



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

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| CASE NUMBER: | Design Review / Site Plan Review Case No.DR-SPR-11-01 |
| AMANDA APPLICATION NO: | 11-115874-DR |
| HEARING INFORMATION: | Salem Planning Commission, Tuesday, January 10, 2012 at 5:30 p.m., in the Council Chambers, Room 240, Civic Center |
| PROPERTY LOCATION: | 315 COMMERCIAL ST SE, SALEM OR |
| APPLICANT: | PRINGLE SQUARE SOUTH LLC |
| AGENT: | CB 2 ARCHITECTS |
| DESCRIPTION OF REQUEST: | <p>A consolidated request for a Discretionary Design Review and Type II Site Plan Review for an alteration, addition and redevelopment of the site for a mixed use building consisting of:</p> <ol style="list-style-type: none">1. 107 residential dwelling units,2. 19,200 square feet of gross floor area for commercial lease space,3. 450 parking spaces within an existing structure, and4. 35 surface parking spaces, <p>on property zoned SWMU (South Waterfront Mixed Use), located at 315 Commercial Street SE (Marion County Assessor's Map and Tax Lot Numbers: 073W27BA / 03101).</p> |
| CRITERIA TO BE CONSIDERED: | <p>❖ Design Review</p> <p>Under SRC 120, the Salem Planning Commission is charged to review certain development applications as specified in the <i>Salem Development Design Review Handbook</i> for conformance with development design guidelines or standards, and shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the design guidelines. Conditions of approval, if any, shall be limited to project modifications required to enable the project to better meet the intent of the design guidelines.</p> <p>The <i>Development Design Handbook</i> is available online at www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Documents/Development_Design_Handbook.pdf</p> <p>❖ Site Plan Review, Type II</p> <p>Pursuant to SRC 163.070(b), approval of a TYPE II SITE PLAN REVIEW application shall be granted if:</p> <ol style="list-style-type: none">(1) The application has met all applicable standards of the Salem Revised Code, or the application has met all standards requiring the exercise of discretion or legal judgment necessary to grant an appropriate deviation, including approval of a concurrent zoning adjustment consistent with SRC Chapter 116;(2) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;(3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and(4) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development. <p>A Site Plan Type II application is required because the development requires a Traffic Impact Analysis and Geologic Assessment.</p> |

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Amy Dixon, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-588-6173 ext 7404; E-mail: adixon@cityofsalem.net

NEIGHBORHOOD ORGANIZATION:

Central Area Neighborhood Development Organization (CAN-DO), **Alice Morton**, CAN-DO Land Use Chair; Phone: (503) 391-7348; Email: afmorton@msn.com

DOCUMENTATION & STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:
www.cityofsalem.net/Departments/CommunityDevelopment/Planning/PlanningCommission/Pages/default.aspx

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

December 21, 2011

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

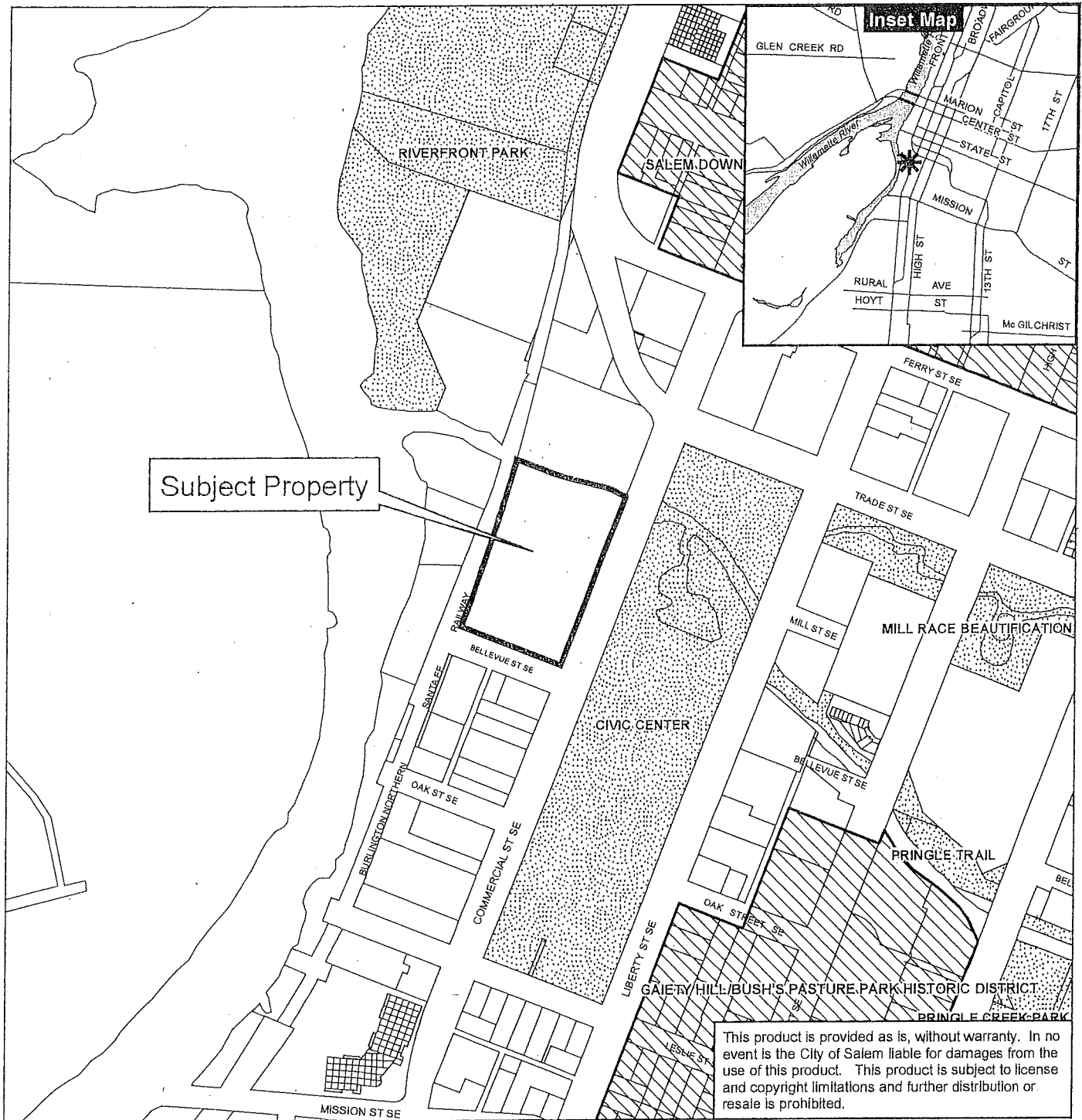
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It is the City of Salem's policy to assure that no person shall be discriminated on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity 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.

Individuals needing special accommodations such as sign or other language interpreters to participate in the meeting, must request such services at least two working days (48 hours) in advance by calling the Community Development Department at 503-588-6173. Equipment for the hearing impaired is available upon request.

Vicinity Map

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Legend

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

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CITY OF *Salem*
AT YOUR SERVICE

Community Development Dept.