



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

REVISED

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 Case No. DR-SPR-ADJ19-07
AMANDA APPLICATION NO:	19-112135-DR, 19-112137-RP, 19-112140-ZO & 19-112141-ZO <u>19-113518-DR, 19-111985-RP & 19-114806-ZO</u>
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:	1175 Nebraska Avenue NE, Salem, OR 97301
OWNER(S):	G&E Property Management, LLC (Jose Garcia)
APPLICANT(S):	Jose Garcia
REPRESENTATIVE(S):	Marissa Doyle for Doyle Design Construction
DESCRIPTION OF REQUEST:	<p>SUMMARY: A request for a Design Review, Site Plan Review and Class 2 Adjustment to allow a three-unit multi-family use on the subject property.</p> <p>REQUEST: A proposed Class 3 Design Review, Class 3 Site Plan Review to allow development of a three-unit multi-family use with a Class 2 Adjustment to:</p> <ol style="list-style-type: none">1. Reduce the required 10-foot setback abutting a vehicle use area to the eastern and western property lines to 5-feet; and2. Reduce the required number of parking spaces from six spaces to five spaces. <p>For proposed parcel size of approximately 0.20 acres, zoned RM-II (Multiple Family Residential - 2) and located in the 1175 Nebraska Avenue NE - 97301 (Marion County Assessor's Map and Tax Lot number: 073W23BD / 6500).</p>
CRITERIA TO BE CONSIDERED:	<p><u>CLASS 3 DESIGN REVIEW</u> Pursuant to SRC 225.005(e)(2), Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.</p> <p><u>CLASS 3 SITE PLAN REVIEW</u> Pursuant to SRC 220.005(f)(3), an application for a <i>CLASS 3 SITE PLAN REVIEW</i> shall be granted if:</p> <ol style="list-style-type: none">(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.

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:

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:

Grant Neighborhood Association, Sadie Carney, Land Use Chair; Phone: (971) 887-8896; Email: sadiecarney@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:

July 17, 2019

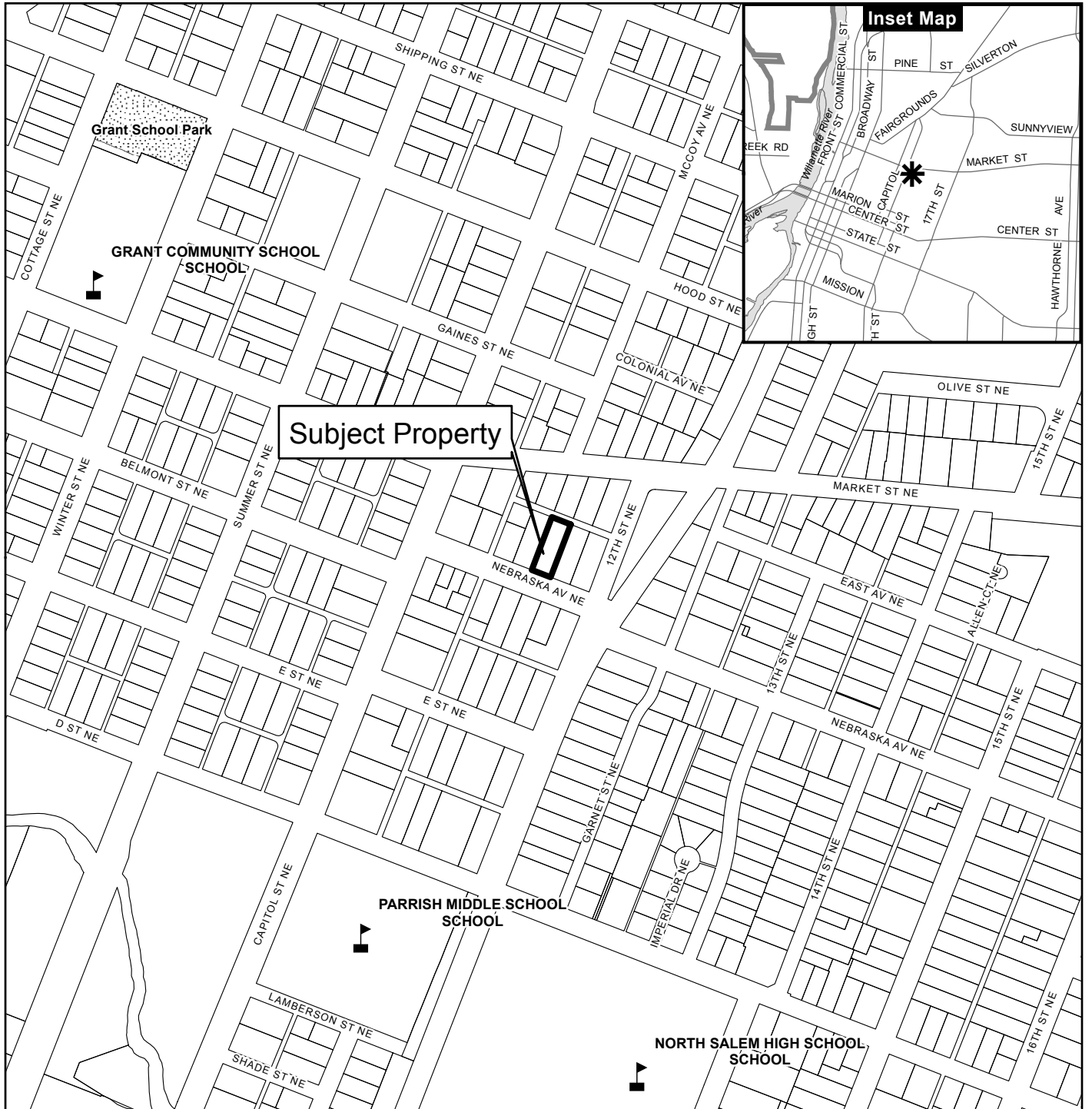
***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>***

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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

1175 Nebraska Ave NE



Legend

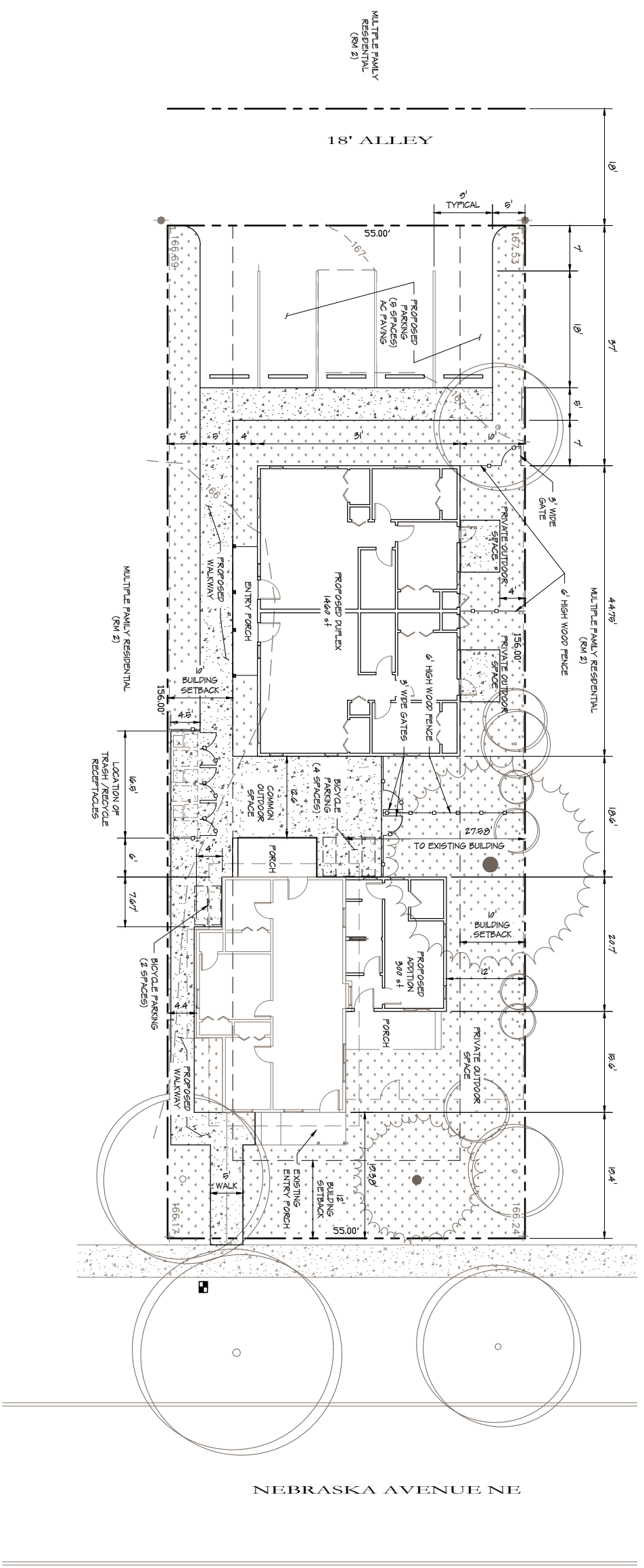
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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TABULATION OF COVERAGE

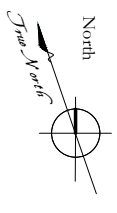
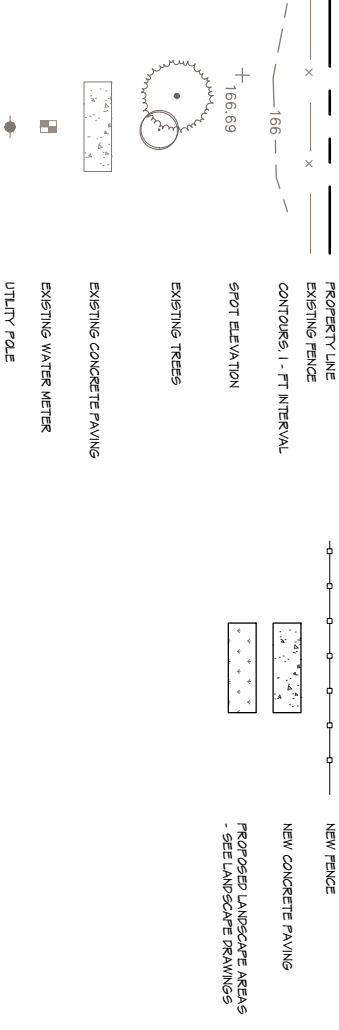
DEVELOPMENT SITE	AREA (sq ft)	% OF SITE
INTERVIOUS AREAS:	8,520 sq ft	100 %
BUILDINGS:	2,800 sq ft	33 %
PARKING:	1,185 sq ft	14 %
SIDEWALKS/CONC. PAVING:	1,428 sq ft	17 %
PERVIOUS AREAS (LANDSCAPING)	3,160 sq ft	37 %

PARKING REQUIREMENTS

VEHICLE PARKING: 2 Spaces per unit
 2 spaces x 5 units = 6 standard parking spaces required
 6 standard parking spaces provided
 6 spaces provided

BICYCLE PARKING
 Multiple family requirements = 4 spaces required
 4 spaces provided

SITE LEGEND



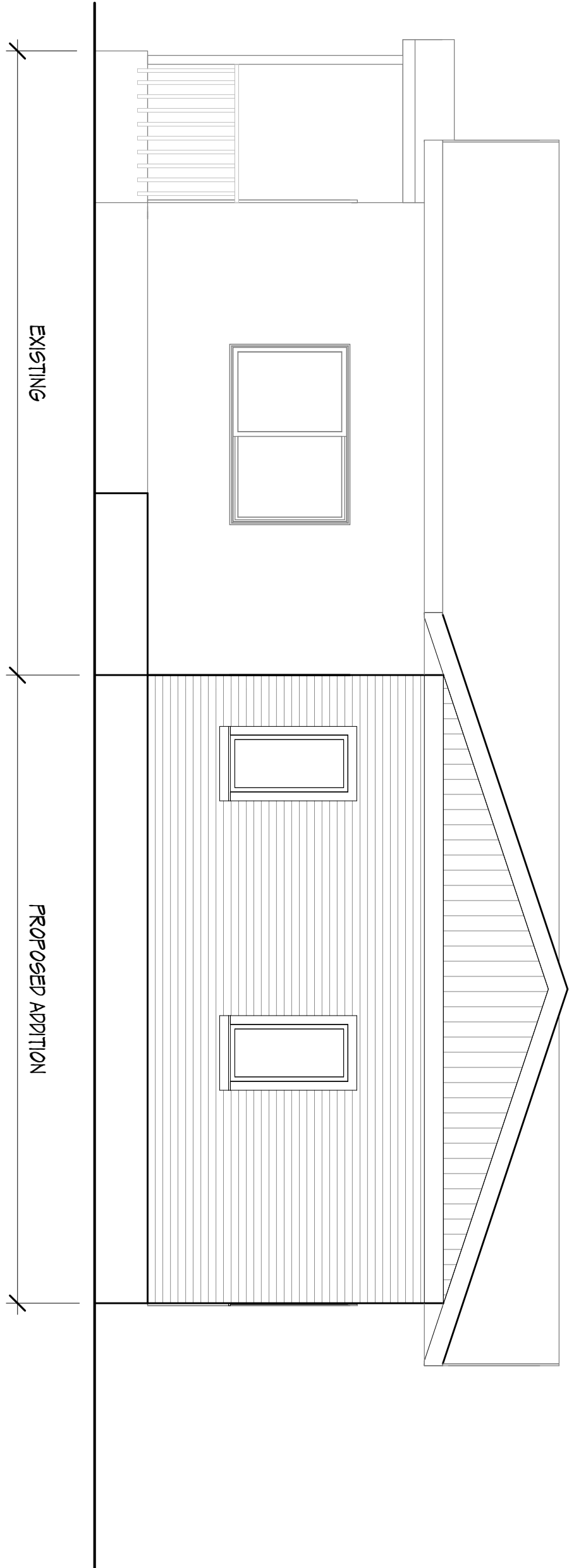
SITE PLAN REVIEW - NOT FOR CONSTRUCTION

**JOSE GARCIA
 ADDITION/REMODEL**
 1175 NEBRASKA AVE NE, SALEM OREGON

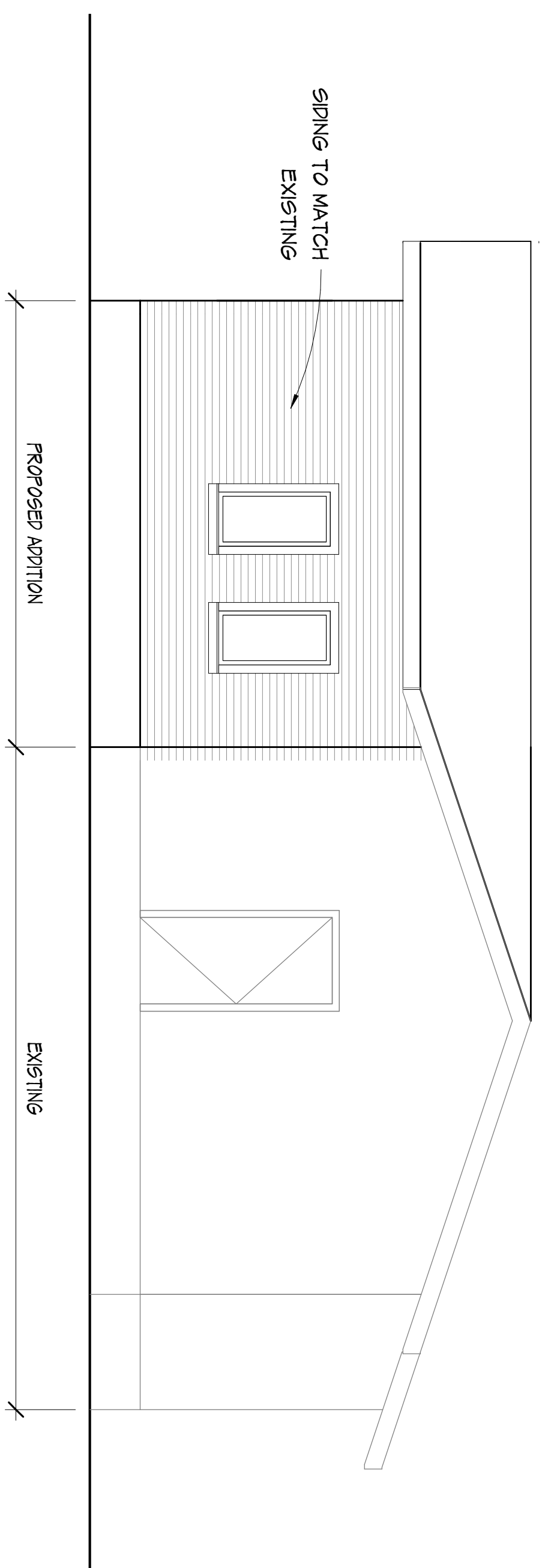
MP ARCHITECT
 + Design.co
 P.O. Box 8307
 Clatsop, Oregon 97108
 503.325.0518
 www.mpdoyledesign.com

REGISTERED ARCHITECT
 MARISSA DOYLE
 MAJOR DOYLE
 COBUILDING ARCHITECTS
 STATE OF OREGON

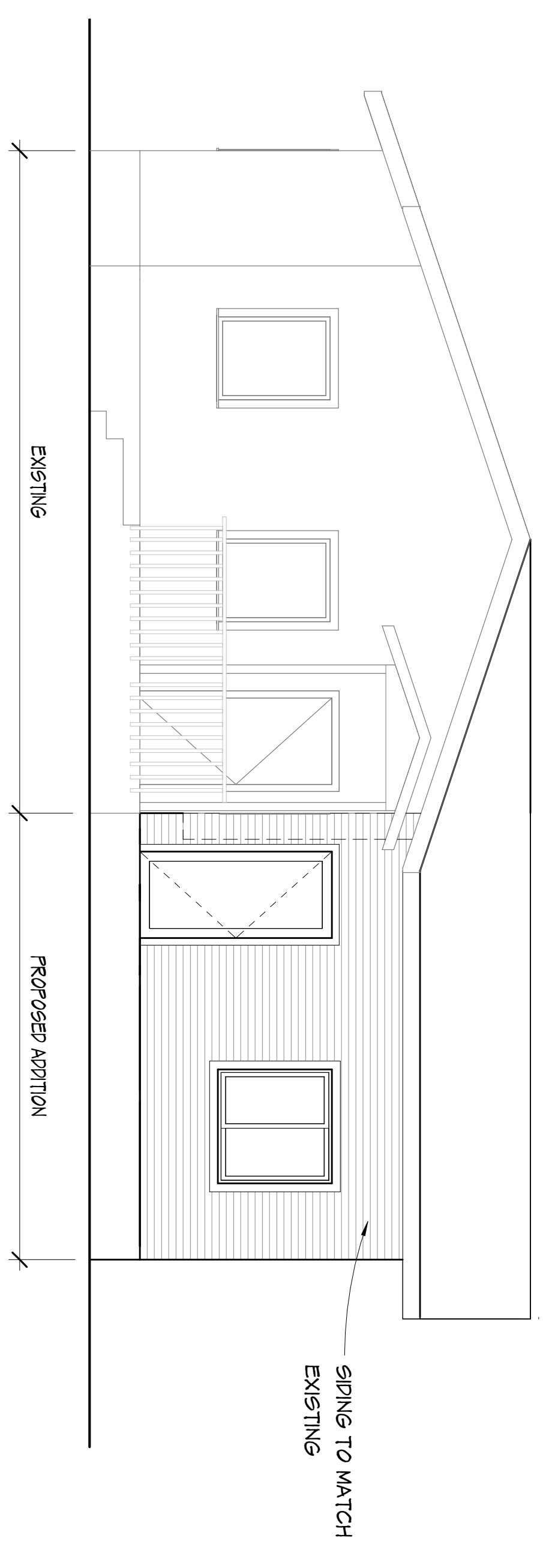
PROJECT #:	1901
DOCUMENT TYPE	Site Plan Review
DATE:	06.28.19
Proposed Site Plan	
A1.2	



A EAST ELEVATION - ADDITION
1/4" = 1'-0"



B NORTH ELEVATION - ADDITION
1/4" = 1'-0"



C SOUTH ELEVATION - ADDITION
1/4" = 1'-0"

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ADDITON/REMODEL
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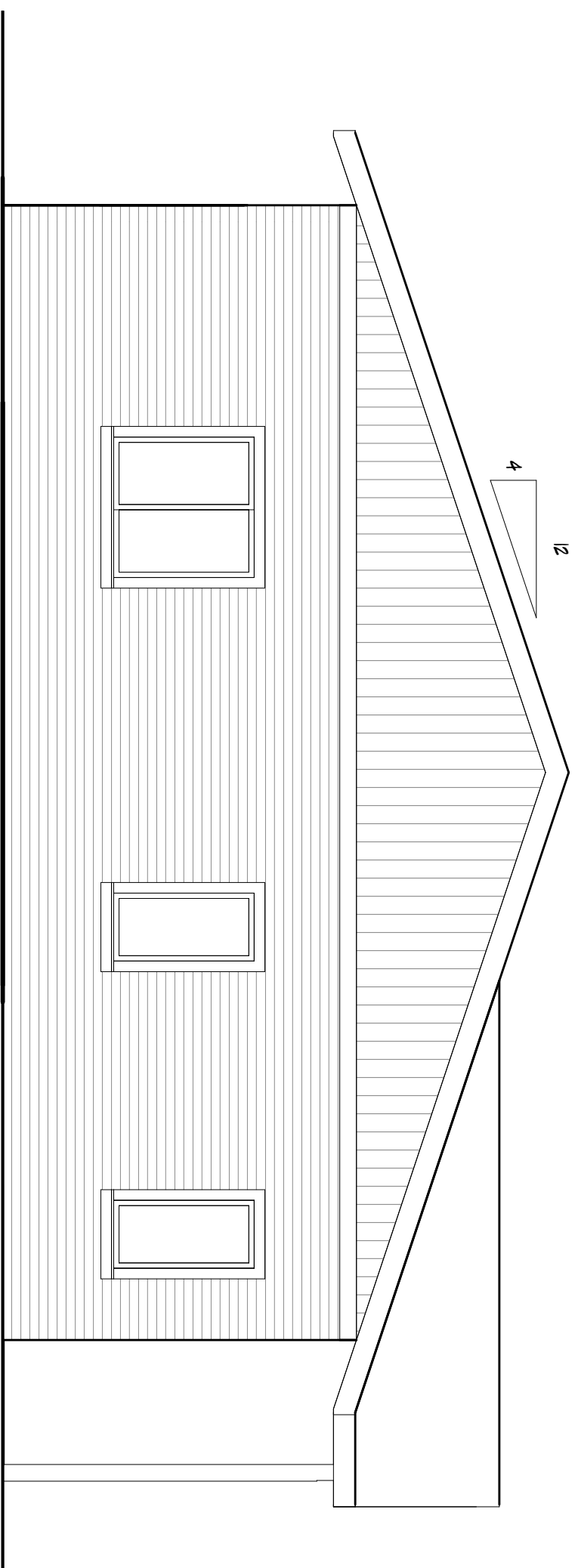
MD + Design, co.
ARCHITECT
P.O. Box 8302
Coburg, Oregon 97108
541.953.0615
www.mrdoylerchiffed.com

REGISTERED ARCHITECT
MARESHMOBILE
1987
STATE OF OREGON
COURT REPORTER
COBURG, OREGON

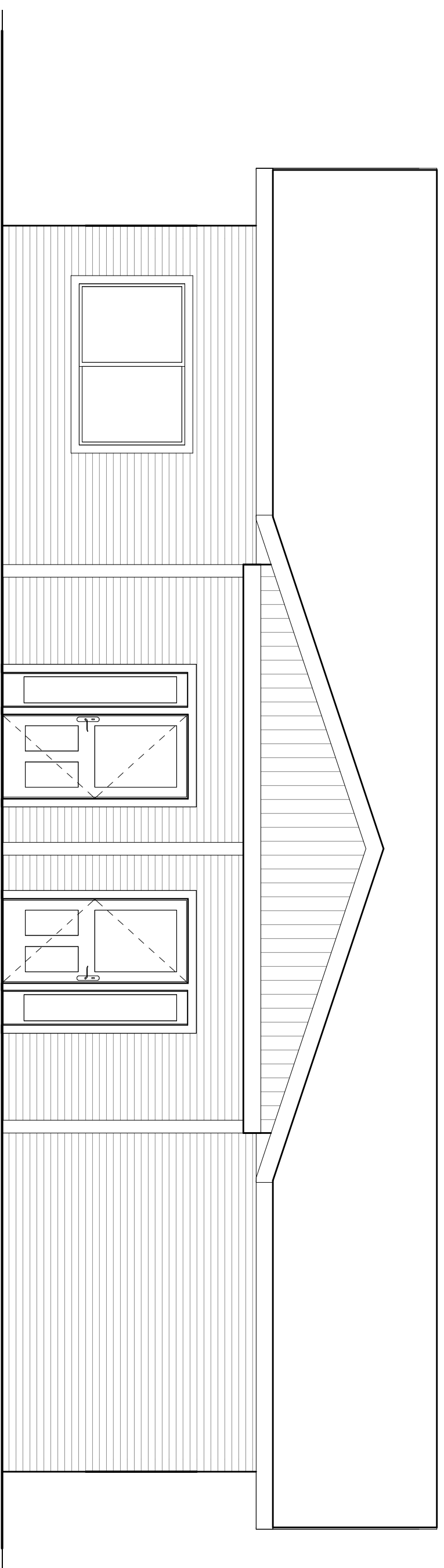
PROJECT #:	1901
DOCUMENT TYPE	Site Plan Review
DATE:	05.10.19

ELEVATIONS - ADDITION
A3.1

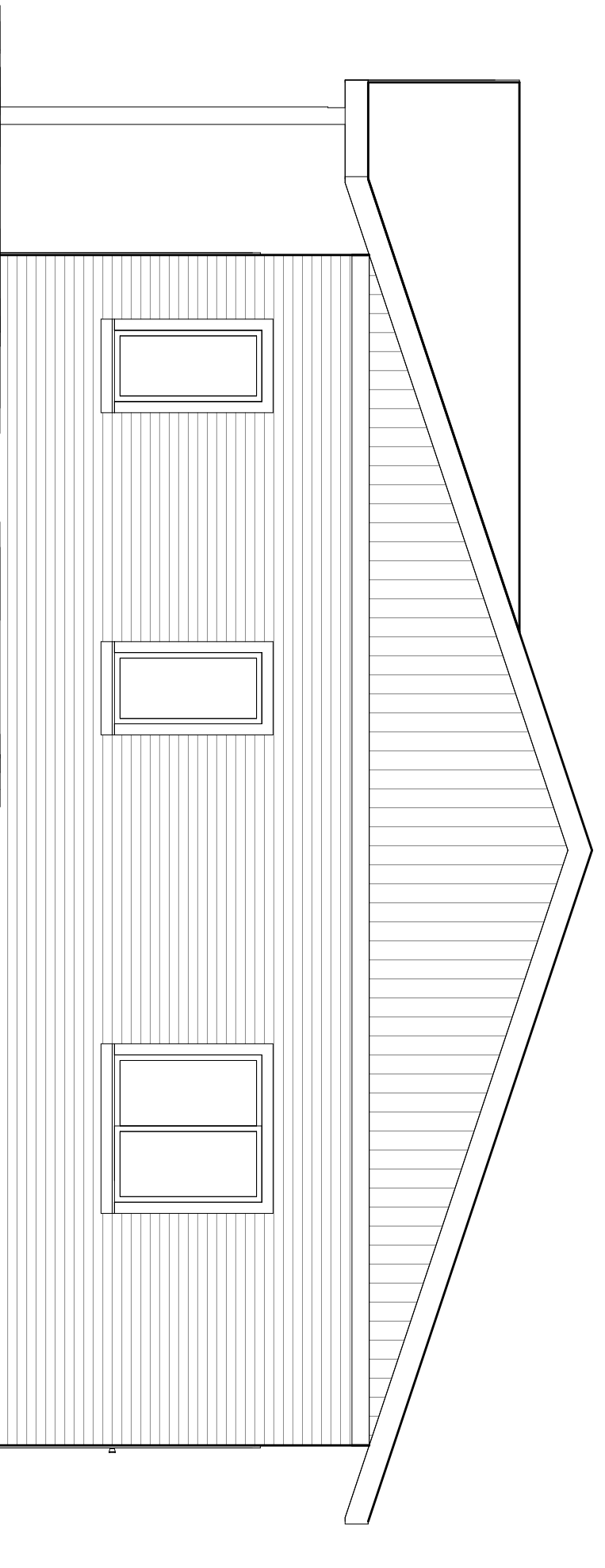
SITE PLAN REVIEW - NOT FOR CONSTRUCTION



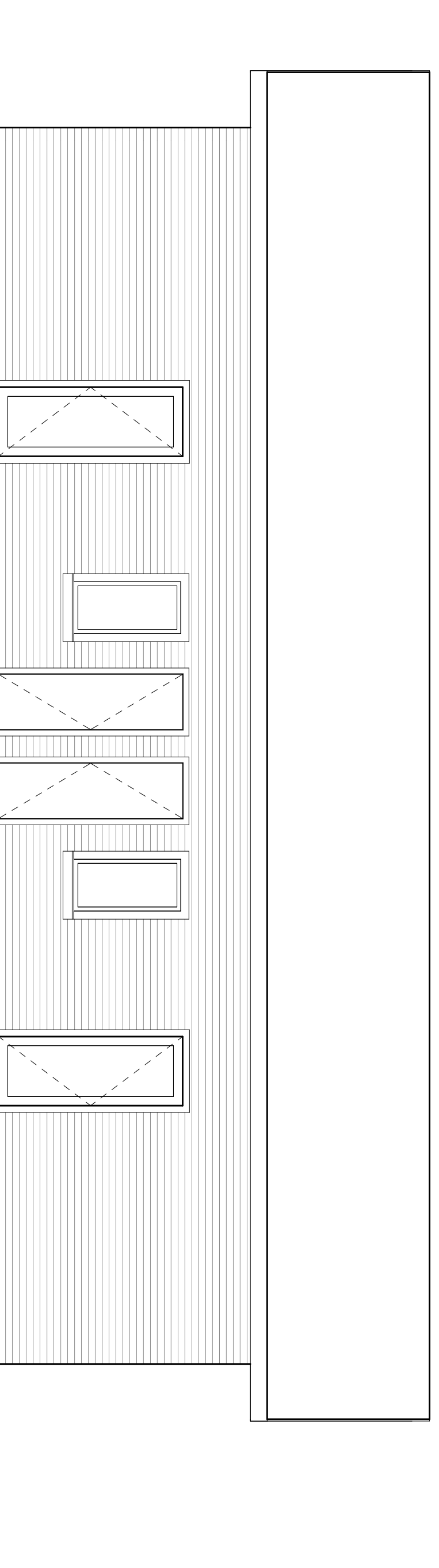
A NORTH ELEVATION - DUPLEX
1/4" = 1'-0"



B WEST ELEVATION - DUPLEX
1/4" = 1'-0"



C SOUTH ELEVATION - DUPLEX
1/4" = 1'-0"



D EAST ELEVATION - DUPLEX
1/4" = 1'-0"

JOSE GARCIA
ADDITON/REMODEL
1175 NEBRASKA ST NE, SALEM OREGON



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ELEVATIONS - DUPLEX

A3.2

SITE PLAN REVIEW - NOT FOR CONSTRUCTION