



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173.

CASE NUMBER:	Council Review of Subdivision Case No. SUB19-06.
APPLICATION NO.:	19-111411-LD
HEARING INFORMATION:	CITY COUNCIL, Tuesday, November 12, 2019 at 6:00 p.m., in the Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	5800 Block Battle Creek Rd SE
PROPERTY OWNER:	Lucky Star, LLC (Frank Hong & Chun Mei Hong)
APPLICANT / AGENT:	Landau Property Partners, LLC (Sean Ward)
DESCRIPTION of REQUEST:	<p>Summary: Council Review of the Planning Administrator's decision on City Council review of phased subdivision to create 93 single family lots.</p> <p>Request: Council Review of A phased subdivision tentative plan to divide approximately 18.9 acres into 93 lots, with Phase 1 dividing approximately seven acres into 35 lots, Phase 2 dividing approximately six acres into 31 lots, Phase 3 dividing approximately six acres into 27 lots. The applicant is requesting an alternative street standard to increase the grade of Landau Street SE to 12.40% and increase the block length of Soapstone Avenue SE from 600-feet to 640-feet.</p> <p>The subject property is approximately 19 acres in size, zoned RA (Residential Agriculture), and located on the 5800 Block Battle Creek Road SE and the southwest corner of Battle Creek Road SE and Landau Street SE (Marion County Assessor Map and Tax Lot Number: 083W13C / 02001).</p>
CRITERIA TO BE CONSIDERED:	<p><u>SUBDIVISIONS</u></p> <p>Pursuant to SRC 205.010(d), a tentative subdivision plan shall be approved if all of the following criteria are met:</p> <ol style="list-style-type: none">(1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:<ol style="list-style-type: none">(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.(B) City infrastructure standards.(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.(2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.(3) Development within the tentative subdivision plan can be adequately served by City infrastructure.(4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.

- (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
- (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
- (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
- (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
- (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
- (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

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 City Recorder, 555 Liberty Street SE, Room 205, Salem, OR 97301.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the proponent's case, neighborhood organization comments, persons opposed, other interested persons, rebuttal and surrebuttal. 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.

Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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 associations, 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, Case Manager, 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

South Gateway Neighborhood Association, Glenn W. Baley, Land Use Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com

DOCUMENTATION AND STAFF REPORT

Copies of the application and all documents and evidence submitted as part of the proceeding are available for inspection at no cost at the Planning Division office during regular business hours. Copies can be obtained at a reasonable cost.

The Staff Report with recommendation to City Council will be available for inspection at

no cost, and copies will be provided at reasonable cost, at least 7 days prior to the hearing at the Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301.

The staff report will be available no later than 5:00 p.m. on Tuesday, November 5, 2019.

The Americans with Disabilities Act (ADA) accommodations will be provided on request upon 48 hours notice.

ACCESS

NOTICE MAILING DATE | October 23, 2019

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

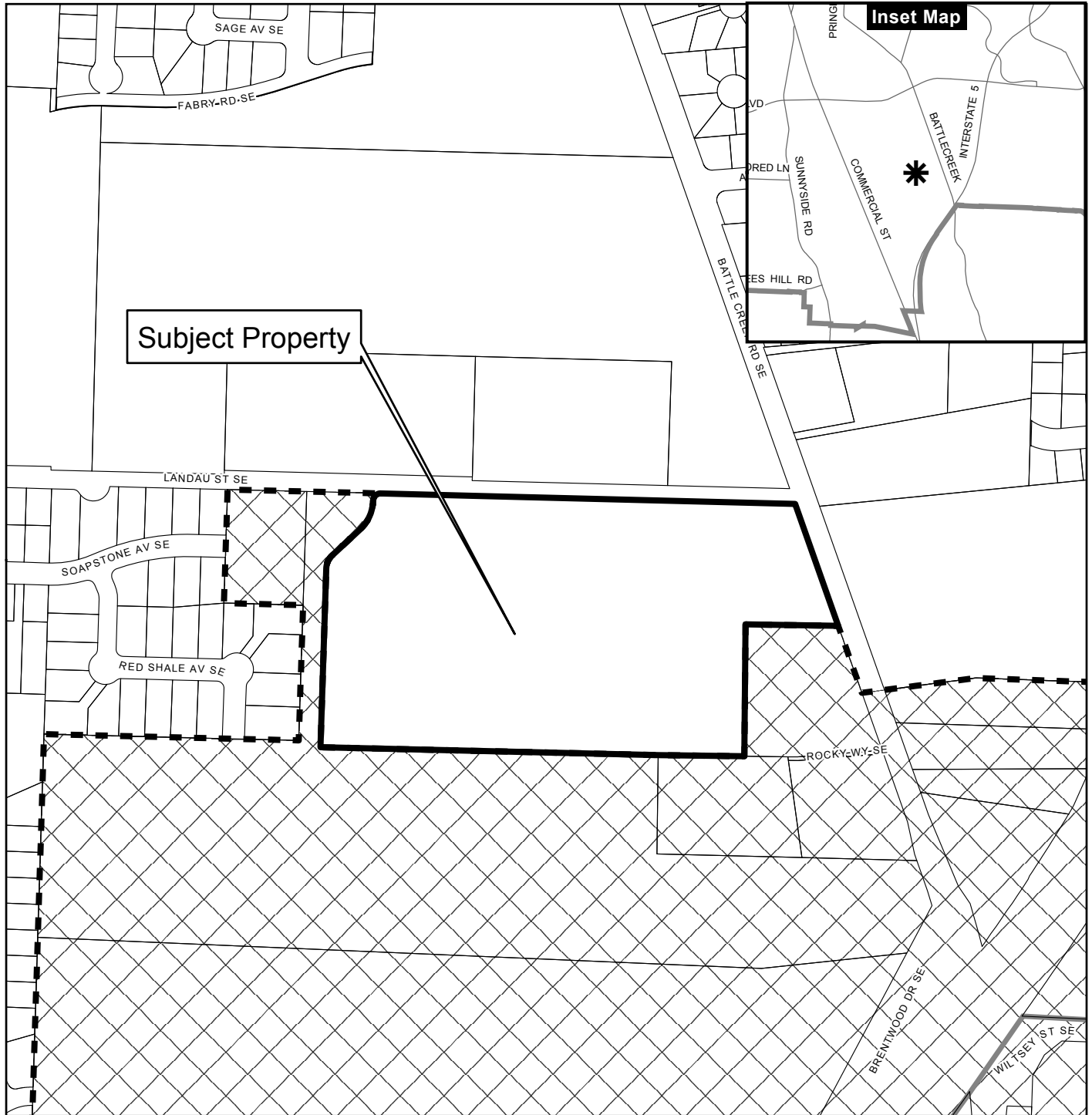
For more information about Planning in Salem:

<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, the Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request such an accommodation or services, please call 503-588-6173 at least two business days in advance.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 5800 Block Cattle Creek 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.

0 100 200 400 Feet



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TENTATIVE PLAN FOR: LANDAU HEIGHTS SUBDIVISION

SITUATED IN THE SW 1/4 OF SECTION 13 T08S,
R03W, W.M., MARION COUNTY, OREGON
CITY OF SALEM

JULY 2019

IMPROVEMENTS SCHEDULE:

SUBDIVISION APPROVAL JUNE/JULY 2019

PHASE 1 SUBDIVISION CONSTRUCTION
AUGUST/SEPTEMBER 2019

UTILITY INSTALLATION COMPLETE SEPTEMBER 2019
ROAD CONSTRUCTION COMPLETE OCTOBER 2019
FINAL PLAT COMPLETE NOVEMBER 2019

PHASE 2 SUBDIVISION CONSTRUCTION JULY 2020
UTILITY INSTALLATION COMPLETE AUGUST 2020
ROAD CONSTRUCTION COMPLETE SEPTEMBER 2020
FINAL PLAT COMPLETE OCTOBER 2020

PHASE 3 SUBDIVISION CONSTRUCTION JULY 2021
UTILITY INSTALLATION COMPLETE AUGUST 2021
ROAD CONSTRUCTION COMPLETE SEPTEMBER 2021
FINAL PLAT COMPLETE OCTOBER 2021

JURISDICTION:
CITY OF SALEM
PLANNING DIVISION
555 LIBERTY ST SE
SALEM, OR 97301

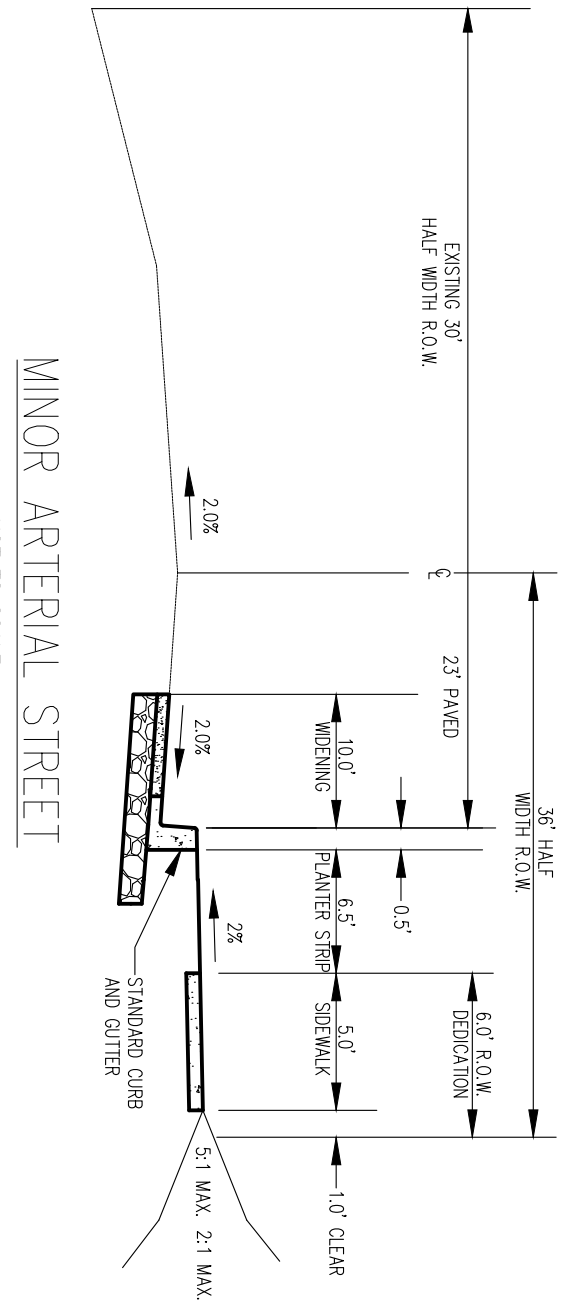
APPLICANT:
RICH WARD & ASSOCIATES
1314 NE FOSTER WAY
GRANTS PASS, OR 97526
(541) 476-7218
CONTACT: SEAN WARD

ENGINEERING & SURVEYING FIRM:
RHINE-CROSS GROUP, LLC
112 N 5TH ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-19405
CONTACT: MARC CROSS, PE

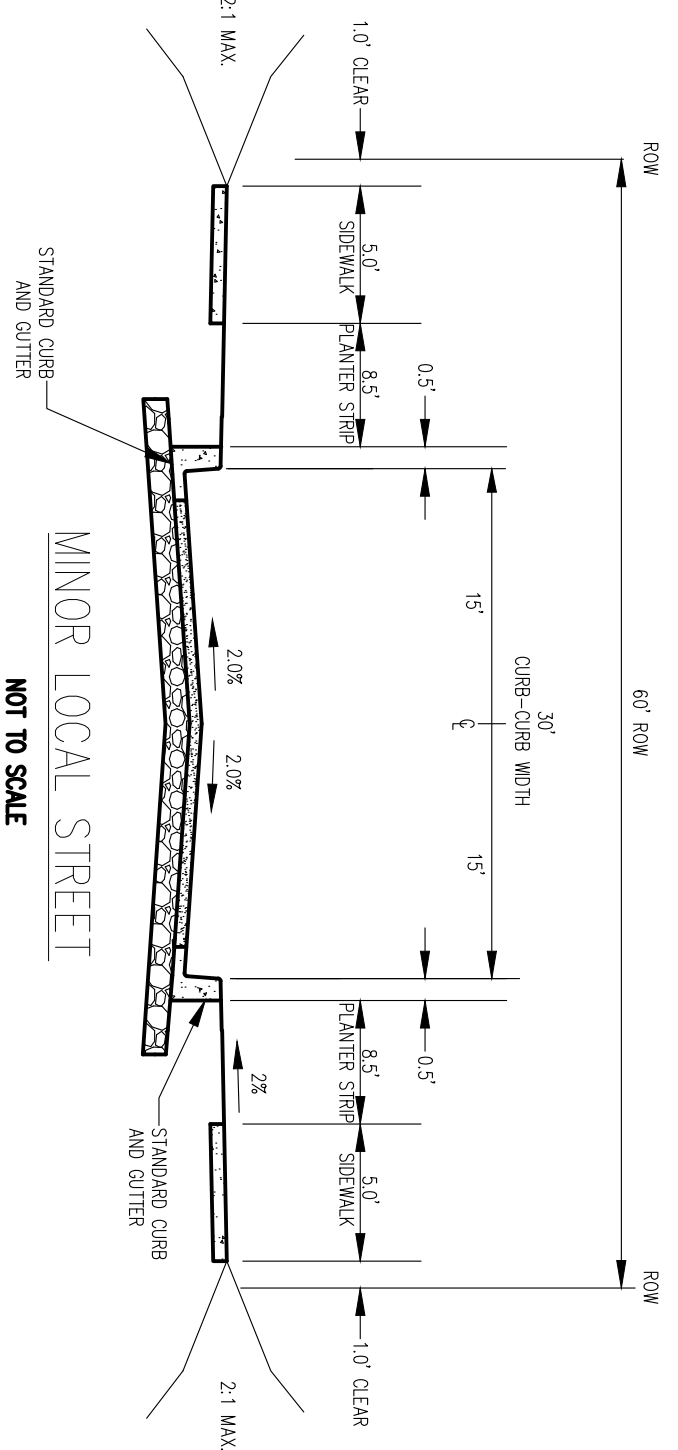
PROPERTY INFORMATION:
TAX ID:
08 3W 13C T.L. 2001
ZONE: RA - RESIDENTIAL AGRICULTURE
ACREAGE: 419.0 ACRES

TERRAIN: GENTLY TO MODERATELY SLOPING

UTILITIES:
PUBLIC COMMUNICATIONS, GAS
STORMWATER, SANITARY SEWER AND
POTABLE WATER ALL AVAILABLE WITHIN 500'



MINOR ARTERIAL STREET
NOT TO SCALE



MINOR LOCAL STREET
NOT TO SCALE



VICINITY MAP
N.T.S.

- SHEET INDEX:**
- T1 - TENTATIVE PLAN
 - T2 - EXISTING CONDITIONS & TREE PRESERVATION PLAN
 - T3 - TENTATIVE UTILITY PLAN
 - T4 - TENTATIVE GRADING & EROSION CONTROL PLAN
 - T5 - TENTATIVE ROAD PROFILES
 - T6 - TENTATIVE ROAD PROFILES
 - T7 - TENTATIVE ROAD PROFILES

APPLICANT TO REQUEST A SPEED
LIMIT REDUCTION TO 25MPH DUE
TO DEVELOPMENT DRIVeways
ACCESSING LANDAU STREET

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

T.L. 100
08 3W 14D
FUTURE LANDAU ST.
CUL-DE-SAC & CLOSURE
AT TIME OF SOAPSTONE
AVE. CONNECTION

FUTURE SOAPSTONE
AVE. ROAD CONNECTION

MOSY
RIDGE
SUBDIVISION

PETRIFIED ROCK ST. SE

FUTURE ROADWAY STRIP

HAILEY ST SE

KASE ST SE

CAMPDYNA AVENUE

SOAPSTONE AVE SE

MAIZE ST SE

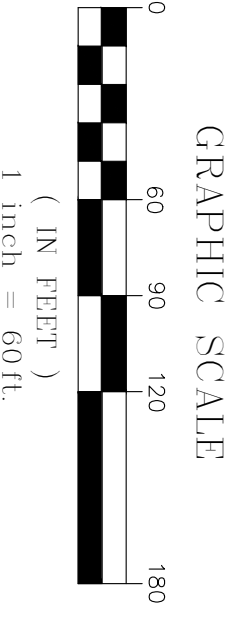
WYATT ST SE

TRACT A

BATTLE CREEK RD SE

PROPOSED 20'
FIRE ACCESS AND
PEDESTRIAN PATH
BUT NOT NEARLY
EMERGENCY
ACCESS TO
BATTLE CREEK RD

T.L. 1900
08 3W 13C



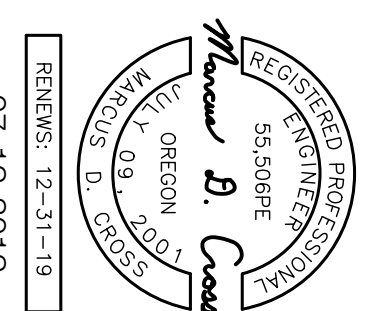
GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FT.

T.L. 200
08 3W 13

T.L. 1800
08 3W 13C

RICH WARD & ASSOCIATES
1314 NE Foster Way
Grants Pass, OR 97526
(541) 476-7218

R-C RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com



LANDAU HEIGHTS
TENTATIVE
SUBDIVISION PLAN
SALEM OREGON

SHEET NAME:
TENTATIVE
PLAT

DRAWN BY: TDC
CHKD BY: MDC
DATE: JULY 2019

JOB NO.: 17111

SHEET NO.: T1
SHEET 1 of 7