



# 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.*

<b>CASE NUMBER:</b>	Class 2 Adjustment Case No. ADJ21-13
<b>PROPERTY LOCATION:</b>	2960, 3000, and 3010 Lansing Ave NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	November 24, 2021
<b>PROPOSAL SUMMARY:</b>	A Class 2 Adjustment to allow the hard-surface paved material for a pedestrian connection to be replaced with a soft surface material.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, December 8, 2021</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.</b>
<b>CASE MANAGER:</b>	<b>Sally Long, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: <a href="mailto:silong@cityofsalem.net">silong@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Lansing Neighborhood Association, Patty Tipton, Chair and Land Use Chair; Email: <a href="mailto:matipton1@comcast.net">matipton1@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 250.005(d)(2) – Class 2 Adjustments  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Capital Baptist Church
<b>APPLICANT(S):</b>	Leonard Lodder, Studio 3 Architecture, on behalf of Capital Baptist Church
<b>PROPOSAL REQUEST:</b>	A Class 2 Adjustment to allow the hard-surface paved material for a pedestrian connection to be replaced with bark chips, a soft surface material. The connection is from the existing church to Watson Avenue NE, which traverses through an open play field. The property is approximately 3.8 acres in size, zoned RS (Single-Family Residential), and located at 2960, 3000, and 3010 Lansing Avenue NE - 97301 (Marion County Assessor Map and Tax Lot numbers: 073W13AC / 5600, 5700 and 5800).
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 21 111539

**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 informacion, por favor llame 503-588-6173*

**REGARDING:** Class 2 Adjustment Case No. ADJ21-13  
**PROJECT ADDRESS:** 2960, 3000, and 3010 Lansing Ave NE, Salem OR 97301  
**AMANDA Application No.:** 21-111539-ZO  
**COMMENT PERIOD ENDS:** December 8, 2021

**SUMMARY:** A Class 2 Adjustment to allow the hard-surface paved material for a pedestrian connection to be replaced with a soft surface material.

**REQUEST:** A Class 2 Adjustment to allow the hard-surface paved material for a pedestrian connection to be replaced with bark chips, a soft surface material. The connection is from the existing church to Watson Avenue NE, which traverses through an open play field. The property is approximately 3.8 acres in size, zoned RS (Single-Family Residential), and located at 2960, 3000, and 3010 Lansing Avenue NE - 97301 (Marion County Assessor Map and Tax Lot numbers: 073W13AC / 5600, 5700 and 5800).

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. Wednesday, December 8, 2021,** 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:** Sally Long, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: [sjlong@cityofsalem.net](mailto:sjlong@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**

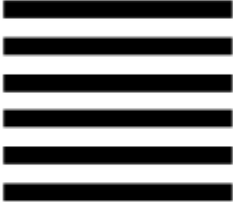


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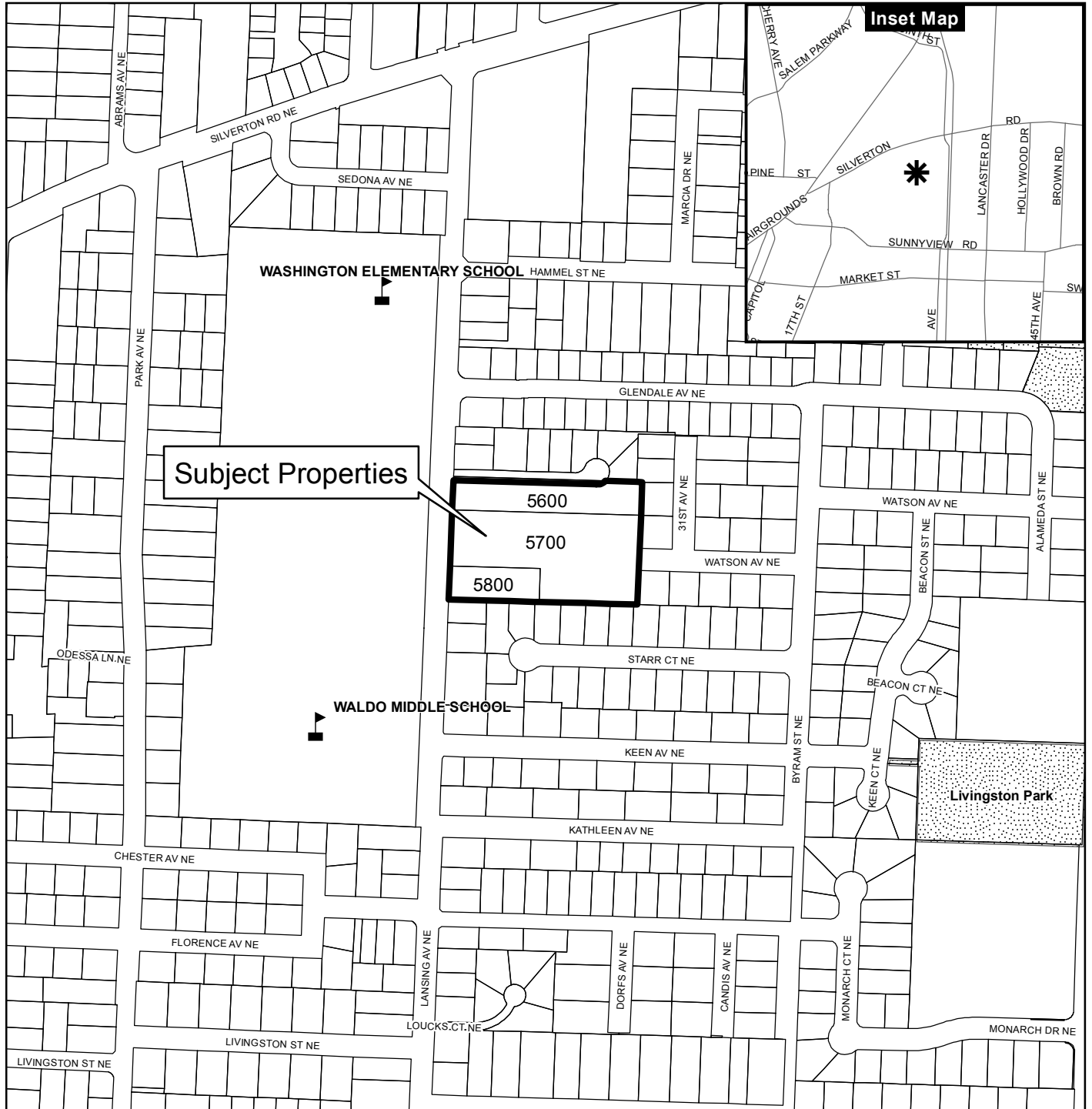
PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map

## 2960, 3000 and 3010 Lansing Avenue NE








### (073W13AC05600, 073W13AC05700 and 073W13AC05800)



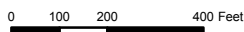
Subject Properties

Inset Map

#### Legend

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

  
**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.



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PROJECT # 2019-216  
DATE: 03/09/2021

REVISIONS  
1 03/16/2021 Bid Clarifications  
5 06/01/2021 Adjustment

**CAPITAL BAPTIST CHURCH  
CHRISTIAN ED WING**  
3000 LANSING AVENUE NE, SALEM OR 97301

SHEET:  
**A1.01**

**SITE PLAN GENERAL NOTES:**

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

**SITE DEVELOPMENT CODE REVIEW:**

- SITE AREA: 166,098.16 sf = 3.813ac
- ZONING: RS Single-Family Residential  
Use: Religious Assembly, a Special Use subject to SRC 700.055
- Note: This building replaces a building destroyed by fire, set by an arsonist. Per SRC 700.055 (b), Notwithstanding SRC chapter 270, existing nonconforming religious assemblies that are substantially damaged or destroyed by any cause may be rebuilt provided that the degree of nonconformity is not increased. For purposes of this section, 'existing nonconforming religious assemblies' are religious assemblies that were nonconforming on February 25, 1993.
- LOADING SPACES:  
• FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.  
• LOADING SPACE SIZE: 12'-0" w x 30'-0" d x 14'-0" h WITH ACCESS TO STREET OR ALLEY.

- BUILDING AREAS:  
• BLDG 1 LEVEL 01: 6,111.91 sf  
• BLDG 2 LEVEL 01: 7,521.00 sf  
• BLDG 3 LEVEL 01: 1,088.61 sf

- PARKING:  
• 1 per 5 SEATS IN SANCTUARY.  
• Seating Capacity = 246, Therefore 49.2 spaces required.  
• Provided: 79 Spaces, (all existing).

- BIKE PARKING:  
• NOT REQUIRED.

**SITE AREA CALCULATIONS**

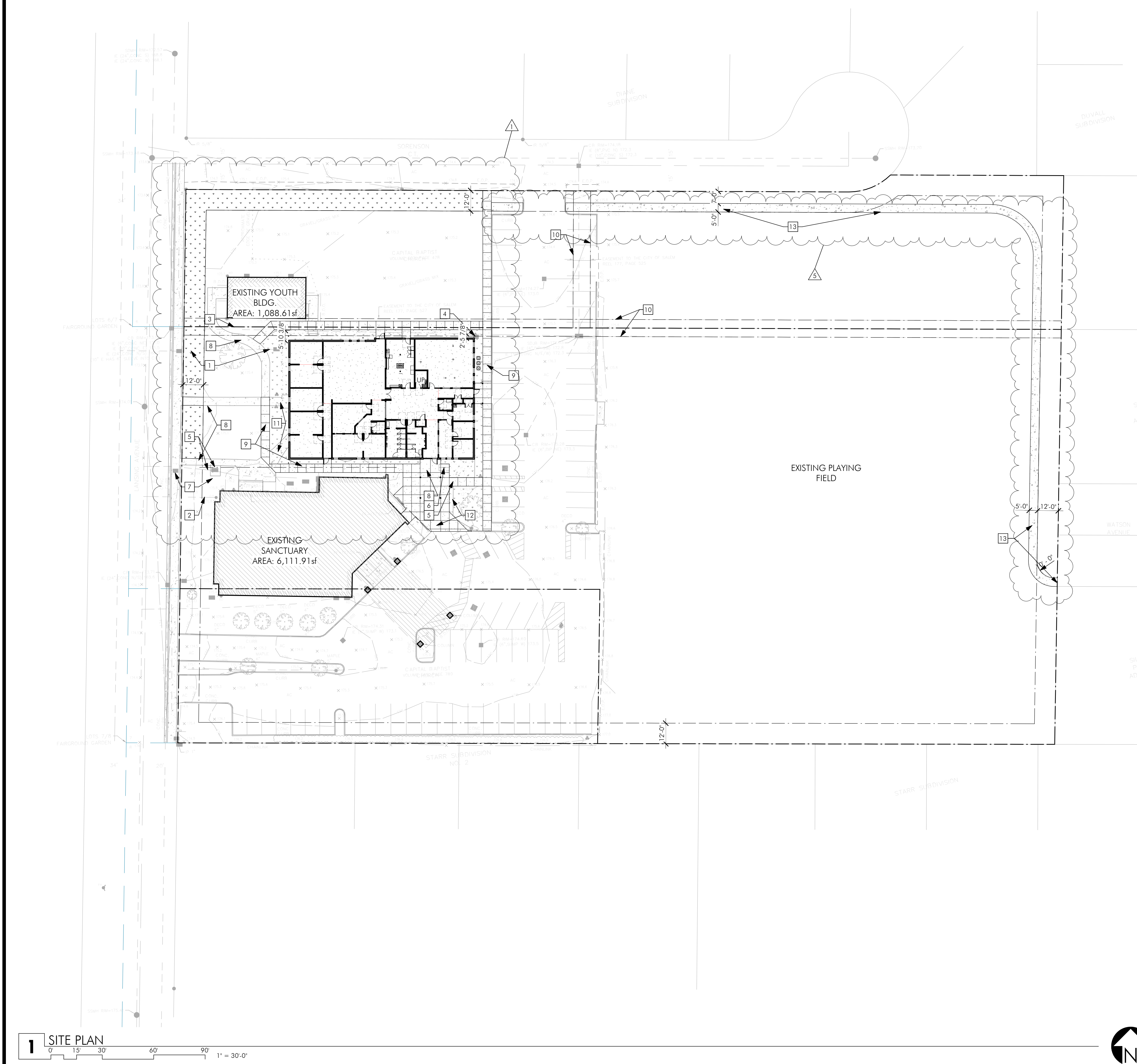
DESCRIPTION	AREA sf	PERCENT	REMARKS
<b>BUILDINGS</b>	<b>14,729.52</b>	<b>100.00%</b>	
LANDSCAPING	0.00	0.00%	
ASPHALT PAVING	0.00	0.00%	
ACCESSORY STRUCTURES	0.00	0.00%	
CONCRETE SIDEWALKS	0.00	0.00%	
CONCRETE CURBS	0.00	0.00%	
CONCRETE PAVING AND MISC	0.00	0.00%	
CONCRETE PADS	0.00	0.00%	
MISCELLANEOUS	0.00	0.00%	
<b>8</b>	<b>14,729.52</b>	<b>100.00%</b>	

**CANOPY AREA CALCULATIONS**

COVER DESCRIPTION	COVER AREA sf	PERCENT	COVER REMARKS
PORTE COCHERE	0.00	0.00%	
ENTRANCE CANOPIES	0.00	0.00%	
WEATHER COVER CANOPIES	0.00	0.00%	
<b>3</b>	<b>0.00</b>	<b>0.00%</b>	

**SITE PLAN NOTES:**

- EXISTING 1.5" IRRIGATION WATER SERVICE. TO REMAIN UNCHANGED.
- EXISTING 4" SANITARY SERVICE SERVING BOTH BUILDINGS TO BE RECONNECTED TO NEW BUILDING.
- EXISTING STORM SERVICE TO BE REUSED.
- EXISTING GAS SERVICE TO BE REUSED.
- EXISTING ELECTRICAL SERVICE TO BE REUSED.
- 2 BIKE PARKING SPACES.
- EXISTING 1.5" WATER SERVICE SERVING EXISTING BUILDINGS. CONNECT NEW BUILDING TO EXISTING WATER SERVICE.
- EXISTING PEDESTRIAN PATHWAYS TO BE MAINTAINED.
- NEW PEDESTRIAN PATHWAYS CONSISTING OF 5'-0" WIDE CONCRETE SIDEWALKS TO BE INSTALLED AND CONNECTED TO EXISTING PATHWAYS.
- EXISTING STORM EASEMENT TO REMAIN
- EXISTING PEDESTRIAN PATHWAYS TO BE REMOVED AND RESTORED WITH LANDSCAPING.
- REMOVE EXISTING CONCRETE SLABS ETC FROM THIS AREA, INSTALL NEW CONCRETE PEDESTRIAN PAVING AS SHOWN AND PREPARE THE REST OF THE AREA FOR NEW LANDSCAPING.
- NEW PEDESTRIAN PATH CONNECTING THE SIDEWALK ON WATSON AVE, THROUGH EXISTING FENCE OPENING, TO PUBLIC ROW ALONG SORENSSEN AS SHOWN. PATH TO BE CONSTRUCTED BY SHAVING EXISTING TURF TO GRADE, AND INSTALLING 4" THICK BARK CHIP MATERIAL FULL WIDTH.



**1 SITE PLAN**  
0 15' 30' 60' 90' 1" = 30'-0"