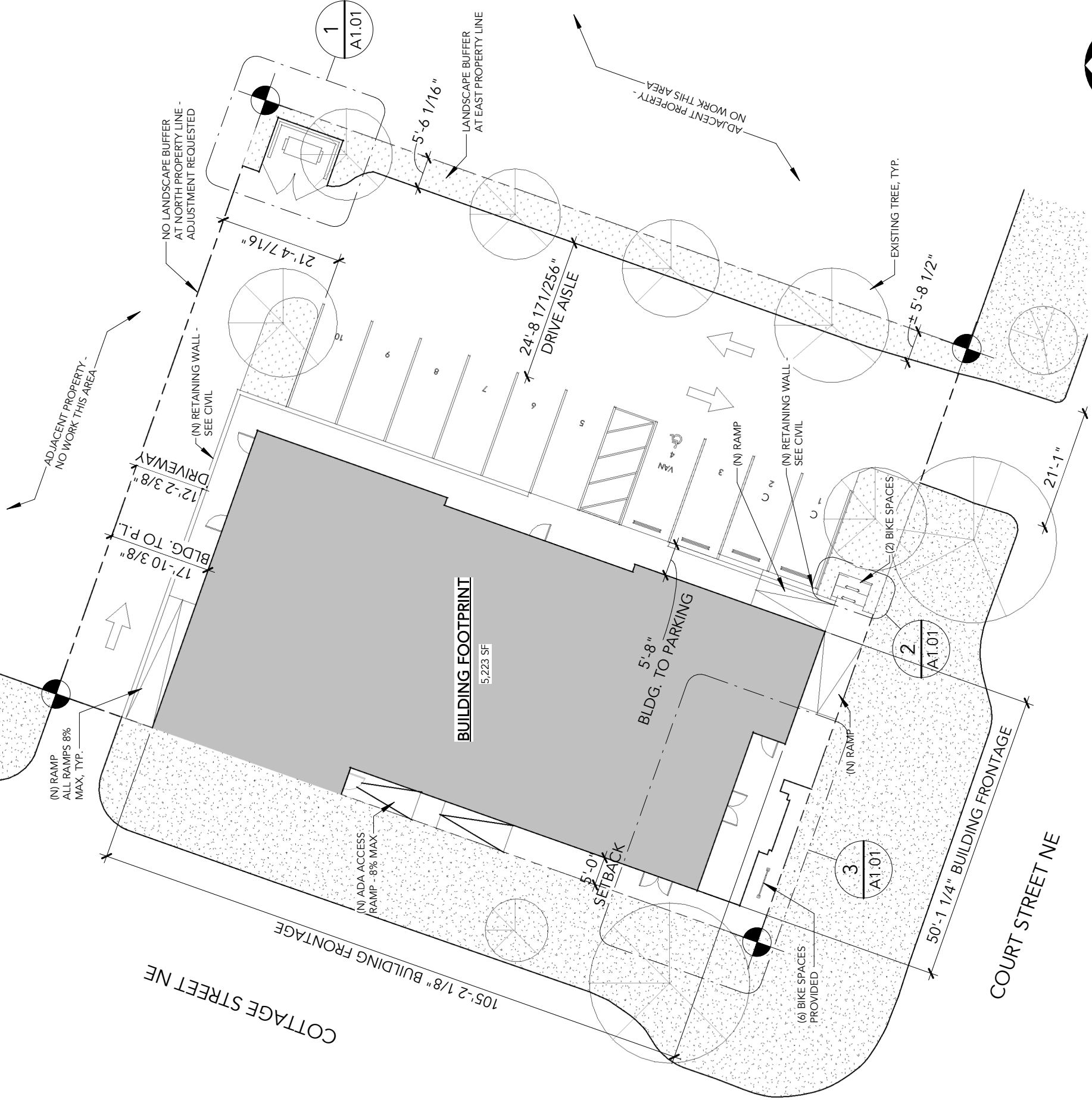
Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



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.



1

SITE PLAN

SCALE: 1" = 20'-0"



SITE INFORMATION	
LOT AREA	±14,300 SF
ZONE	CR - RETAIL COMMERCIAL GENERAL RETAIL/OFFICE OVERLAY
USE	EATING AND DRINKING ESTABLISHMENT
LOT WIDTH	±110'-0"
LOT DEPTH	± 130'-0"

SITE AREA	
TYPE	AREA
BUILDING FOOTPRINT	5,223 SF (36% SITE)
SIDEWALK	1,933 SF
LANDSCAPING	1,063 SF
PARKING	6,081 SF
TOTAL SITE AREA	14,300 SF

BUILDING AREA	
TYPE	AREA
BUILDING FOOTPRINT	5,223 SF
SECOND FLOOR	3,551 SF
TOTAL BUILDING AREA	8,774 SF

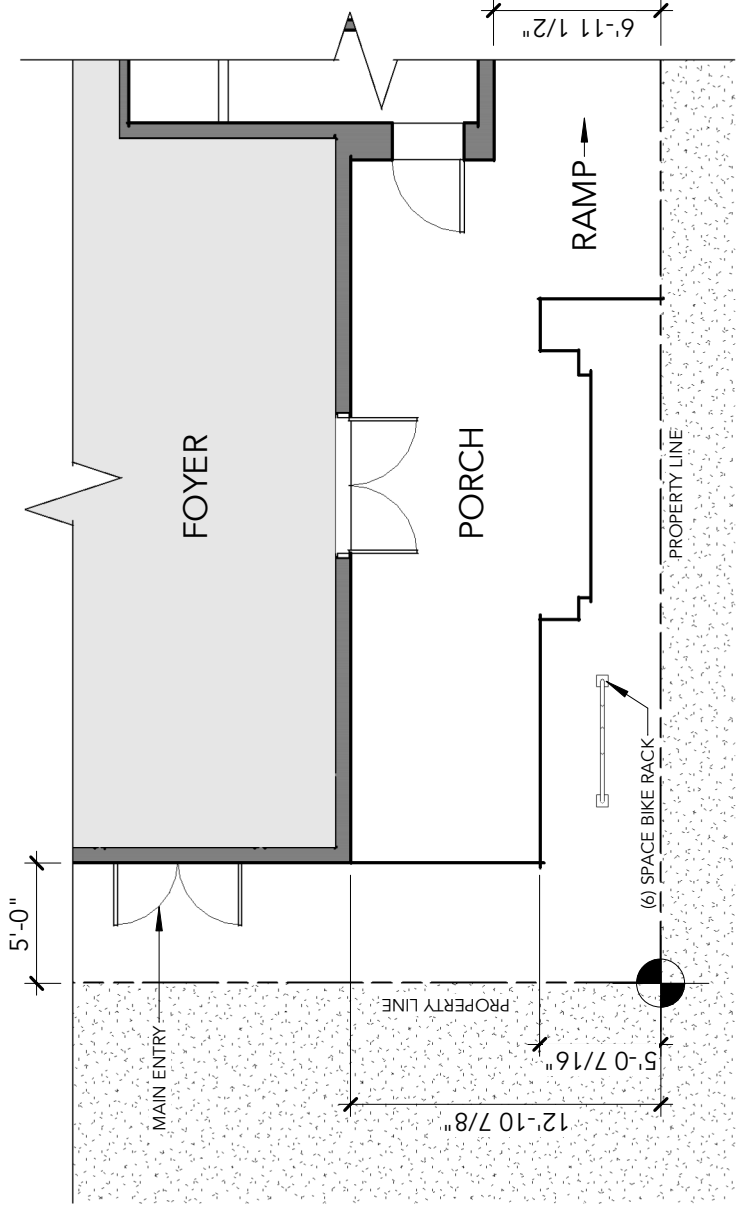
PARKING SCHEDULE	
TYPE	COUNT
90 deg - 9' x 19' - STANDARD	7
90 deg - 9' x 19' - ADA VAN	1
90 deg - 9' x 18' - COMPACT	2
TOTAL PARKING	10*

MINIMUM PARKING REQUIRED PER TABLE 806-1
EATING & DRINKING ESTABLISHMENTS = 1/250 SF
BUILDING AREA = 8,774 SF / 250 = 36 MIN.
ACTUAL PROVIDED = 10*

COMPACT STALLS PER 806.015.b:
MAXIMUM = 75% OF MINIMUM REQUIRED
36 x 75% = 24; 2 < 24; **OK**
*ADJUSTMENT REQUESTED

LANDSCAPING AREA	
TYPE	AREA
TOTAL SITE AREA	14,300 SF
TOTAL LANDSCAPING AREA	1,028 SF*
TOTAL LANDSCAPING AREA / TOTAL SITE AREA = 1,028 / 14,300 = 7%; LANDSCAPED AREA REQUIRED PER 522.005.D.3 = 15% MIN. 7% < 15%; TO BE TYPE A , TYP.	
TYPE	AREA
PARKING AREA	6,081 SF
PARKING LANDSCAPING AREA	1,028 SF
PARKING LANDSCAPING AREA / PARKING AREA = 1,028 / 6,081 = 17% LANDSCAPED AREA REQUIRED PER TABLE 806-5: 5%; 17% > 5%; OK	

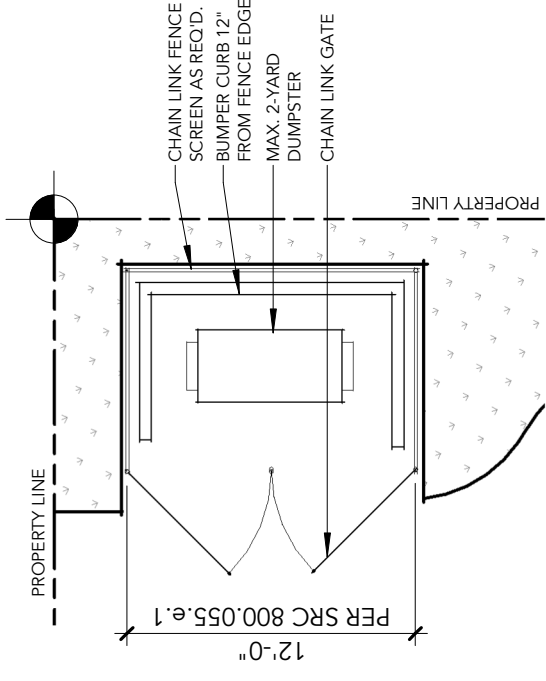
Project Status	
Date: Issue Date	
Rev: Date:	



ENTRY SETBACKS

3

SCALE: 1/8" = 1'-0"



SOLID WASTE REC.

1

SCALE: 1/8" = 1'-0"



IKE BOX RELOCATION

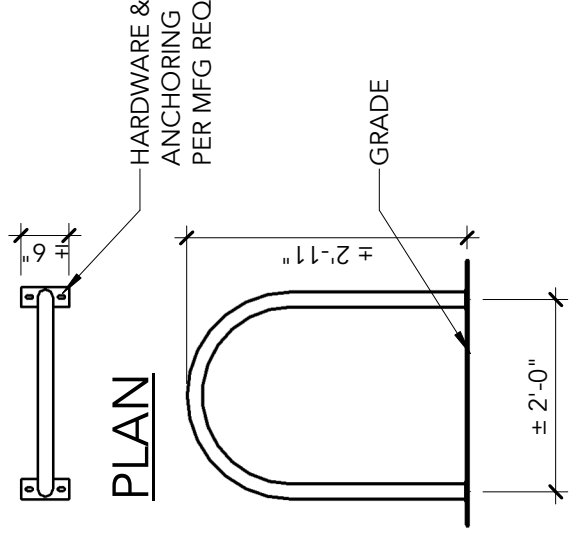
220 COTTAGE STREET NE SALEM, OR 97301

CB Two ARCHITECTS
 A LIMITED LIABILITY COMPANY
 500 Liberty Street SE, Suite 100
 Salem, Oregon 97301
 Ph: 503.480.8700 / Fx: 503.480.8701

Project Status	
Date: Issue Date	
Rev: Date:	

ENLARGED
 PLANS /
 SITE
 DETAILS

A1.01



ELEVATION

BASIS OF DESIGN : DERO HOOP RACK,
 BLACK POWDERCOATING. PROVIDE
 OWNER OPTION TO ADD LOGO.

BIKE RACK DETAIL

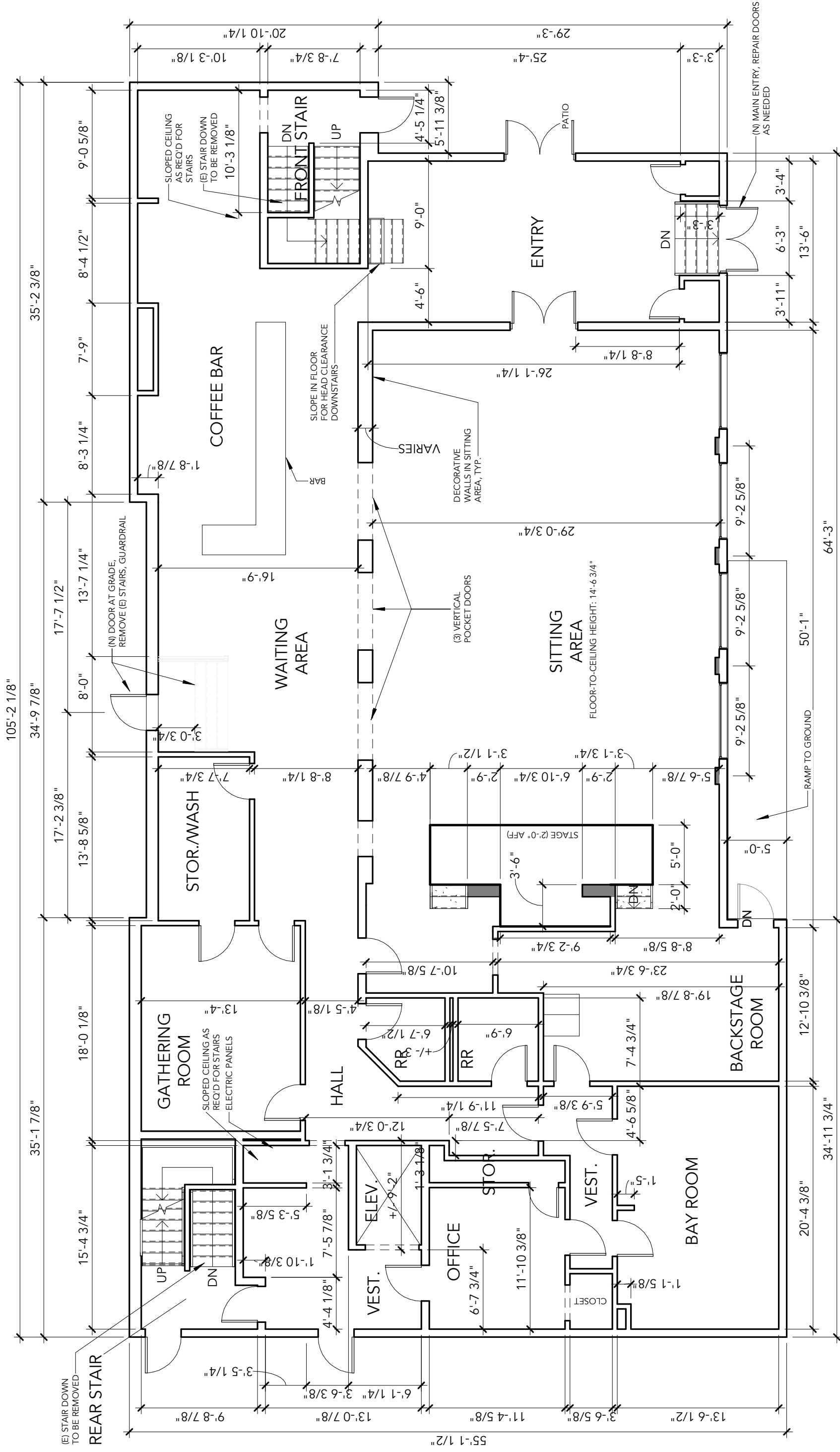
2

SCALE: 1/2" = 1'-0"

Project Status	
Date: Issue Date	
Rev: Date:	

FIRST FLOOR PLAN

A2.01



1 GROUND FLOOR
 SCALE: 1/8" = 1'-0"

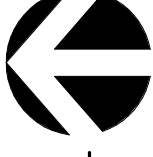
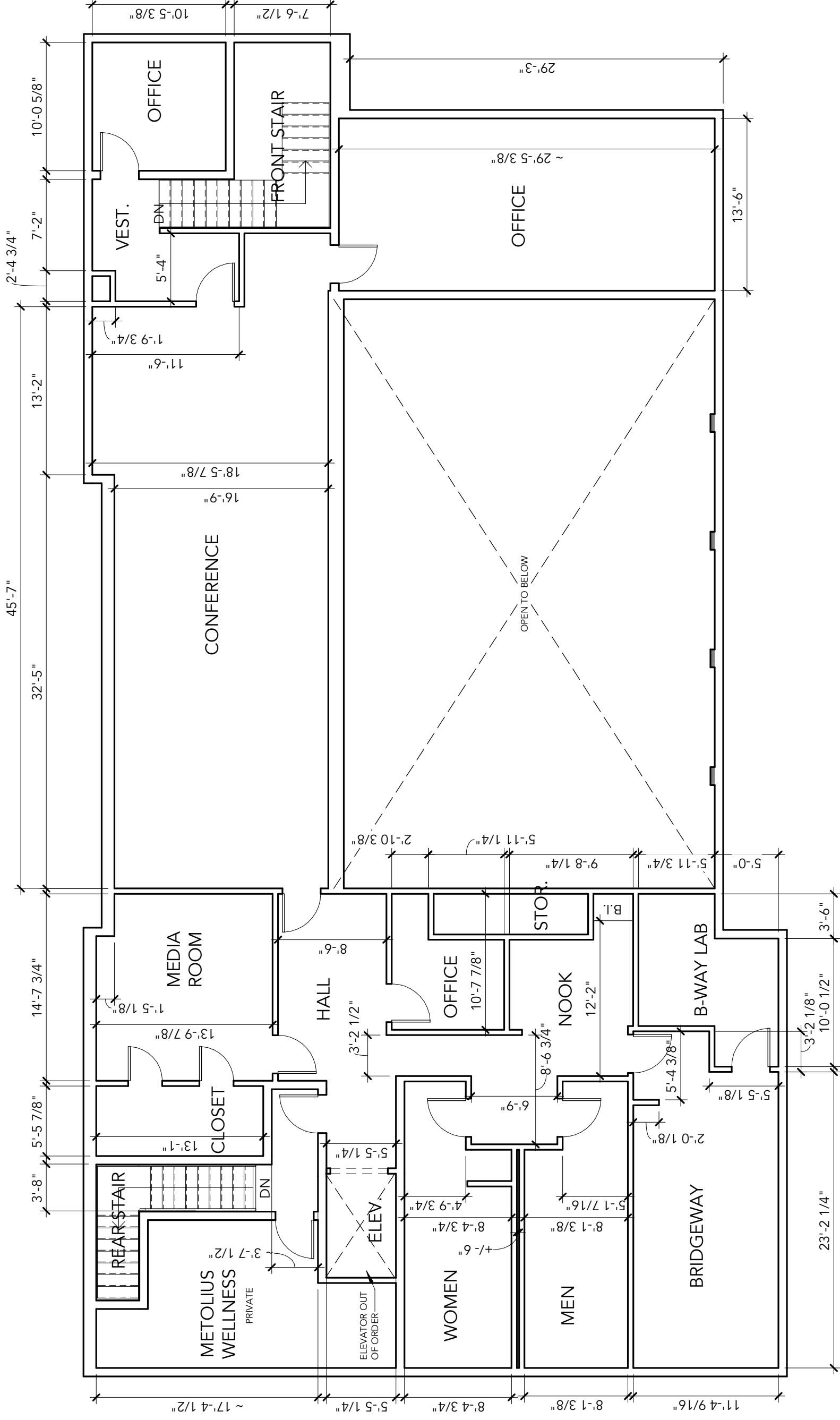
IKE BOX RELOCATION

220 COTTAGE STREET NE SALEM, OR 97301

Project Status	
Date: Issue Date	
Rev: Date:	

SECOND FLOOR PLAN

A2.02



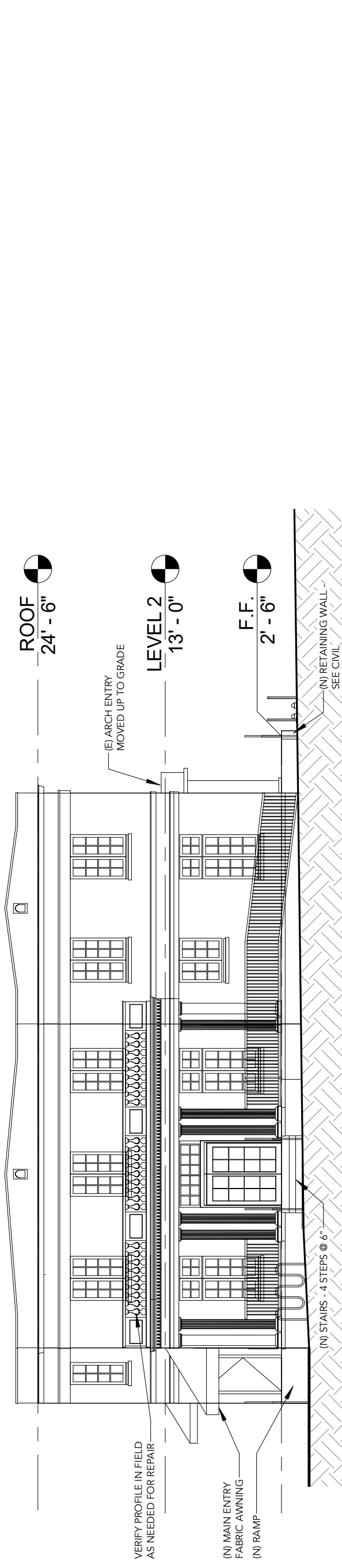
1 LEVEL 2

SCALE: 1/8" = 1'-0"

Project Status	
Date: Issue Date	
Rev: Date:	

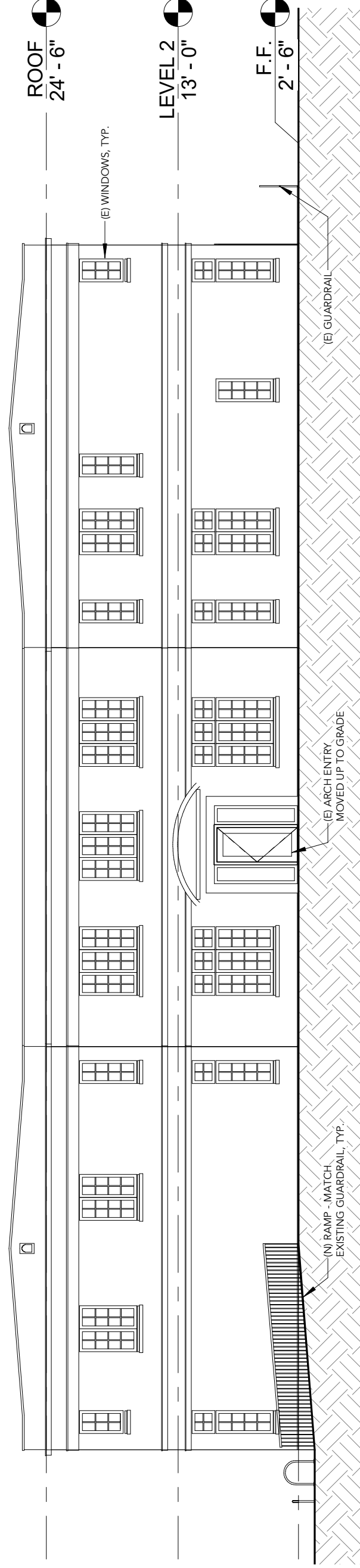
EXTERIOR
 ELEVATIONS

A3.00



1 SOUTH ELEVATION

SCALE: 1" = 10'-0"



2 EAST ELEVATION

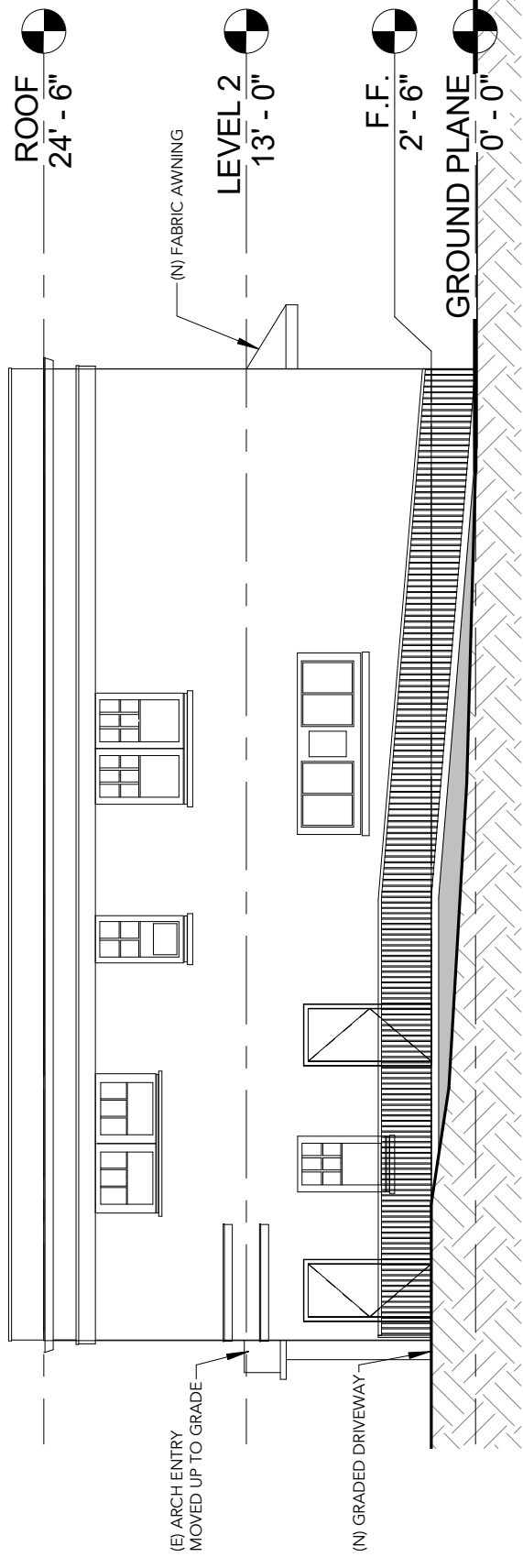
SCALE: 1" = 10'-0"

IKE BOX RELOCATION

Project Status	
Date: Issue Date	
Rev: Date:	

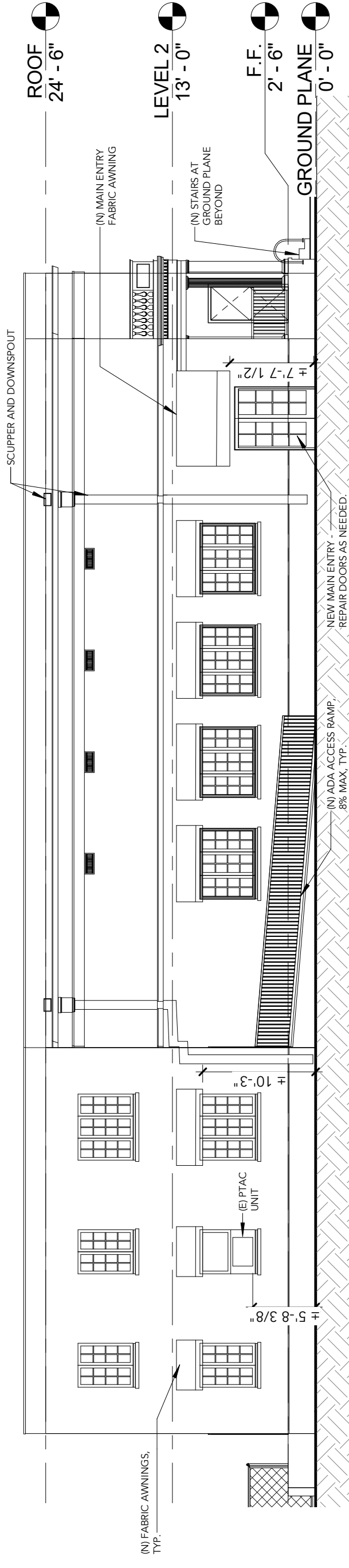
EXTERIOR
ELEVATIONS

A3.01



1 NORTH ELEVATION

SCALE: 1" = 10'-0"



2 WEST ELEVATION

SCALE: 1" = 10'-0"