



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 / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR23-10
PROPERTY LOCATION:	4125 Market St NE, Salem OR 97301
NOTICE MAILING DATE:	March 21, 2023
PROPOSAL SUMMARY:	Proposed development of a new two-story multi-family apartment building containing ten dwelling units.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, April 4, 2023</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:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@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> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com .
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; SRC250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Driveway Approach Permit; 225.005(e)(1) – Class 1 Design 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):	WLW Holdings LLC (Chris Weddle, Dexter Lalack, Kyler Welch)
APPLICANT(S):	Chris Weddle
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new two-story multi-family apartment building containing ten dwelling units, with Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Reduce the setback for a Vehicle Use Area from ten-feet to five feet abutting the east property line; 2) Reduce the setback for a Accessory Structure (Trash Enclosure) from ten-feet to five feet abutting the east property line; 3) Reduce the size of ground floor open space from 96 square feet to 48 square feet; 4) Allow off-street surface parking areas in front of the building, where parking areas are required to be behind or besides a building; 5) Allow more than four units to share an entry area; 6) Reduce the variation of the roof line to less than four feet for a building more than 100-feet of horizontal length; 7) Reduce the driveway spacing on a minor arterial street from 370 feet to 15 feet; 8) Reduce the driveway spacing on a minor arterial street from 370 feet to 34 feet. <p>For property approximately 17,400 acres in size, zoned RM-II (Multi-Family Residential), and located at 4125 Market Street NE 97301 (Marion County Assessors Map and Tax Lot number: 072W19BD / 400).</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: 23 102627. 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 / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR23-10

PROJECT ADDRESS: 4125 Market St NE, Salem OR 97301

AMANDA Application No.: 23-102627-PLN

COMMENT PERIOD ENDS: April 4, 2023

SUMMARY: Proposed development of a new two-story multi-family apartment building containing ten dwelling units.

REQUEST: A Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new two-story multi-family apartment building containing ten dwelling units, with Class 2 Adjustment requests to:

- 1) Reduce the setback for a Vehicle Use Area from ten-feet to five feet abutting the east property line;
- 2) Reduce the setback for a Accessory Structure (Trash Enclosure) from ten-feet to five feet abutting the east property line;
- 3) Reduce the size of ground floor open space from 96 square feet to 48 square feet;
- 4) Allow off-street surface parking areas in front of the building, where parking areas are required to be behind or besides a building;
- 5) Allow more than four units to share an entry area;
- 6) Reduce the variation of the roof line to less than four feet for a building more than 100-feet of horizontal length;
- 7) Reduce the driveway spacing on a minor arterial street from 370 feet to 15 feet;
- 8) Reduce the driveway spacing on a minor arterial street from 370 feet to 34 feet.

For property approximately 17,400 acres in size, zoned RM-II (Multi-Family Residential), and located at 4125 Market Street NE 97301 (Marion County Assessors Map and Tax Lot number: 072W19BD / 400).

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, April 4, 2023, 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: Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: odias@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

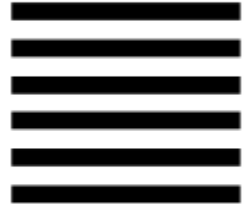


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

4125 Market Street NE










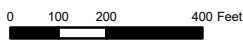
Inset Map

BLANCHET CATHOLIC SCHOOL

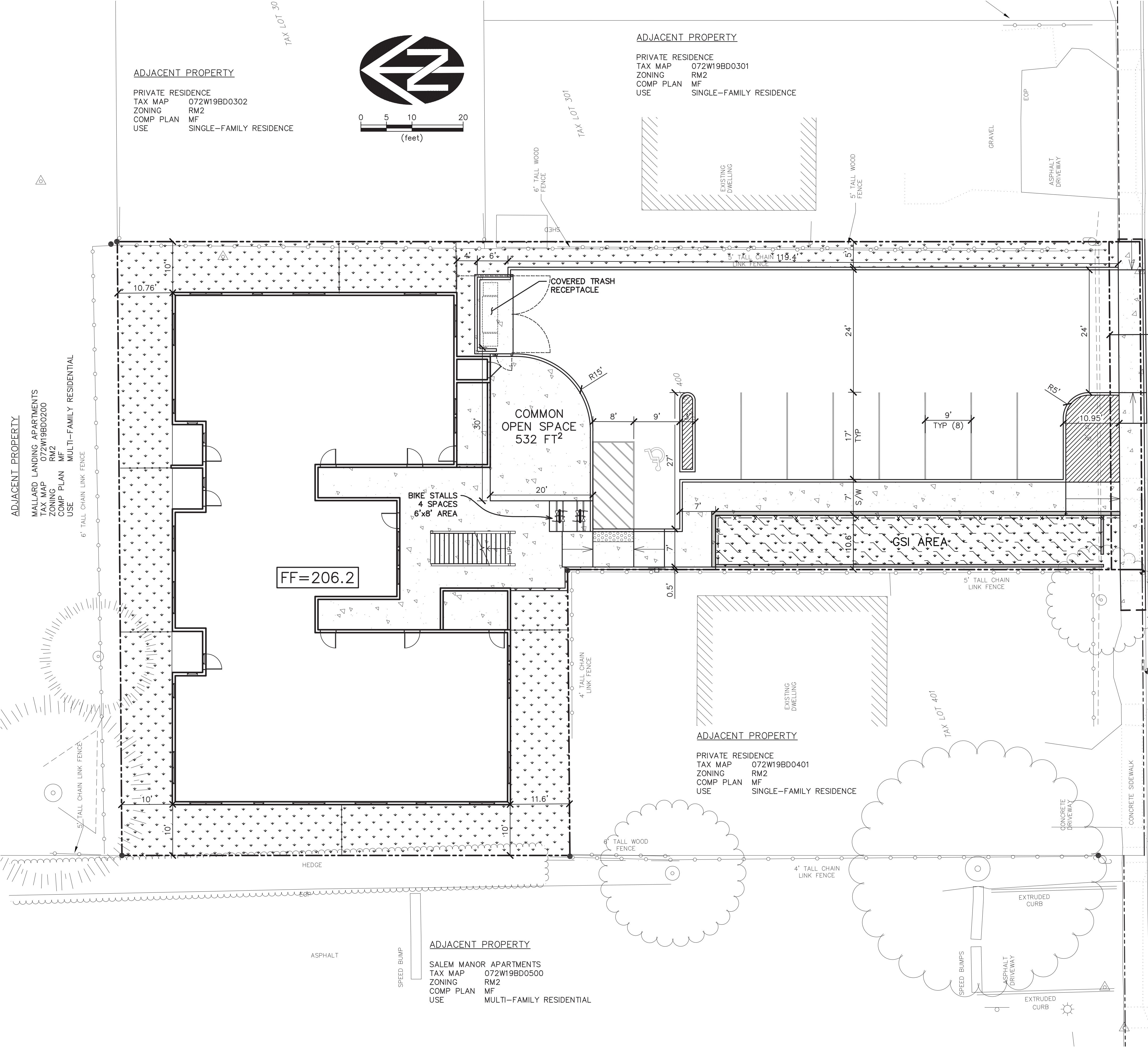
Subject Property

Legend

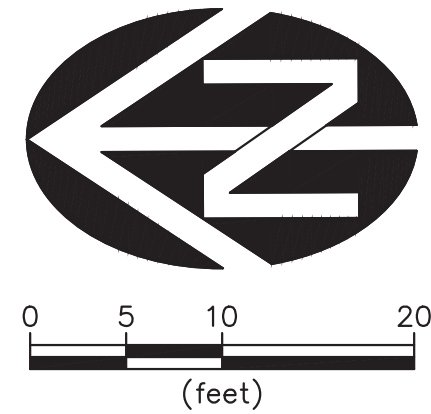
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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ADJACENT PROPERTY
 PRIVATE RESIDENCE
 TAX MAP 072W19BD0302
 ZONING RM2
 COMP PLAN MF
 USE SINGLE-FAMILY RESIDENCE



ADJACENT PROPERTY
 PRIVATE RESIDENCE
 TAX MAP 072W19BD0301
 ZONING RM2
 COMP PLAN MF
 USE SINGLE-FAMILY RESIDENCE

ADJACENT PROPERTY
 PRIVATE RESIDENCE
 TAX MAP 072W19BD0401
 ZONING RM2
 COMP PLAN MF
 USE SINGLE-FAMILY RESIDENCE

ADJACENT PROPERTY
 SALEM MANOR APARTMENTS
 TAX MAP 072W19BD0500
 ZONING RM2
 COMP PLAN MF
 USE MULTI-FAMILY RESIDENTIAL

SITE PLAN LEGEND

- INTERIOR PARKING LOT LANDSCAPE
- GENERAL LANDSCAPE

SUBJECT PROPERTY

TAX MAP 072W19BD0400
 ZONING RM2
 COMP PLAN MF
 AREA 17,714 SF

LANDSCAPE & COVERAGE SUMMARY

SUBJECT PROPERTY AREA	17,714 SF
REQUIRED TOTAL LANDSCAPE	2,657 SF (15%)
PROVIDED TOTAL LANDSCAPE	4,776 SF (28%)
PARKING AREA	1,986 SF
INTERIOR PARKING LANDSCAPE	206 SF (10%)
BUILDING COVERAGE	5,358 SF
PAVEMENT COVERAGE	7,580 SF

PARKING SUMMARY

STANDARD STALLS	9
HANDICAP STALLS	1
TOTAL STALLS	10
MIN REQ'D (1/UNIT)	10
MAX ALLOWED (2.5x MIN FOR <20 SPACES)	25
BICYCLE SPACES	6

BUILDING SUMMARY

HEIGHT	29'
USE:	MULTI-FAMILY 10 UNITS

NO.	DATE	DESCRIPTION	BY
1	02.22.23		AK

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DATE: 08/20/2022

REGISTERED PROFESSIONAL ENGINEER
 8863306
 OREGON
 AUG. 10, 2020
 ANDREW A. WELLS
 RENEWS: 6/29/2024

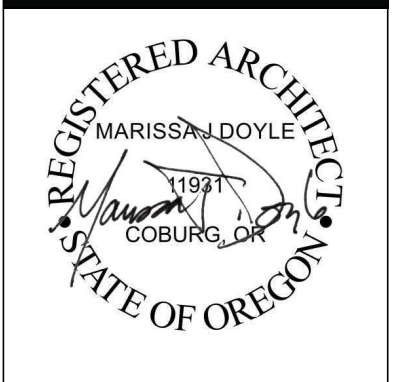
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

WLW HOLDINGS, LLC
 MARKET STREET APARTMENTS

SITE & DIMENSIONING PLAN

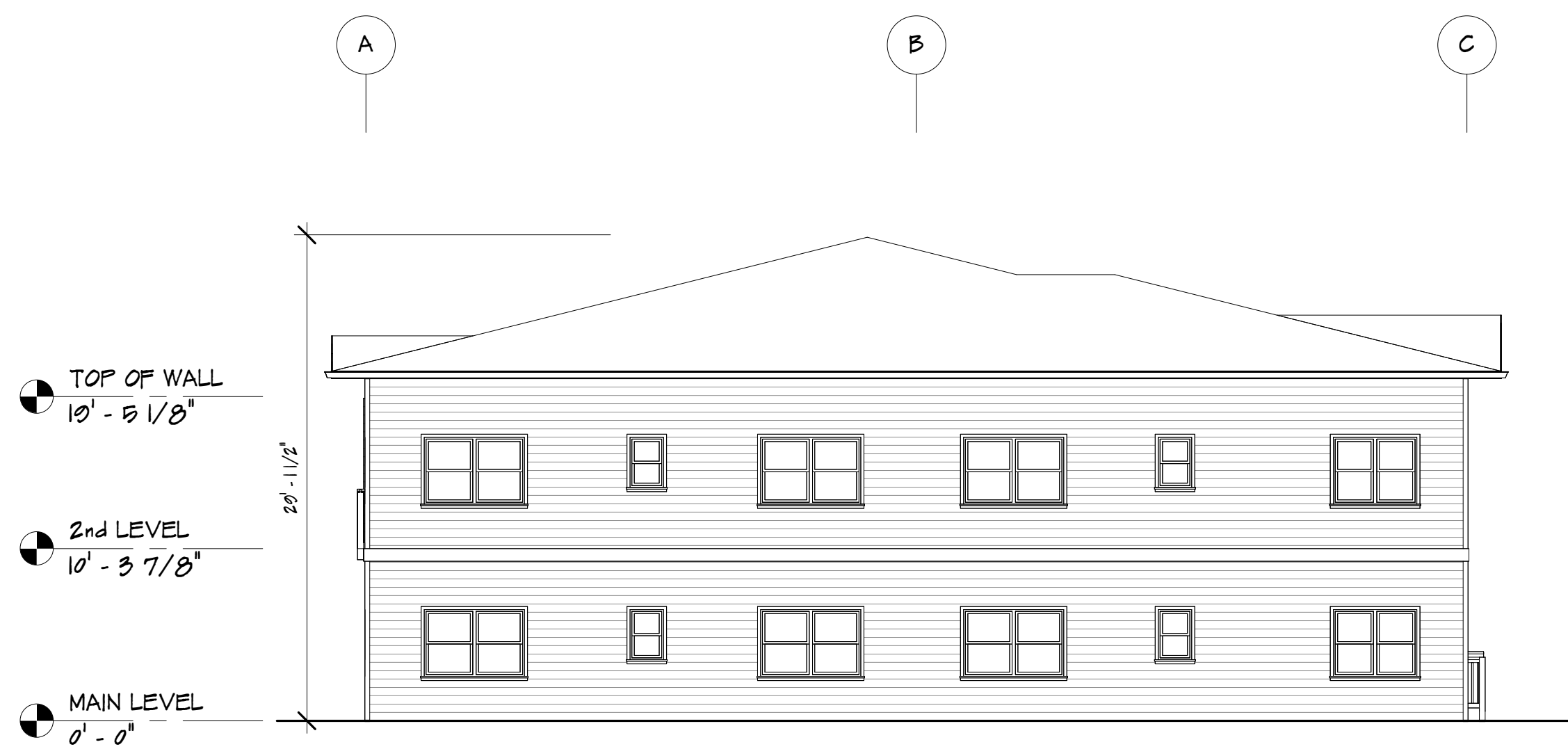
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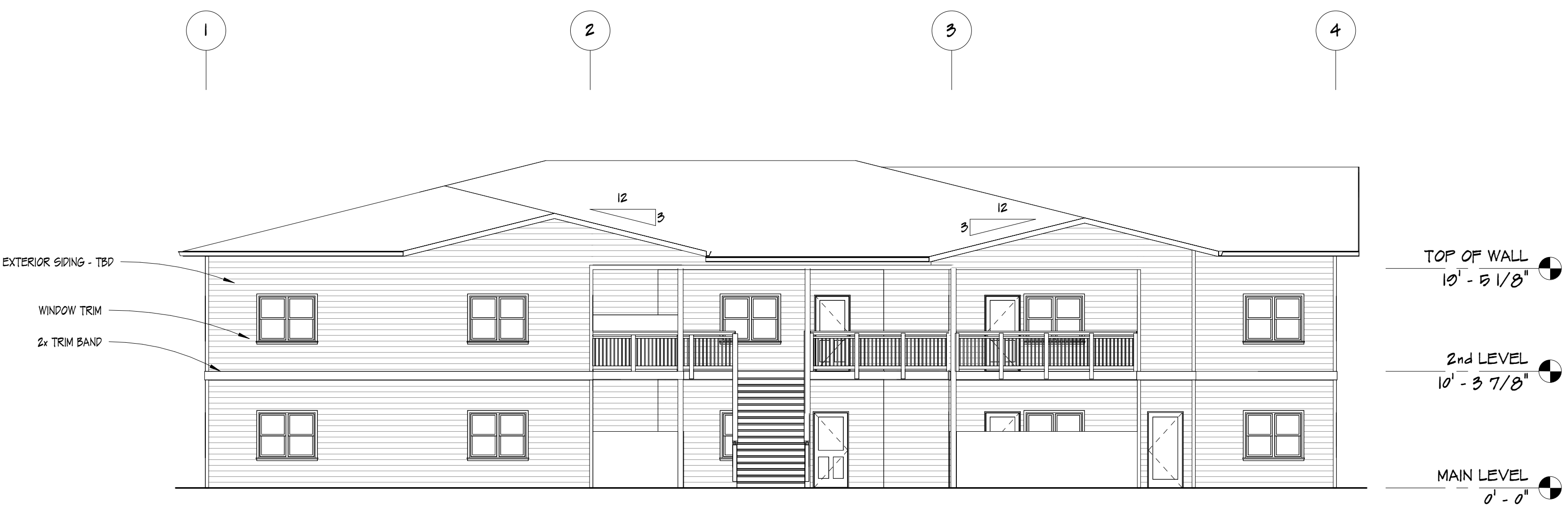
Market Street Apartments
 4125 Market Street NE
 Salem, Oregon

PROJECT #:	2201
DOCUMENT TYPE	Construction Documents
DATE:	01.10.2023

ELEVATIONS
A201



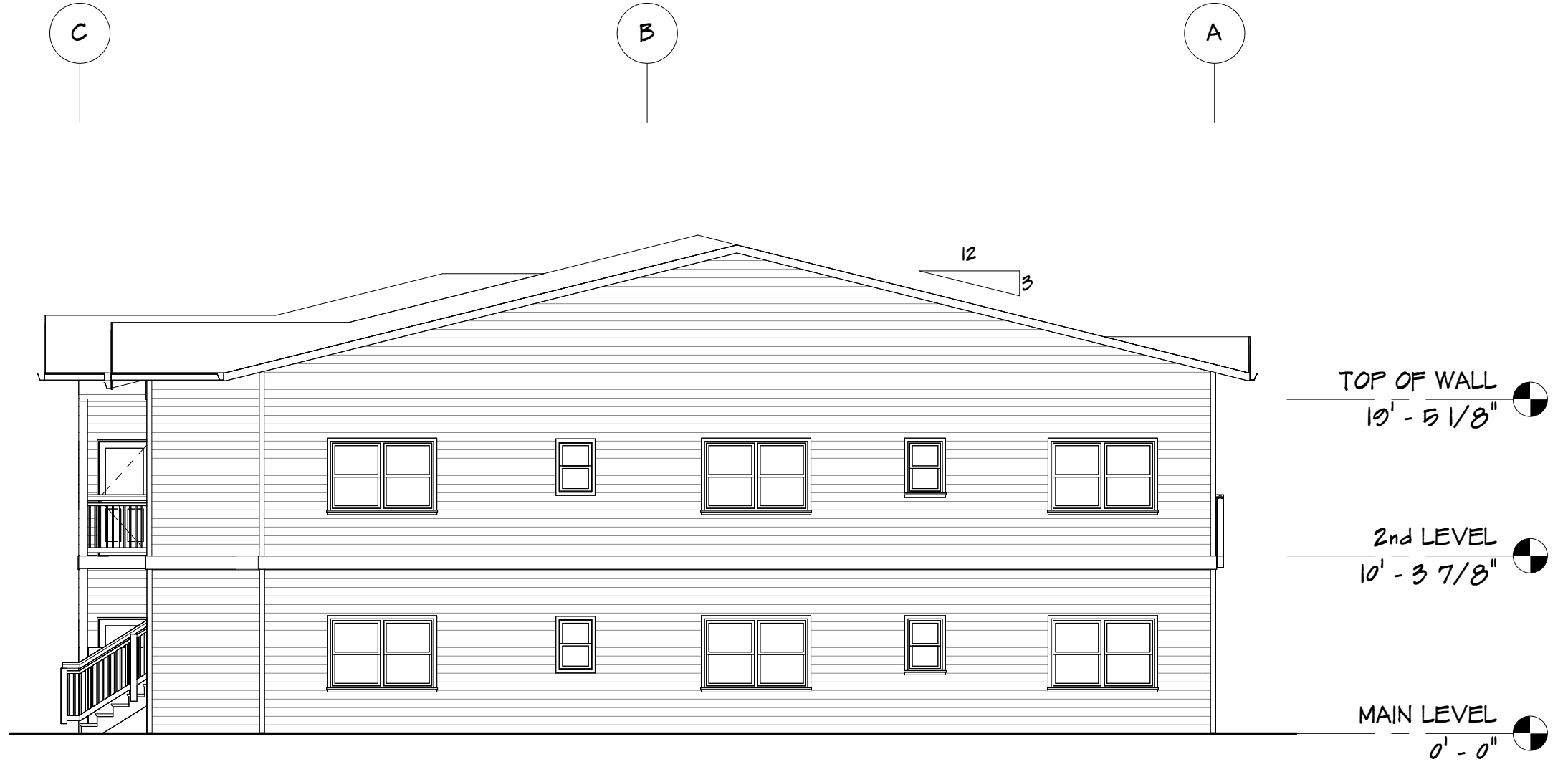
A WEST ELEVATION
 1/8" = 1'-0"



B SOUTH ELEVATION
 1/8" = 1'-0"



C NORTH ELEVATION
 1/8" = 1'-0"



D EAST ELEVATION
 1/8" = 1'-0"