



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:	Modification of Class 3 Site Plan Review Case No. SPR-ADJ-DAP20-33MOD1
PROPERTY LOCATION:	5669 Commercial St SE, Salem OR 97306
NOTICE MAILING DATE:	October 10, 2022
PROPOSAL SUMMARY:	An application for the modification to a Class 3 Site Plan Review (SPR-ADJ-DAP20-33).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, October 24, 2022. 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:	Hugo Agosto, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2313; E-mail: hagosto@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> South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 220.010(d)(2) – Modification of Class 3 Site Plan Review 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):	Cole Johnson, Dragonfist LLC
APPLICANT(S):	Roland Boschmann, Lenity Architecture on behalf of Dragonfist LLC
PROPOSAL REQUEST:	An application to modify a portion of a site plan by adding additional impervious surfaces to the primary structures building footprint. The subject property is 3.11 acres in size, zoned CG (General Commercial), and located at 5669 Commercial Street SE 97306 (Marion County Assessors Map and Tax Lot number 083W14CA/01100).
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:	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: 22-117757. Paper copies can be obtained for a reasonable cost.

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: Modification of Class 3 Site Plan Review Case No. SPR-ADJ-DAP20-33MOD1

PROJECT ADDRESS: 5669 Commercial St SE, Salem OR 97306

AMANDA Application No.: 22-117757-PLN

COMMENT PERIOD ENDS: Monday, October 24, 2022 at 5:00 P.M.

SUMMARY: An application for the modification to a Class 3 Site Plan Review (SPR-ADJ-DAP20-33).

REQUEST: An application to modify a portion of a site plan by adding additional impervious surfaces to the primary structures building footprint. The subject property is 3.11 acres in size, zoned CG (General Commercial), and located at 5669 Commercial Street SE 97306 (Marion County Assessors Map and Tax Lot number 083W14CA/01100).

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, October 24, 2022, 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: Hugo Agosto, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: hagosto@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

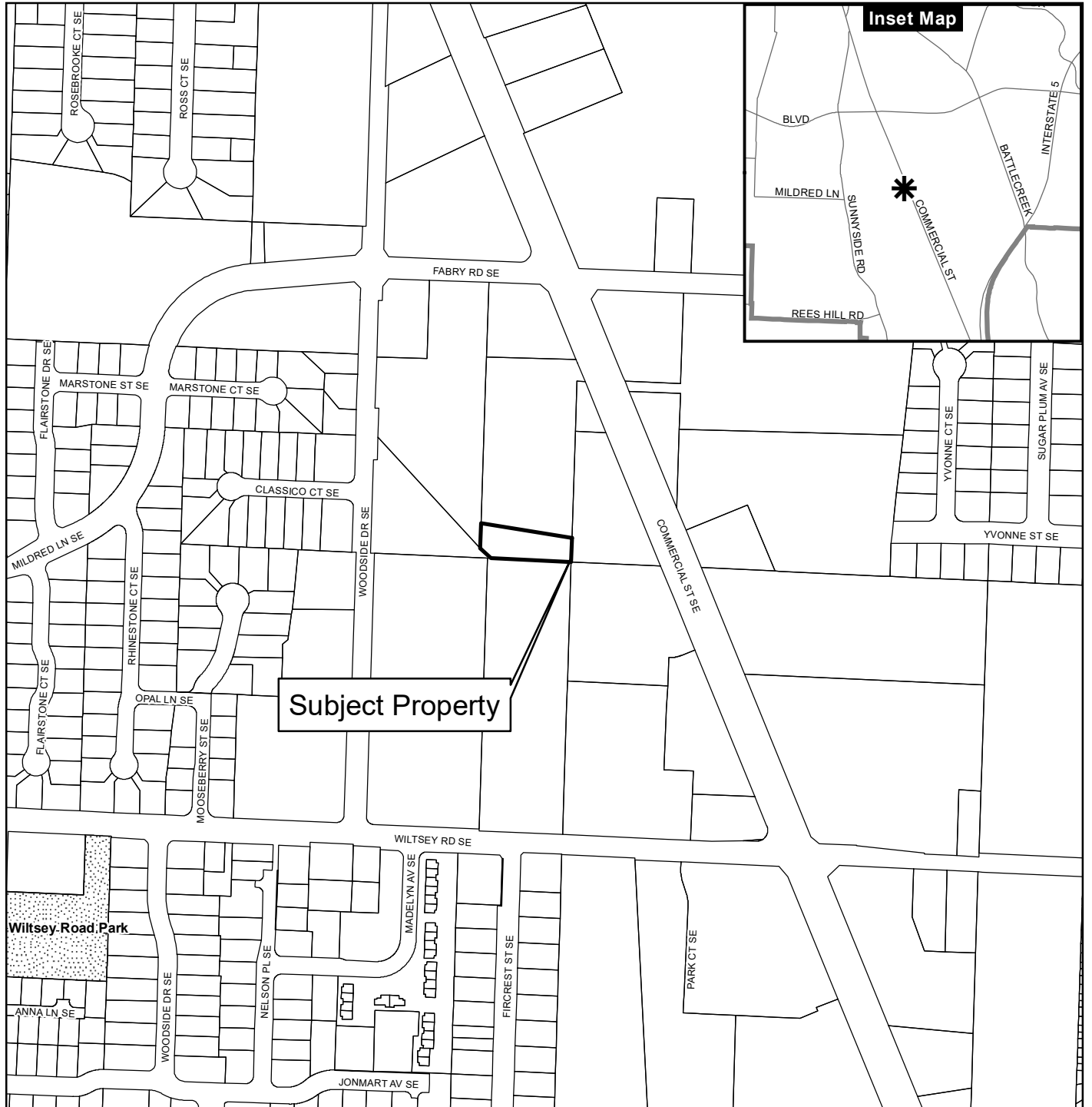
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 5669 Commercial Street SE



Subject Property

Inset Map

Legend

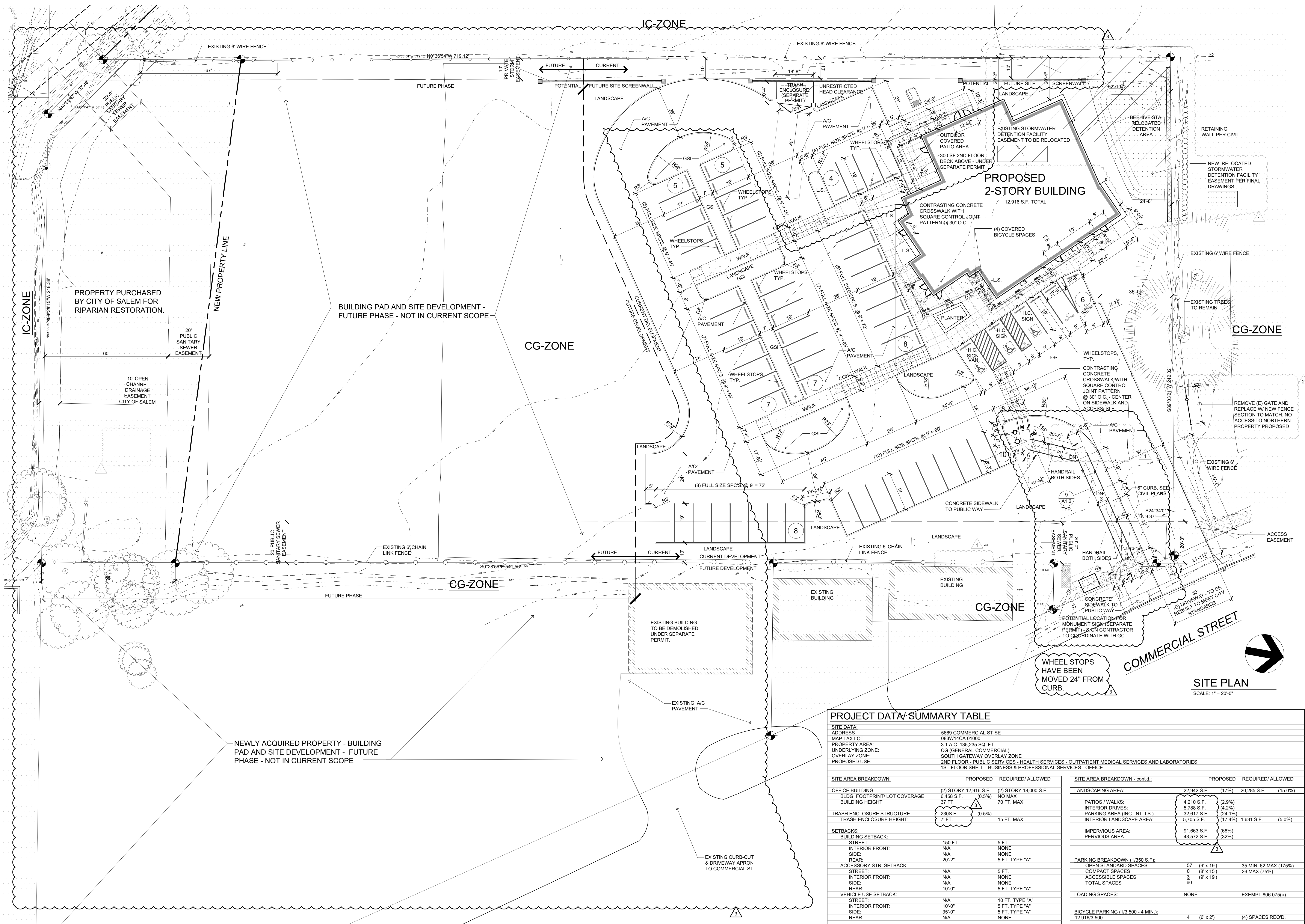
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Parks
- Schools

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DATA SUMMARY TABLE			
SITE DATA:			
ADDRESS:	5669 COMMERCIAL ST SE		
MAP TAX LOT:	083W14CA 01000		
PROPERTY AREA:	3.1 A.C. 135,235 SQ. FT.		
UNDERLYING ZONE:	CG (GENERAL COMMERCIAL)		
OVERLAY ZONE:	SOUTH GATEWAY OVERLAY ZONE		
PROPOSED USE:	2ND FLOOR - PUBLIC SERVICES - HEALTH SERVICES - OUTPATIENT MEDICAL SERVICES AND LABORATORIES 1ST FLOOR SHELL - BUSINESS & PROFESSIONAL SERVICES - OFFICE		
SITE AREA BREAKDOWN:			
	PROPOSED	REQUIRED/ALLOWED	
OFFICE BUILDING:	(2) STORY 12,916 S.F.	(2) STORY 18,000 S.F.	
BLDG. FOOTPRINT/LOT COVERAGE:	6,458 S.F. (0.5%)	NO MAX	
BUILDING HEIGHT:	37 FT.	70 FT. MAX	
TRASH ENCLOSURE STRUCTURE:	230S.F. (0.5%)	15 FT. MAX	
TRASH ENCLOSURE HEIGHT:	7 FT.		
SETBACKS:			
BUILDING SETBACK:			
STREET:	150 FT.	5 FT.	
INTERIOR FRONT:	N/A	NONE	
SIDE:	N/A	NONE	
REAR:	20'-2"	5 FT. TYPE "A"	
ACCESSORY STR. SETBACK:			
STREET:	N/A	5 FT.	
INTERIOR FRONT:	N/A	NONE	
SIDE:	N/A	NONE	
REAR:	10'-0"	5 FT. TYPE "A"	
VEHICLE USE SETBACK:			
STREET:	N/A	10 FT. TYPE "A"	
INTERIOR FRONT:	10'-0"	5 FT. TYPE "A"	
SIDE:	35'-0"	5 FT. TYPE "A"	
REAR:	N/A	NONE	
SITE AREA BREAKDOWN - cont'd:			
	PROPOSED	REQUIRED/ALLOWED	
LANDSCAPING AREA:			
LANDSCAPING AREA:	22,942 S.F. (17%)	20,285 S.F. (15.0%)	
PATIOS / WALKS:	4,210 S.F. (2.9%)		
INTERIOR DRIVES:	5,788 S.F. (4.2%)		
PARKING AREA (INC. INT. L.S.):	32,617 S.F. (24.1%)		
INTERIOR LANDSCAPE AREA:	5,705 S.F. (4.2%)	1,631 S.F. (5.0%)	
IMPERVIOUS AREA:	91,663 S.F. (68%)		
PERVIOUS AREA:	43,572 S.F. (32%)		
PARKING BREAKDOWN (1/350 S.F.):			
OPEN STANDARD SPACES:	57 (9' x 19')	35 MIN. 62 MAX (175%)	
COMPACT SPACES:	0 (8' x 15')	26 MAX (75%)	
ACCESSIBLE SPACES:	3 (9' x 19')		
TOTAL SPACES:	60		
LOADING SPACES:			
LOADING SPACES:	NONE	EXEMPT 806.075(a)	
BICYCLE PARKING (1/3,500 - 4 MIN.):			
BICYCLE PARKING:	4 (6' x 2')	(4) SPACES REQ'D.	

lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
phone 503.399.1050 #503.399.0565

C.D. REDDING CONSTRUCTION
cosh# 47432
2837 22ND STREET SE, SUITE 155
Salem, OR 97302
phone 503-581-0048

NEW BUILDING
FOR JOHNSON FAMILY
ORTHODONTICS
5669 COMMERCIAL ST SE SALEM, OR 97306

**SITE
PLAN REVIEW
CLASS III**

DATE
09/11/2020

REVISED DATE

SHEET
A1.1

www.8102022.11:57 AM revsadd: pds.8102022.12:04 PM revsadd: johnson.family.orthodontics.review.1.1: site plan rev. 8102022.11

CLASS III SITE PLAN REVIEW

5669 COMMERCIAL ST SE, SALEM, OR 97306

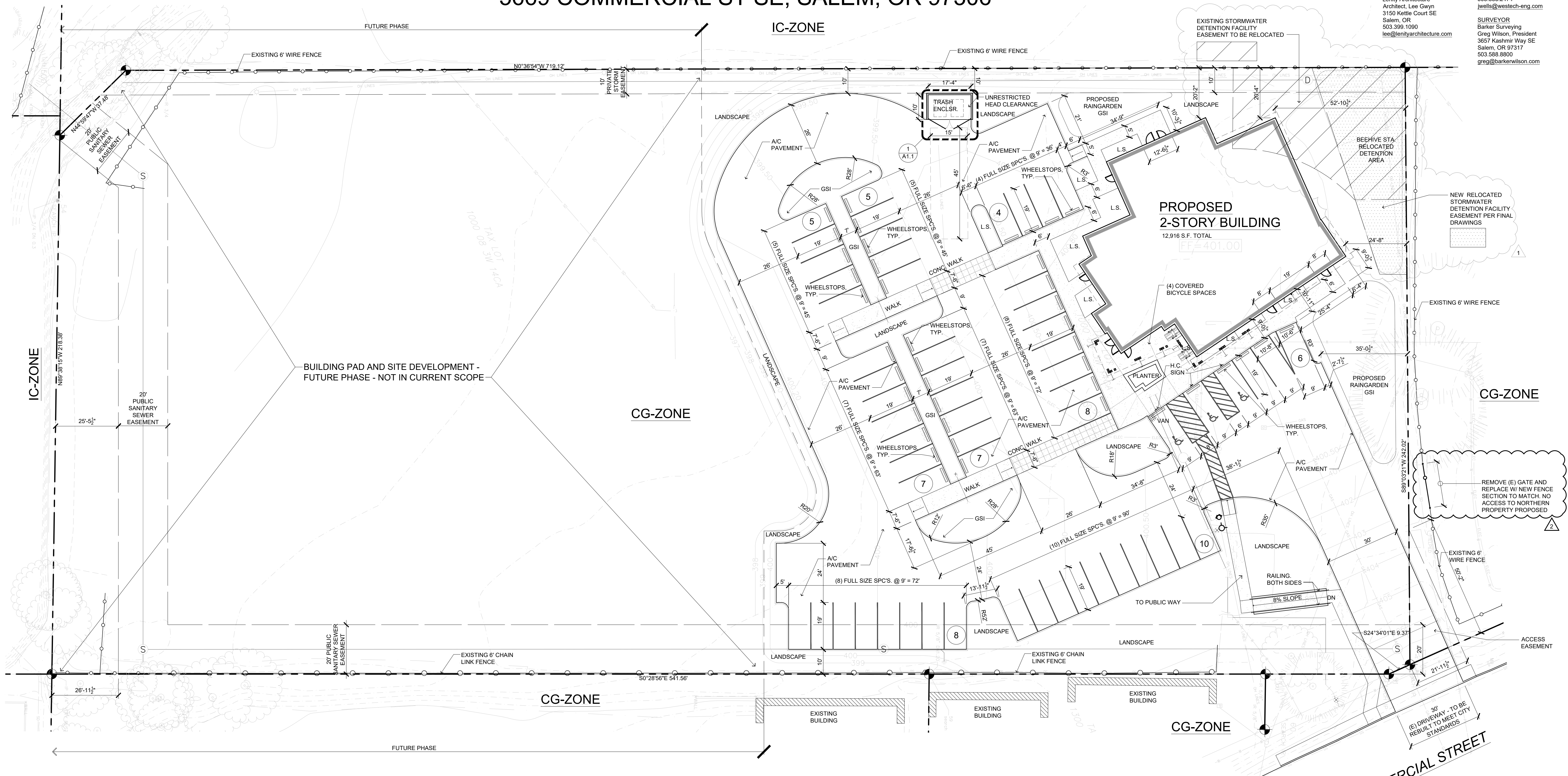
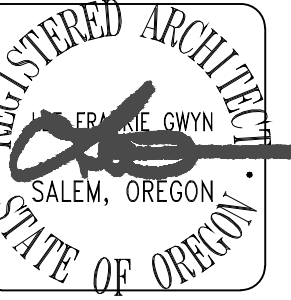
PROJECT TEAM:

OWNER
Dragonfly LLC
2447 Robins LN SE
Salem, OR 97306

CIVIL
Westech Engineering, Inc.
Josh Wells, PE
3841 Fairview Ind. DR. STE 100
Salem, OR 97302
503.585.2474
jwells@westech-eng.com

ARCHITECT
Lenity Architecture
Architect, Lee Gwyn
3150 Kettle Court SE
Salem, OR
503.399.1090
lee@lenityarchitecture.com

SURVEYOR
Barker Surveying
Greg Wilson, President
3657 Kashmir Way SE
Salem, OR 97317
503.588.8800
greg@barkerwilson.com

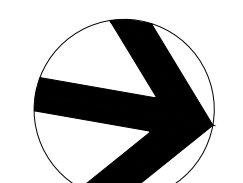
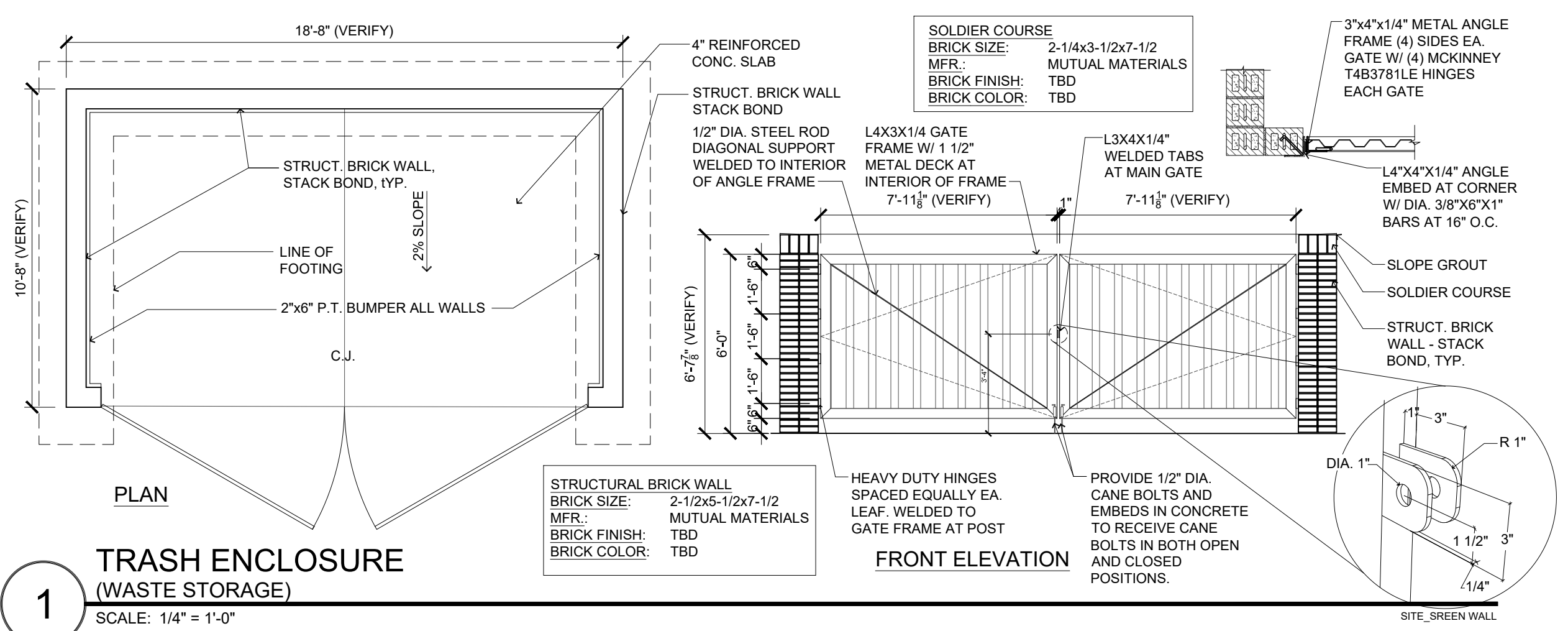


NEW BUILDING FOR JOHNSON FAMILY FOR ORTHODONTICS
5669 COMMERCIAL ST SE SALEM, OR 97306

SITE PLAN REVIEW PLAN REVIEW CLASS III

DATE: 04/06/2020
REVISED DATE:
SHEET: A1.1

SITE PLAN REVIEW CLASS 3



SITE PLAN
SCALE: 1" = 20'-0"

5/17/2020 2:52 PM map_pak7310200 2:58 PM map_pak7310200 - johnson family orthodontics preliminary plan review 1.1.dwg SITE