



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:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-51
PROPERTY LOCATION:	2839 Lancaster Dr NE, Salem OR 97305
NOTICE MAILING DATE:	November 22, 2022
PROPOSAL SUMMARY:	New outpatient medical clinic and associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Tuesday, December 6, 2022</u>. 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:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> North Lancaster Neighborhood Association (NOLA), Dennis Will, Land Use Chair; Phone 503-931-2105; Email: elephant2@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d) – Class 2 Adjustment 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):	Property Two LLC (Alex Trauman, Ana Castilla)
APPLICANT(S):	Lenity Architecture on behalf of Castilla Orthodontics
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review for development of a new outpatient medical clinic (Castilla Orthodontics) of approximately 6,000 square feet in size with associated parking and landscape improvements, with a request for two Class 2 Adjustments to:</p> <ol style="list-style-type: none"> (1) Reduce the landscape requirement from 15% to 11.5% for the development site (SRC 522.010(d)(3)); and (2) Allow striping of pedestrian connection(s) (SRC 800.065(b)(1)). <p>The subject property is approximately 0.89 acres in size, located within a shopping center zoned CR (Retail Commercial), and located at 2839 Lancaster Drive NE - 97305 (Marion County Assessors Map and Tax Lot Number: 072W18CB / 100).</p>
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: 22-112595. 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: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-51

PROJECT ADDRESS: 2839 Lancaster Dr NE, Salem OR 97305

AMANDA Application No.: 22-112595-RP / 22-112596-ZO

COMMENT PERIOD ENDS: Tuesday, December 6, 2022 at 5:00 PM

SUMMARY: New outpatient medical clinic and associated site improvements.

REQUEST: A consolidated application for a Class 3 Site Plan Review for development of a new outpatient medical clinic (Castilla Orthodontics) of approximately 6,000 square feet in size with associated parking and landscape improvements, with a request for two Class 2 Adjustments to:

- (1) Reduce the landscape requirement from 15% to 11.5% for the development site (SRC 522.010(d)(3)); and
- (2) Allow striping of pedestrian connection(s) (SRC 800.065(b)(1)).

The subject property is approximately 0.89 acres in size, located within a shopping center zoned CR (Retail Commercial), and located at 2839 Lancaster Drive NE - 97305 (Marion County Assessors Map and Tax Lot Number: 072W18CB / 100).

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., Tuesday, December 6, 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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

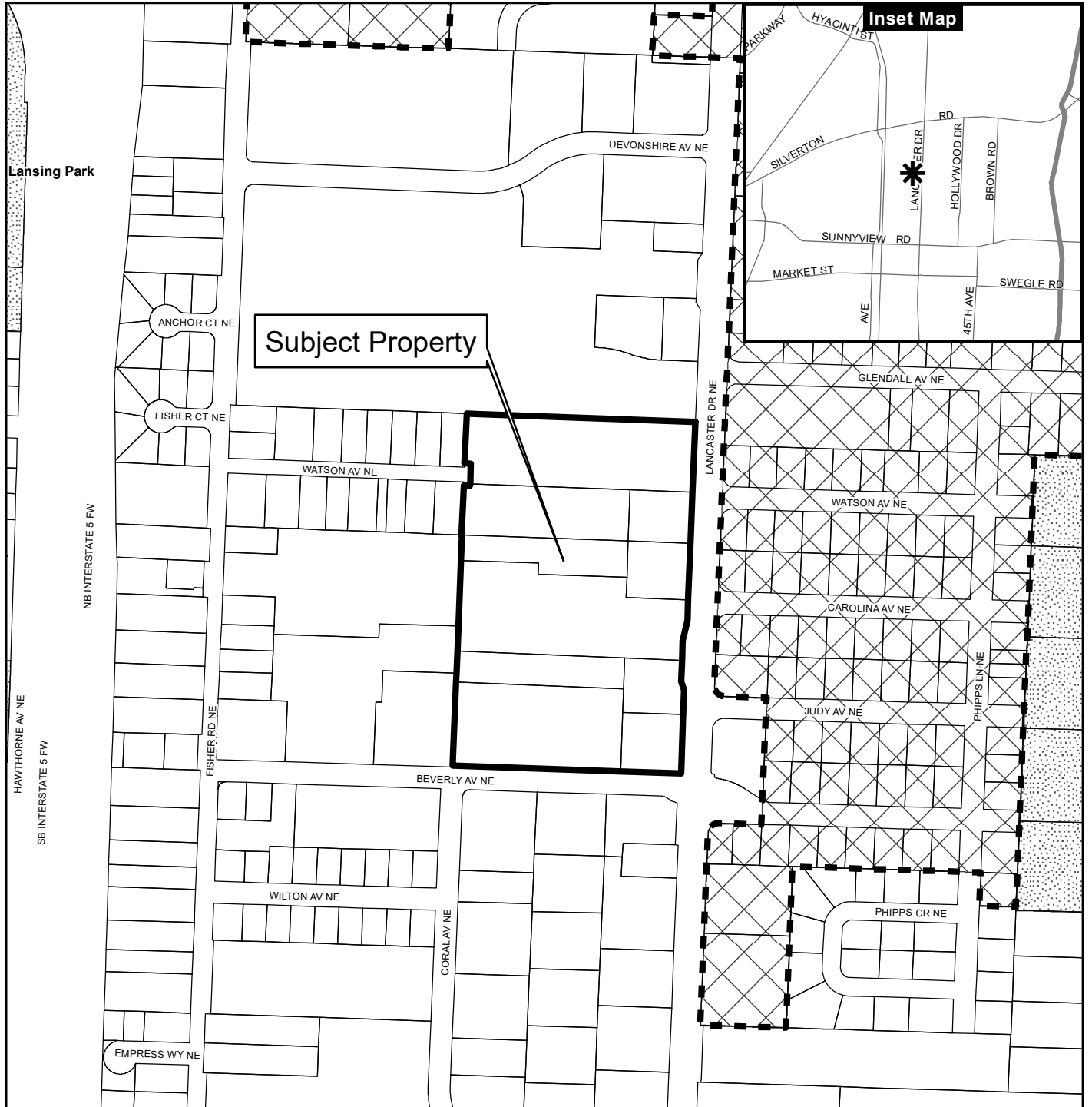
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2839 Lancaster Drive NE



Legend

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

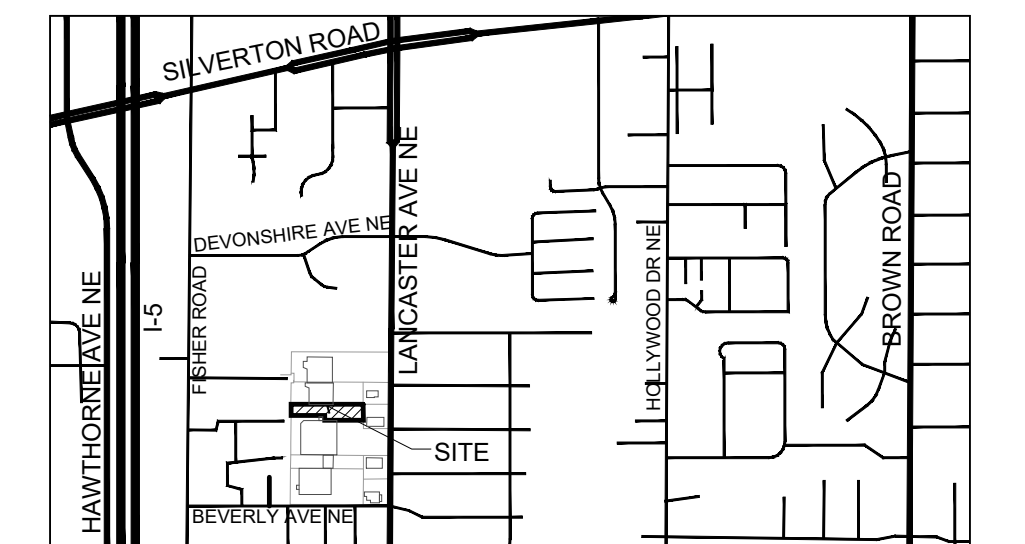

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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CASTILLA ORTHODONTICS



VICINITY MAP
NOT TO SCALE
PROJECT STATISTICS:

SITE PLAN
2839 LANCASTER DR NE
SALEM, OR 97302
CITY OF SALEM, MARION COUNTY
072W18CB 00100
USE: CR (RETAIL COMMERCIAL)
EXISTING TO REMAIN: SHOPPING CENTER
PROPOSED: OUTPATIENT MED. SERVICES AND LABORATORIES
BLDG. HEIGHT: 25 FEET
BLDG. SETBACK (TABLE 522-3 SETBACKS):
STREET SIDE: 5'
FRONT: 5' (NONE (ZONE TO ZONE))
SIDE: NONE (ZONE TO ZONE)
REAR: NONE (ZONE TO ZONE)
PARKING SETBACK (SEC 806.035):
STREET: 10'
FRONT: 5' (ZONE TO ZONE)
SIDE: 5' (ZONE TO ZONE)
REAR: 5' (ZONE TO ZONE)
BUILDING: 5'
SITE AREA: 0.89 AC (38,768 SQ. FT.)
TOTAL LOT COVERAGE: NO MAX.
TOTAL LANDSCAPE AREA: 5,816 S.F. (15%)
(15% SEC. 522.010(d)(3))

REQ'D PARKING MIN:
EXISTING SHOPPING CENTER: SEE PLAN FOR CALCS = 580 SPACES
NEW OUTPATIENT MEDICAL: 1 STALL PER 350 S.F. 6,314 / 350 = 18 SPACES
TOTAL SPACES REQ'D: 598 SPACES

REQ'D TOTAL BICYCLE SPACES:
(1 PER 10K SF FOR 1ST 50K SF + 1 PER 20K SF FOR 50K TO 100K SF + 1 PER 30K FOR 100K SF AND OVER) 5 + 2.5 + 2.5 = 10 SPACES

LOADING ZONE: 1
EXISTING PARKING SPACES:
STANDARD: 516 SPACES
COMPACT: 94 SPACES
ACCESSIBLE: 24 SPACES
TOTAL EXISTING: 634 SPACES
EXISTING BICYCLE SPACES: 37 SPACES

PROPOSED NEW PARKING SPACES:
STANDARD: 11 SPACES
COMPACT: 12
ACCESSIBLE: 1 SPACES
TOTAL NEW: 24 SPACES
DEVELOPMENT SITE TOTAL: 658 SPACES

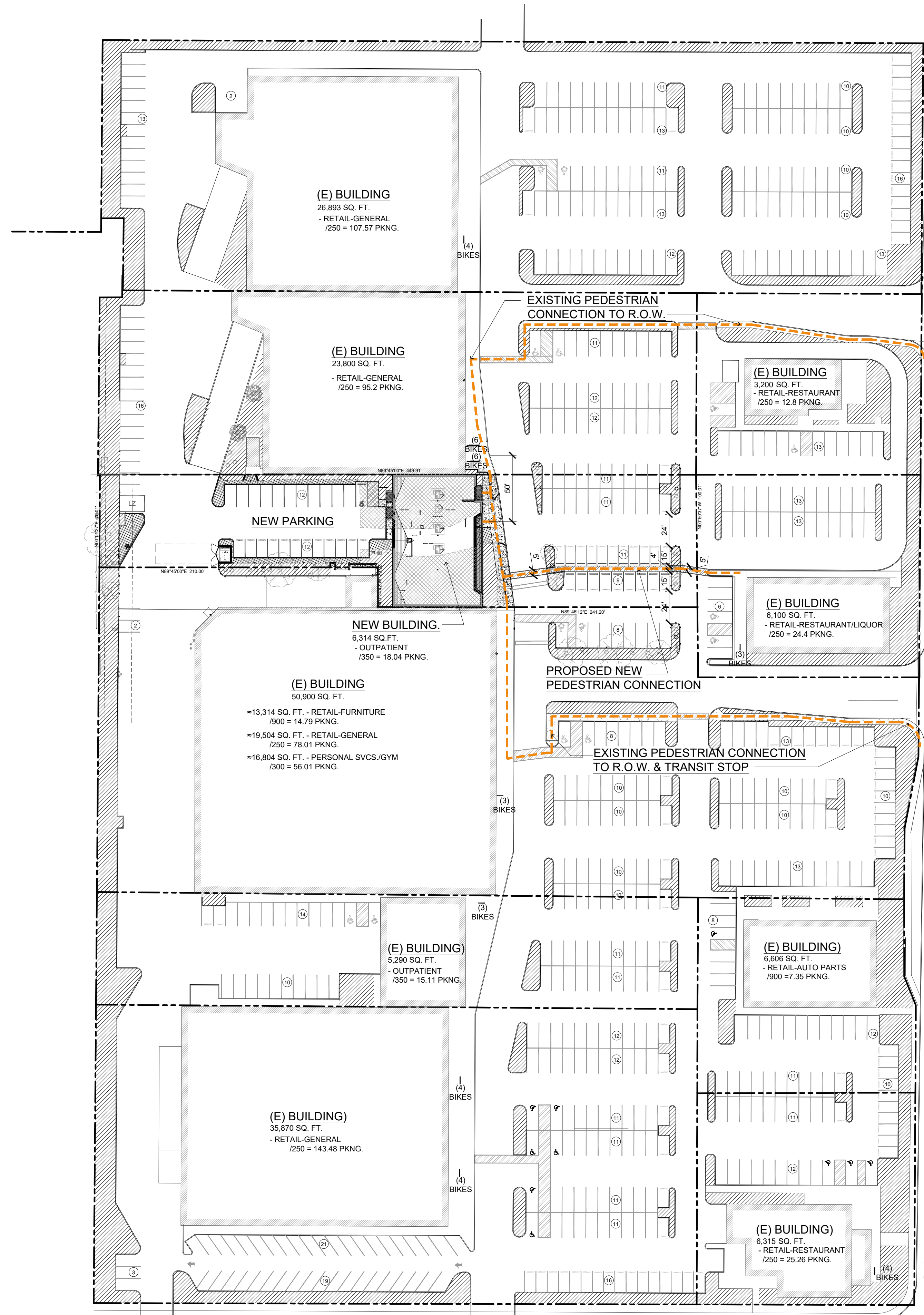
NOTE: 9 EXISTING STANDARD STALLS ARE CONVERTED TO COMPACT STALLS TO ACCOMMODATE THE REQUIRED NEW PEDESTRIAN CONNECTION.

NEW BICYCLE SPACES: NONE PROPOSED

NOTE: EXISTING BICYCLE PARKING FOR 6 BIKES IS WITHIN 50' OF NEW BUILDING MAIN ENTRANCE. AN ADDITIONAL 6 EXISTING SPACES ARE WITHIN 50' OF NEW BUILDING SECONDARY ENTRANCE.

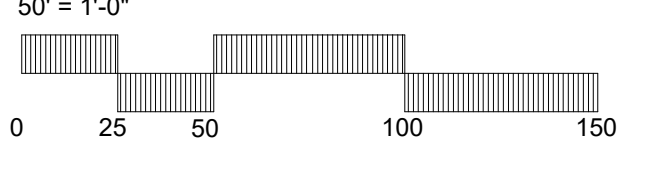
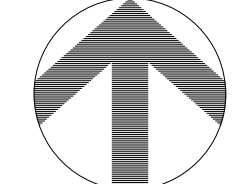
PROJECT DATA	
OVERALL SHOPPING CENTER SITE DATA:	PROPOSED
SHOPPING CENTER AREA:	13.49 ACRES +/- 587,438 SQ. FT.
PROPOSED CLINIC BLDG. SITE DATA:	
PROPERTY AREA:	89 ACRES +/- 38,765 SQ. FT.
BUILDING FOOTPRINT:	6,314 SQ. FT. (16.3%)
HARDSCAPE / SIDEWALK:	2,669 SQ. FT. (6.9%)
DRIVES / PARKING:	23,750 SQ. FT. (61.3%)
OPEN SPACE / LANDSCAPE:	6,022 SQ. FT. (15.5%)
TOTAL:	38,765 SQ. FT. (100%)
IMPERVIOUS AREA:	32,733 SQ. FT.
PERVIOUS AREA:	6,022 SQ. FT.

OVERALL SITE POST DEVELOPMENT AREA BREAKDOWN:	
BUILDING FOOTPRINTS:	171,288 SQ. FT. (29.2%)
HARDSCAPE / SIDEWALK:	32,301 SQ. FT. (5.5%)
DRIVES / PARKING:	316,545 SQ. FT. (53.8%)
OPEN SPACE / LANDSCAPE:	67,304 SQ. FT. (11.5%)
TOTAL:	587,438 SQ. FT. (100%)
IMPERVIOUS AREA:	520,134 SQ. FT.
PERVIOUS AREA:	67,304 SQ. FT.



EXISTING LANDSCAPED AREA TO REMAIN
EXISTING LANDSCAPED AREA TO BE REMOVED.
NEW LANDSCAPED AREA TO BE ADDED.

OVERALL PROPOSED SITE PLAN
DATE: 07/29/2022



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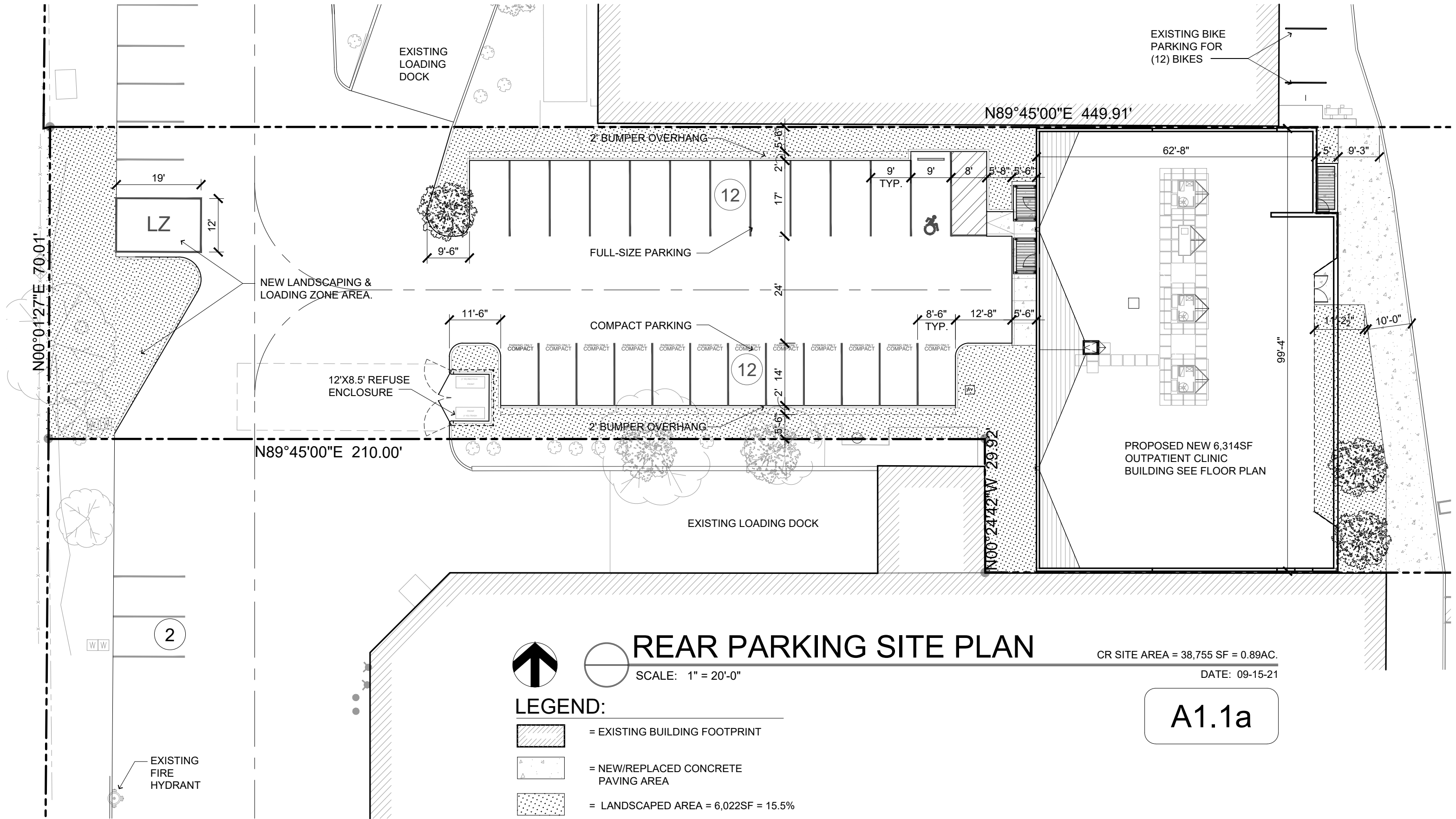
OWNER APPROVAL SIGNATURE:
CLIENT NAME: _____ DATE: _____



3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

CASTILLA ORTHODONTICS

SALEM, OR



REAR PARKING SITE PLAN




CR SITE AREA = 38,755 SF = 0.89AC.

DATE: 09-15-21

SCALE: 1" = 20'-0"



LEGEND:

-  = EXISTING BUILDING FOOTPRINT
-  = NEW/REPLACED CONCRETE PAVING AREA
-  = LANDSCAPED AREA = 6,022SF = 15.5%

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