



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 / Property Line Adjustments Case No. SPR23-19PLA23-12PLA23-13
PROPERTY LOCATION:	315 Lancaster Drive SE and 3880 Mahrt Avenue SE, Salem OR 97317
NOTICE MAILING DATE:	June 5, 2023
PROPOSAL SUMMARY:	A Class 3 Site Plan Review and two Property Line Adjustments for the consolidation of three properties into a single unit of land and the expansion of an existing AutoZone.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, JUNE 20, 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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
ACCESS:	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; 205.055(d) – Property Line 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):	Russell Family Revocable Living Trust
APPLICANT(S):	Shawn Nguy
PROPOSAL REQUEST:	A Class 3 Site Plan Review and two Property Line Adjustments for the consolidation of three properties into a single unit of land and the expansion of an existing AutoZone. The properties are location at 315 Lancaster Drive SE and 3880 Mahrt Avenue SE (Marion County Map & Tax Lot Nos. 072W31BB03600 & 072W31BB03700). The combined properties will be approximately 1.1 acres in size, and are located in the CR (Commercial Retail) zone.
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: 23-106704. 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 / Property Line Adjustments Case No. SPR23-19PLA23-12PLA23-13

PROJECT ADDRESS: 315 Lancaster Drive SE and 3880 Mahrt Avenue SE, Salem OR 97317

AMANDA Application No.: 23-106704-PLN

COMMENT PERIOD ENDS: Tuesday, June 20, 2023 at 5:00 PM

REQUEST: A Class 3 Site Plan Review and two Property Line Adjustments for the consolidation of three properties into a single unit of land and the expansion of an existing AutoZone. The properties are location at 315 Lancaster Drive SE and 3880 Mahrt Avenue SE (Marion County Map & Tax Lot Nos. 072W31BB03600 & 072W31BB03700). The combined properties will be approximately 1.1 acres in size, and are located in the CR (Commercial Retail) zone.

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, JUNE 20, 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

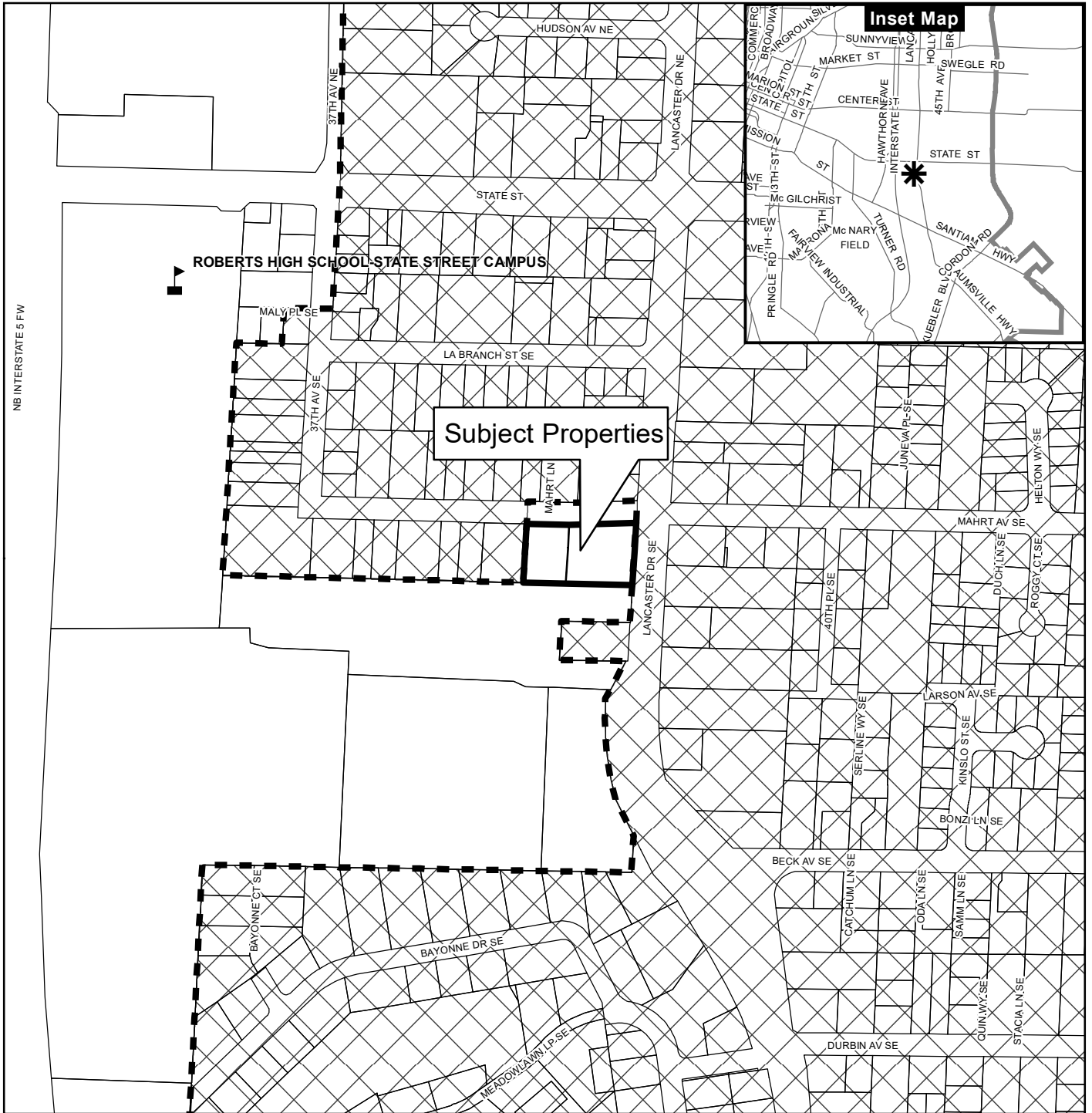
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

315 Lancaster Drive SE and 3880 Mahrt Avenue SE



Legend

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PLA DEED NOTES

PLA DEED 1: REEL 1674, PAGE 150, MCDR
 EXHIBIT A: LOT 41, LABRANCH SUBDIVISION, 11,960 SQ.FT.
 EXHIBIT B: LOT 42, LABRANCH SUBDIVISION, 17,460 SQ.FT.
 EXHIBIT C: CONSOLIDATED PROPERTY, 29,420 SQ.FT.

PLA DEED 2: REEL _____, PAGE _____, MCDR

EXHIBIT A:
 "PROPERTY A"
 LOT 40, LABRANCH SUBDIVISION, 18,323 SQ.FT.
 EXHIBIT B:
 "PROPERTY B"
 EXHIBIT C, REEL 1674, PAGE 150, MCDR, 29,420 SQ.FT.
 EXHIBIT C:
 CONSOLIDATED PROPERTY, 47,743 SQ.FT. 1.09 ACRES

REFERENCES

- R1 LABRANCH SUBDIVISION, V. 12, P. 27, BOTP
- R2 PARTITION PLAT 2014-026
- R3 VOLUME 625, PAGE 82, MCDR
- R4 MCSR 1945
- R5 PARTITION PLAT 2007-139
- R6 REEL 1674, PAGE 150, MCDR
- R7 REEL 1621, PAGE 203, MCDR
- R8 REEL 1613, PAGE 395, MCDR
- R9 MCSR 13897

SITE INFORMATION (SRC 522)

ZONE = RETAIL COMMERCIAL
 SETBACKS:
 STREET FRONTAGE = 16- FEET
 EAST/SOUTH LINES = ZONE TO ZONE - BUILDING (NONE)
 EAST/SOUTH LINES = ZONE TO ZONE - PARKING (5- FEET)
 BUILDING SEPARATIONS = 0- FEET
 LOT COVERAGE = NO MAX
 VEHICULAR ACCESS = TAKEN FROM LANCASTER AND MAHRT
 HEIGHT RESTRICTIONS = 50- FEET
 PUBLIC AND PRIVATE UTILITIES = SEE MAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

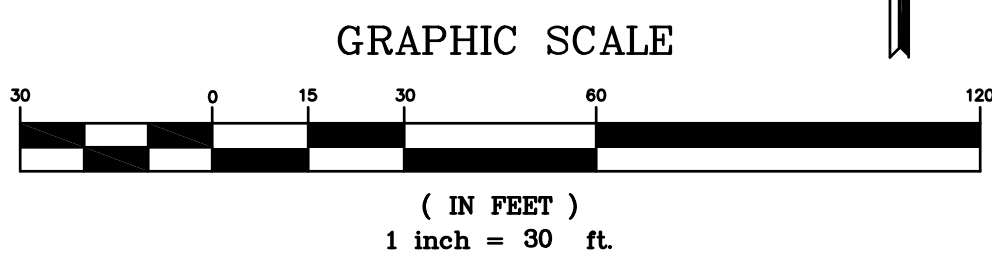
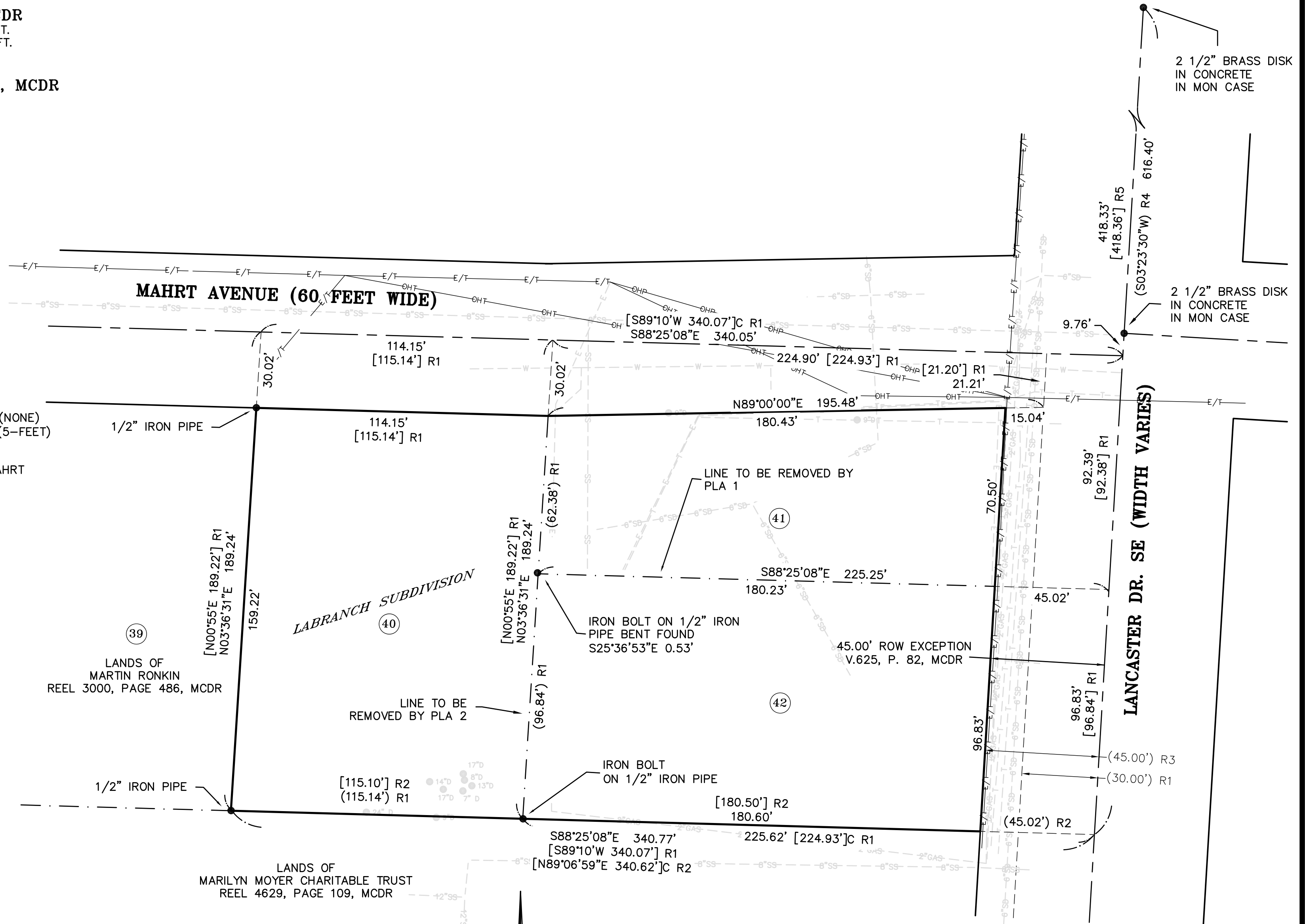
PRELIMINARY

OREGON
JULY 11, 2000
MITCHELL DURYEYEA
#59638

EXPIRES 12/31/2023

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- DIMENSION LINES
- LOT LINES
- CENTERLINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND STORM LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOMMUNICATION LINE
- OVERHEAD POWER/TELECOMMUNICATION LINE
- () R# RECORD/MEASURED DATA PER SURVEY NOTED
- [] R# RECORD DATA PER SURVEY NOTED
- C R# CALCULATED DATA PER SURVEY NOTED
- 12"D@12"C DECIDUOUS/CONIFER TREE WITH DIAMETER
- FOUND MOUNNET AS NOTED (LOCATED 2012)



SITE PLAN FOR PLA'S

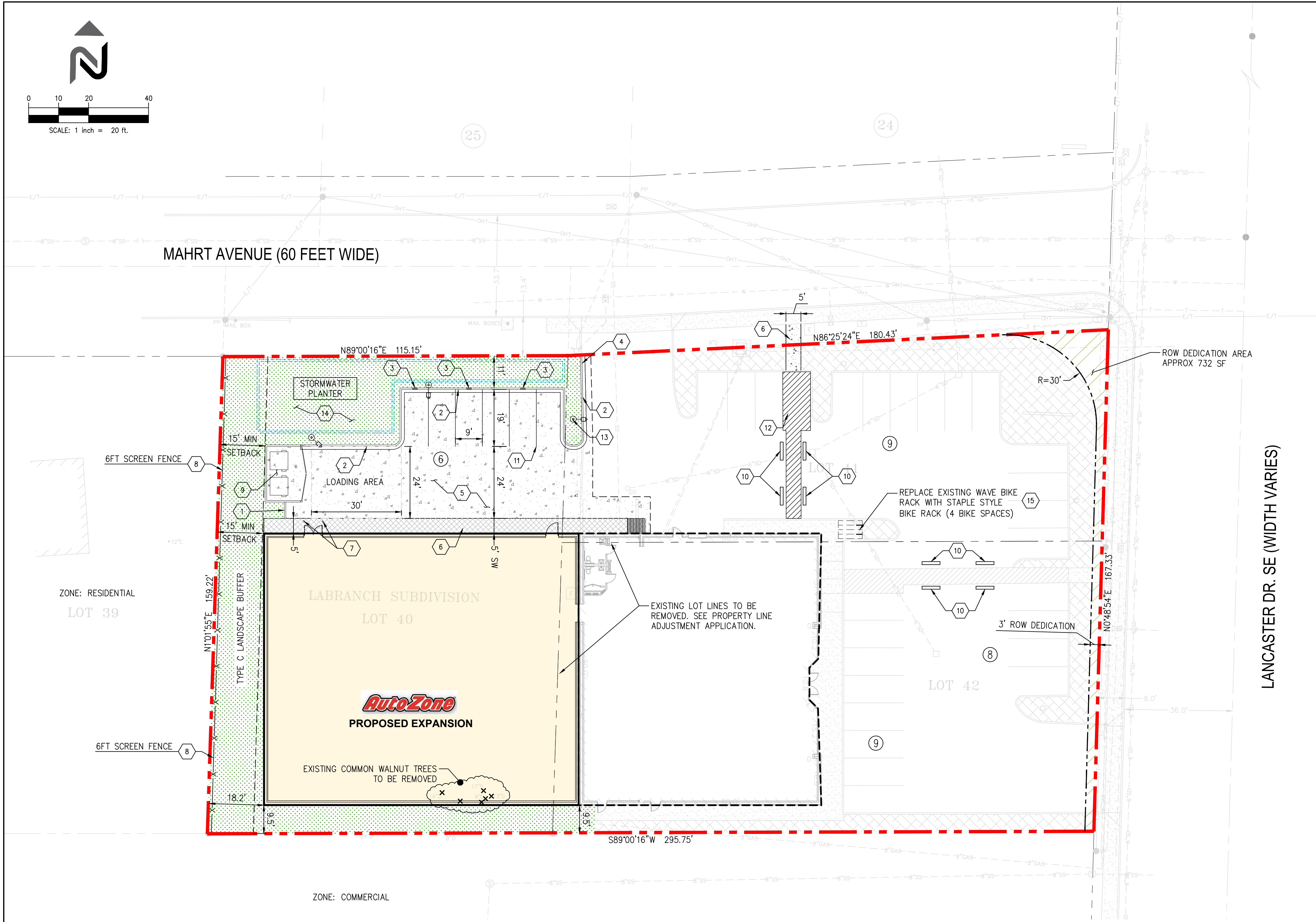
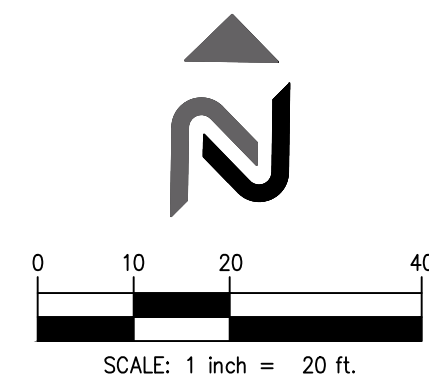
CITY OF SALEM PLA CASE NO. _____
 LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 7, SOUTH, RANGE 2 WEST, WILLEMITTE MERIDIAN, CITY OF SALEM, COUNTY OF MARION, STATE OF OREGON

LANDS OF PATRICK ERNEST RUSSELL AND JANET ELAINE (EYRE) RUSSELL, TRUSTEES OF THE RUSSELL FAMILY REVOCABLE LIVING TRUST DATED MARCH 25, 1999

MAY 3, 2023
SHEET 1 OF 1

DURYEYEA & ASSOCIATES
 Surveying and Mapping

2702 N. Perry Street Spokane, WA 99207 (509) 465-8007
 www.duryea-associates.com
 Job No. 12-1636



KEYNOTES		
(QUANTITY SHOWN IN PARENTHESES BESIDE KEYNOTE)		
1	CONCRETE VERTICAL CURB	1A C1.A
2	CONCRETE CURB AND GUTTER	1B C1.B
3	CURB SCUPPER	1C C1.A
4	CURB TRANSITION	1D C1.A
5	HEAVY DUTY CONCRETE PAVING	2B C1.A
6	CONCRETE SIDEWALK	3A,3B C1.A
7	PIPE BOLLARD	4 C1.A
8	6FT WOOD SCREEN FENCE	5 C1.A
9	TRASH ENCLOSURE	6-9 C1.A
10	6' RUBBER SPEED BUMP	10 C1.A
11	4" WIDE WHITE PARKING STRIPE, DOUBLE COATED (TYP.)	--
12	4" WIDE WHITE DIAGONAL STRIPES, DOUBLE COATED, 45° @ 2'-0" O.C.	--
13	CONCRETE LIGHT POLE BASE. AIM FIXTURE SAME AS DIRECTION INDICATED. SEE LIGHTING PLAN.	--
14	STORM PLANTER PER DRAINAGE PLAN	--
15	NEW BIKE RACK	11 C1.A



10135 se sunnyside rd | suite 200
clackamas, or 97015
t: 503.659.9500 | f: 503-659-2227
www.navixeng.com

CLIENT/OWNER



PROJECT NAME

**AUTOZONE
#2227**

NAVIX PROJECT NUMBER:

PROJECT ADDRESS

**315 LANCASTER DR SE
SALEM, OR**

STAMP

REVISIONS

REV	ISSUED FOR:	DATE
	SITE PLAN REVIEW/PLA	03/22/23
	COMPLETENESS	05/09/10



SECTION, TOWNSHIP, RANGE:

SECTION 31, TOWNSHIP 7 SOUTH,
RANGE 2 WEST, W.M.

PROJECT TEAM

REVIEWED BY: S. NGUY
DESIGNED BY: S. NGUY

SHEET NAME

**PRELIMINARY
SITE PLAN**

SHEET NUMBER

C1.0

LEGEND

- PROPOSED BUILDING EXPANSION
- PROPERTY LINE
- CONCRETE VERTICAL CURB
- 6FT WOOD FENCE
- SIDEWALK AT BUILDING
- CONCRETE PAVEMENT
- NUMBER OF PARKING STALLS
- PROPOSED LANDSCAPE AREA
- EXISTING LANDSCAPE TO BE PRESERVED IN PLACE
- LIGHT POLE
- REMOVE EXISTING TREE

PARKING DATA

EXISTING AUTOZONE BUILDING 7,214 SF ±
PROPOSED EXPANSION 9,519 SF ±
TOTAL 16,748 SF ±

REQUIRED PARKING RATIO: 1 STALL PER 900 SF
MINIMUM PARKING REQUIRED: 19 SPACES
MAXIMUM PARKING REQUIRED: 46 SPACES

EXISTING PARKING STALLS 27 SPACES
PROPOSED NET PARKING ADDITION 5 SPACES
TOTAL 32 SPACES

EXISTING PARKING RATIO 3.74/ 1,000 SF
PROPOSED PARKING RATIO 1.91/ 1,000 SF

BUILDING DATA

OCCUPATION CLASSIFICATION: GROUP M (MERCANTILE)
BUILDING TYPE OF CONSTRUCTION: 2B
NUMBER OF STORIES: 1 SHOWN
BUILDING HEIGHT: 21 FT

SITE DATA

EXISTING SITE (LOT 41 & 42): 29,420 SF ± (0.68 AC)
PROJECT SITE (LOT 40): 18,323 SF ± (0.42 AC)
SUBTOTAL 47,743 SF ± (1.10 AC ±)
RIGHT OF WAY DEDICATION: 732 SF ± (0.02 AC)
SUBTOTAL 47,011 SF ± (1.08 AC ±)

MIN REQUIRED LANDSCAPING: 15% OF SITE AREA = 7,049 SF ±
TOTAL (EXISTING AND NEW) LANDSCAPE AREA: 9,560 SF ± (20.3% OF SITE)

ZONING: CR (RETAIL COMMERCIAL)

P:\Oregon\Salem\AutoZone\Drawings\AZS1105.dwg May 08, 2023 1:27pm