



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 2 Adjustment, Class 3 Site Plan Review Case No. SPR-ADJ24-07
PROPERTY LOCATION:	1401 Lancaster Dr NE, Salem OR 97301
NOTICE MAILING DATE:	January 29, 2024
PROPOSAL SUMMARY:	Reconstruction of a restaurant after damage by fire, including associated site improvements and two Class 2 Adjustments.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, February 12, 2024. 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:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: (503) 540-2311; E-mail: pdomine@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> Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@gmail.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; 250.005(d)(2) – 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):	James Cheung
APPLICANT(S):	Britany Randall, Brand Land Use
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for the reconstruction of an existing Eating and drinking establishment after damage by fire, with two Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Allow an increase to the maximum building setback from 30 feet to 76 feet, per SRC 535.015(c); 2) Reduce the required minimum ground-floor window coverage from 50 percent to 17.5 percent, per SRC 535.015(g)(5). <p>The subject property is 0.56 acres in size, zoned MU-III (Mixed Use III) and located at 1401 Lancaster Dr NE (Marion County Assessor's Map and Tax Lot Numbers 072W19CB / 200).</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:	<p>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 124597. Paper copies can be obtained for a reasonable cost.</p>

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 2 Adjustment, Class 3 Site Plan Review Case No. SPR-ADJ24-07

PROJECT ADDRESS: 1401 Lancaster Dr NE, Salem OR 97301

AMANDA Application No.: 23-124597-PLN

COMMENT PERIOD ENDS: Monday, February 12, 2024 at 5:00 p.m.

SUMMARY: Reconstruction of a restaurant after damage by fire, including associated site improvements and two Class 2 Adjustments.

REQUEST: A Class 3 Site Plan Review for the reconstruction of an existing Eating and drinking establishment after damage by fire, with two Class 2 Adjustment requests to:

- 1) Allow an increase to the maximum building setback from 30 feet to 76 feet, per SRC 535.015(c);
- 2) Reduce the required minimum ground-floor window coverage from 50 percent to 17.5 percent, per SRC 535.015(g)(5).

The subject property is 0.56 acres in size, zoned MU-III (Mixed Use III) and located at 1401 Lancaster Dr NE (Marion County Assessor's Map and Tax Lot Numbers 072W19CB / 200).

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, February 12, 2024, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

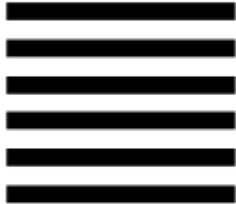


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

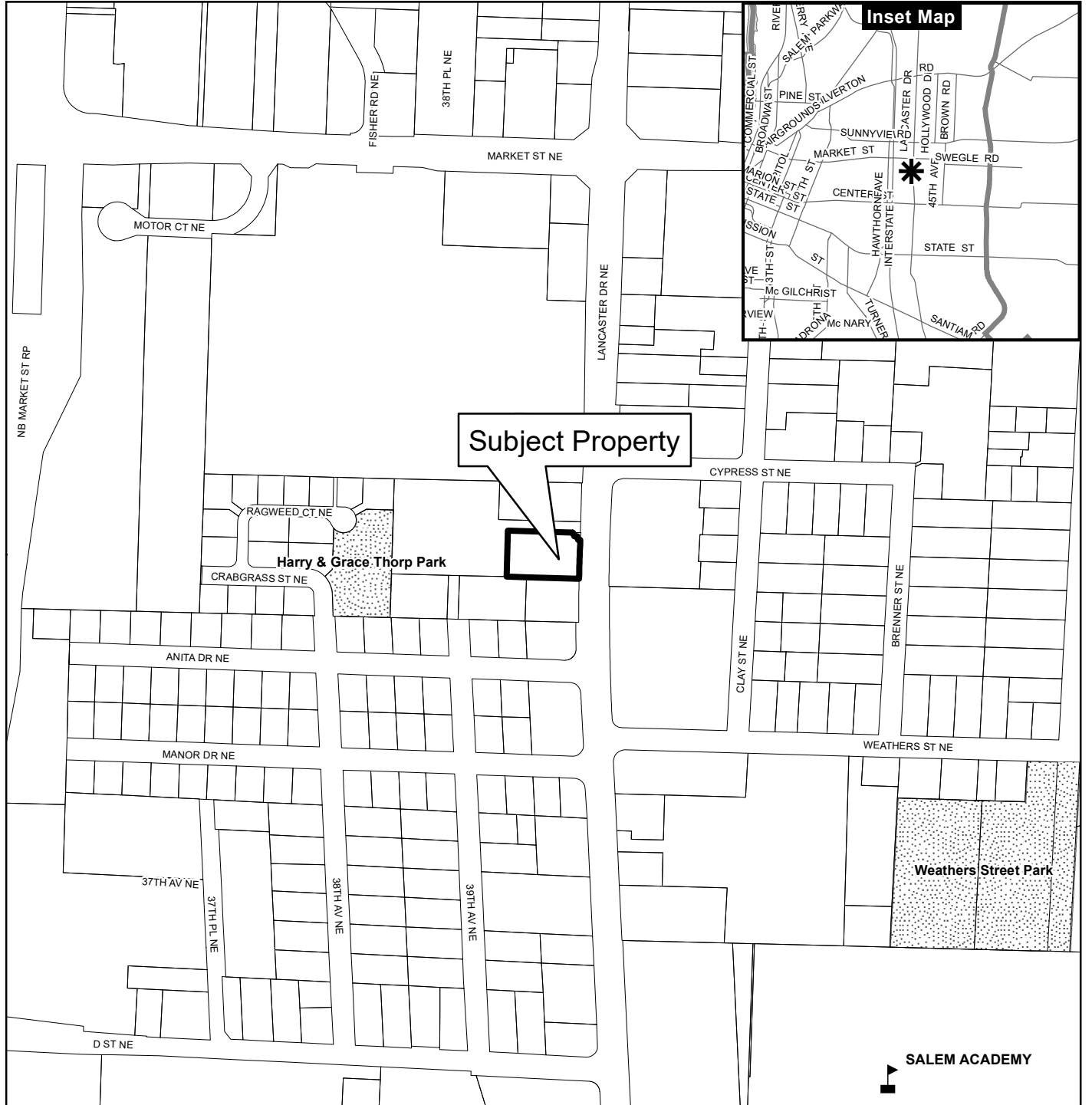
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 1401 Lancaster Dr NE



Legend

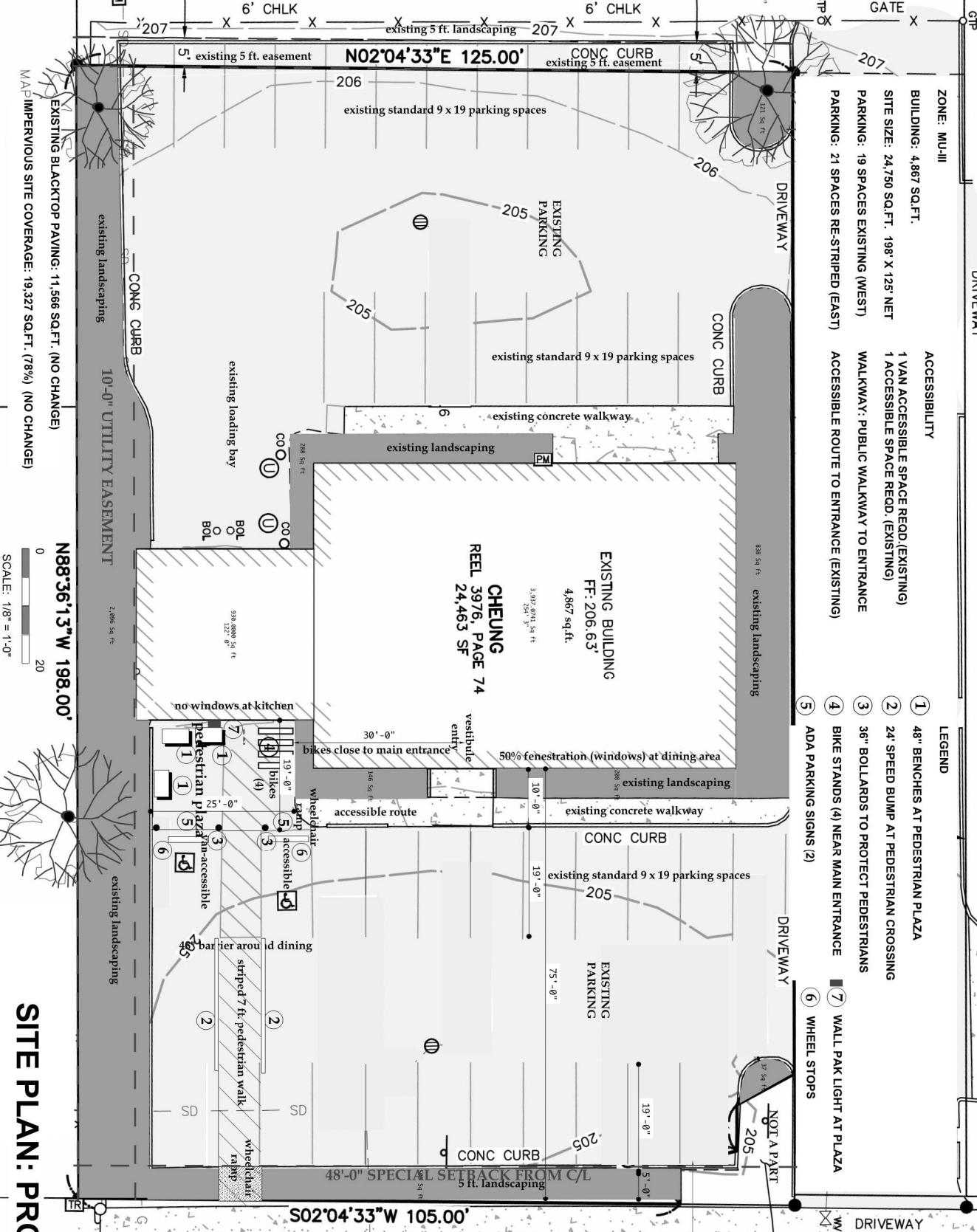
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



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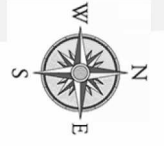
ZONE: MU-III
 BUILDING: 4,867 SQ.FT.
 SITE SIZE: 24,750 SQ.FT., 198' X 125' NET
 PARKING: 19 SPACES EXISTING (WEST)
 PARKING: 21 SPACES RE-STRIPED (EAST)

ACCESSIBILITY
 1 VAN ACCESSIBLE SPACE REOD. (EXISTING)
 1 ACCESSIBLE SPACE REOD. (EXISTING)
 WALKWAY: PUBLIC WALKWAY TO ENTRANCE
 ACCESSIBLE ROUTE TO ENTRANCE (EXISTING)

- LEGEND
- ① 48" BENCHES AT PEDESTRIAN PLAZA
 - ② 24" SPEED BUMPS AT PEDESTRIAN CROSSING
 - ③ 36" BOLLARDS TO PROTECT PEDESTRIANS
 - ④ BIKE STANDS (4) NEAR MAIN ENTRANCE
 - ⑤ ADA PARKING SIGNS (2)
 - ⑥ WHEEL STOPS
 - ⑦ WALL PAK LIGHT AT PLAZA

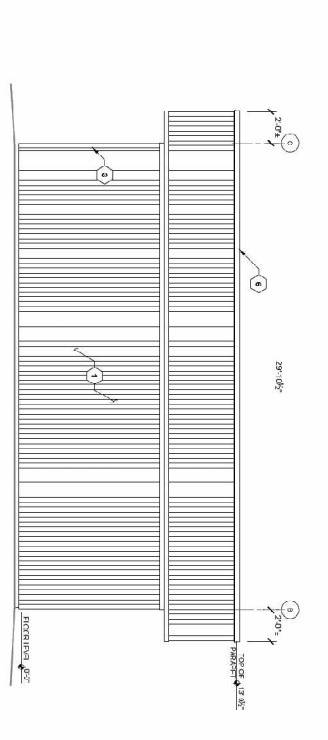
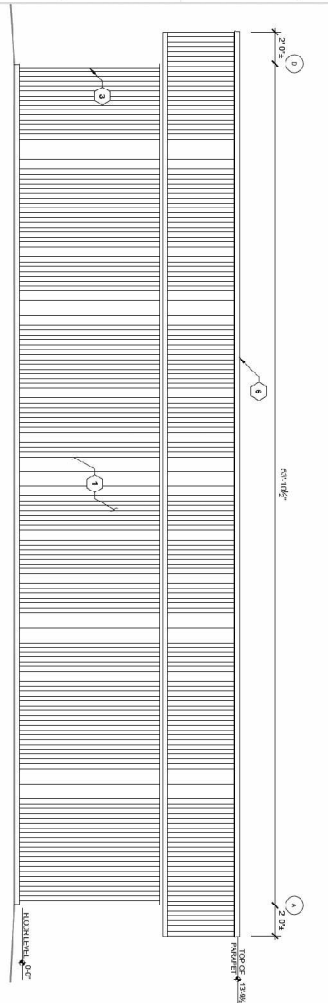
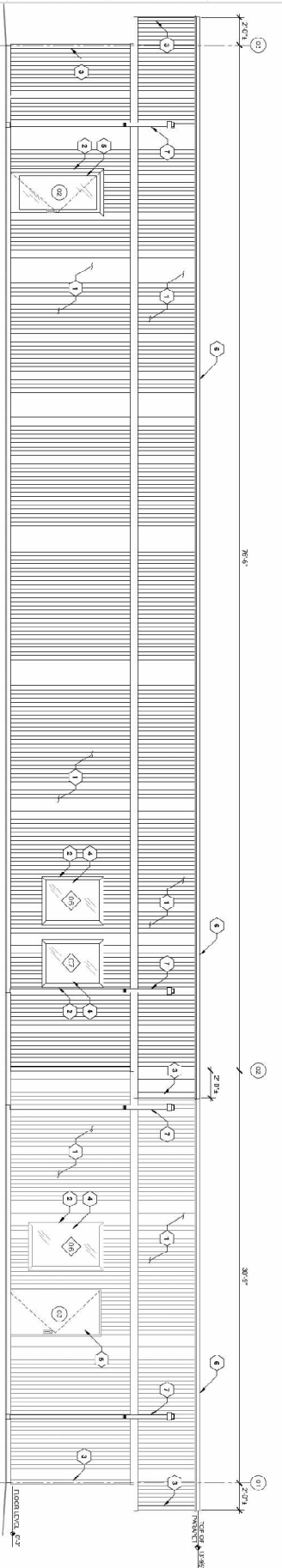
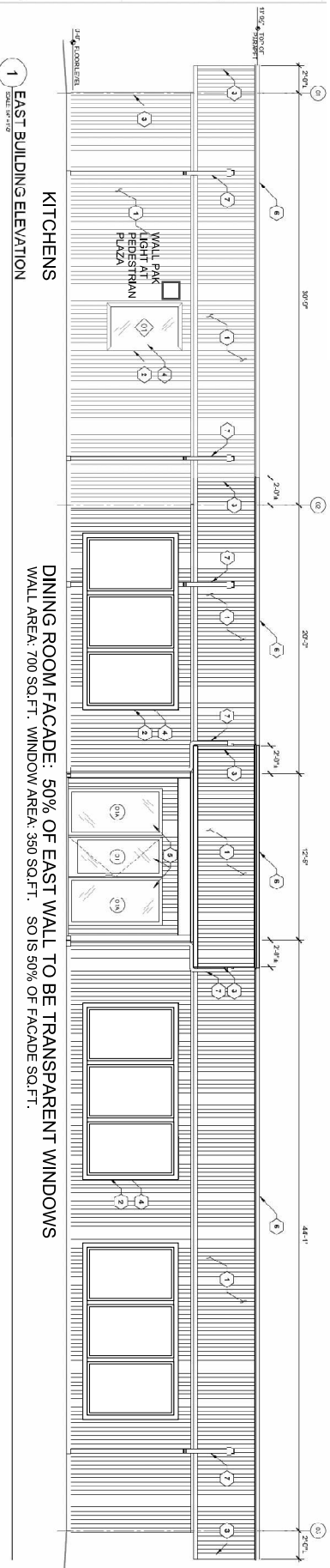
N88°36'13"W 198.00'
 2,006 Sq. Ft.
 SCALE: 1/8" = 1'-0"

SITE PLAN: PROPOSED



LANCASTER PARK,
 PARCEL 2 OF
 REEL 2072, PAGE

<p>Geoffrey James AIA ARCHITECT Architecture & Planning TELEPHONE: 503-531-4120 www.gjamesarchitect.com</p>	<p>REGISTERED ARCHITECT GEOFFREY JAMES AIA SALEM, OREGON STATE OF OREGON</p>	<p>Lucky Fortune</p>	<p>RESTAURANT 1410 LANCASTER NE SALEM, OREGON</p>	<p>PROPOSED SITE PLAN</p>	<p>DATE: 01-20-2024</p>
				<p>2</p>	



EXTERIOR ELEVATIONS

<p>Geoffrey James AIA ARCHITECT Architecture & Planning TEL:PHONE: 503-331-4120 gjm@geoffjamesarchitect.com www.geoffjamesarchitect.com</p>	<p>REGISTERED ARCHITECT GEORGE JAMES AIA SALEM, OREGON STATE OF OREGON</p>	<p>Lucky Fortune</p>	<p>RESTAURANT 1410 LANCASTER NE SALEM, OREGON</p>	<p>DATE: 12-20-2023</p>	<p>3</p>
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