



HEARING NOTICE

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:	Conditional Use / Class 3 Site Plan Review Case No. CU-SPR20-09
PROPERTY LOCATION:	2960, 3000, and 3010 Lansing Ave NE, Salem OR 97301
SUMMARY:	A conditional use and site plan review to allow expansion of an existing religious assembly.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD VIRTUALLY.</p> <p><u>Hearings Officer, Wednesday, March 10, 2021 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>Wednesday, March 10, 2021 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Sally Long, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2311; E-mail: sjlong@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<p><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></p> <p>Lansing Neighborhood Association, Frank Pack, Land Use Chair; Phone: 503-364-7353; Email: frankpack@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use, 220.005(f)(3) – Site Plan Review</p> <p>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.</p>

OWNER(S):	Capital Baptist Church
APPLICANT / AGENT(S):	Leonard Lodder on behalf of Capital Baptist Church
PROPOSAL / REQUEST:	Conditional Use and Class 3 Site Plan Review for construction of a new 7,521 square foot fellowship building for an existing religious assembly, on a 3.8-acre property located at 2960, 3000, and 3010 Lansing Avenue NE 97301 (Marion County Assessor Map and Tax Lot numbers: 073W13AC / 5600, 5700 and 5800).
HEARING PROCEDURE:	<p>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. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>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.</p> <p>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 virtually or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	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 https://permits.cityofsalem.net . Just enter the permit number listed here: 20 118295, 20 118296
NOTICE MAILING DATE:	February 18, 2021

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

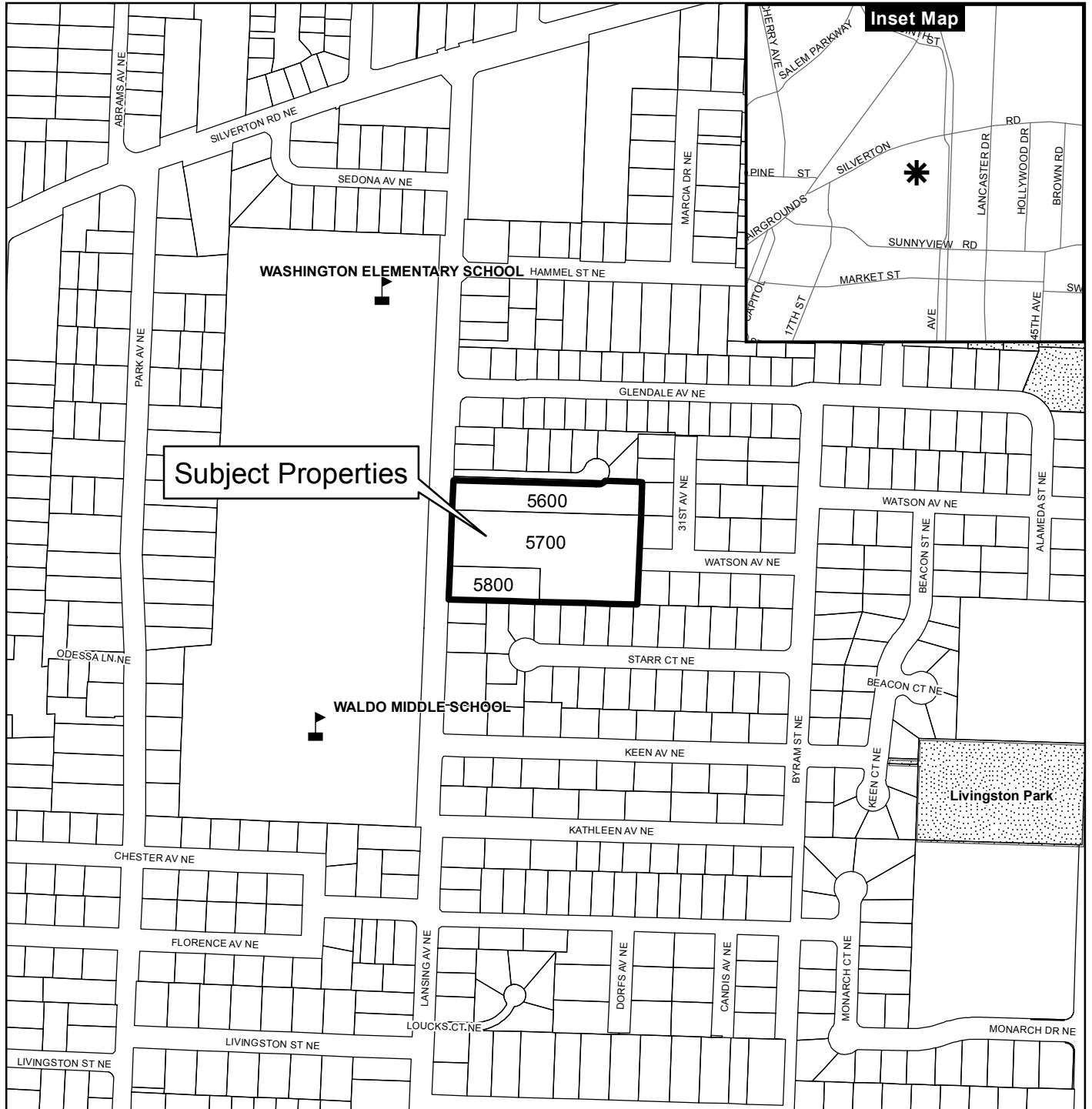
Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

2960, 3000 and 3010 Lansing Avenue NE








(073W13AC05600, 073W13AC05700 and 073W13AC05800)



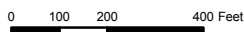
Subject Properties

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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PRELIMINARY,
NOT FOR
CONSTRUCTION

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2019-216
DATE: 01/18/2021
REVISIONS

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
- 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.

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.

- 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

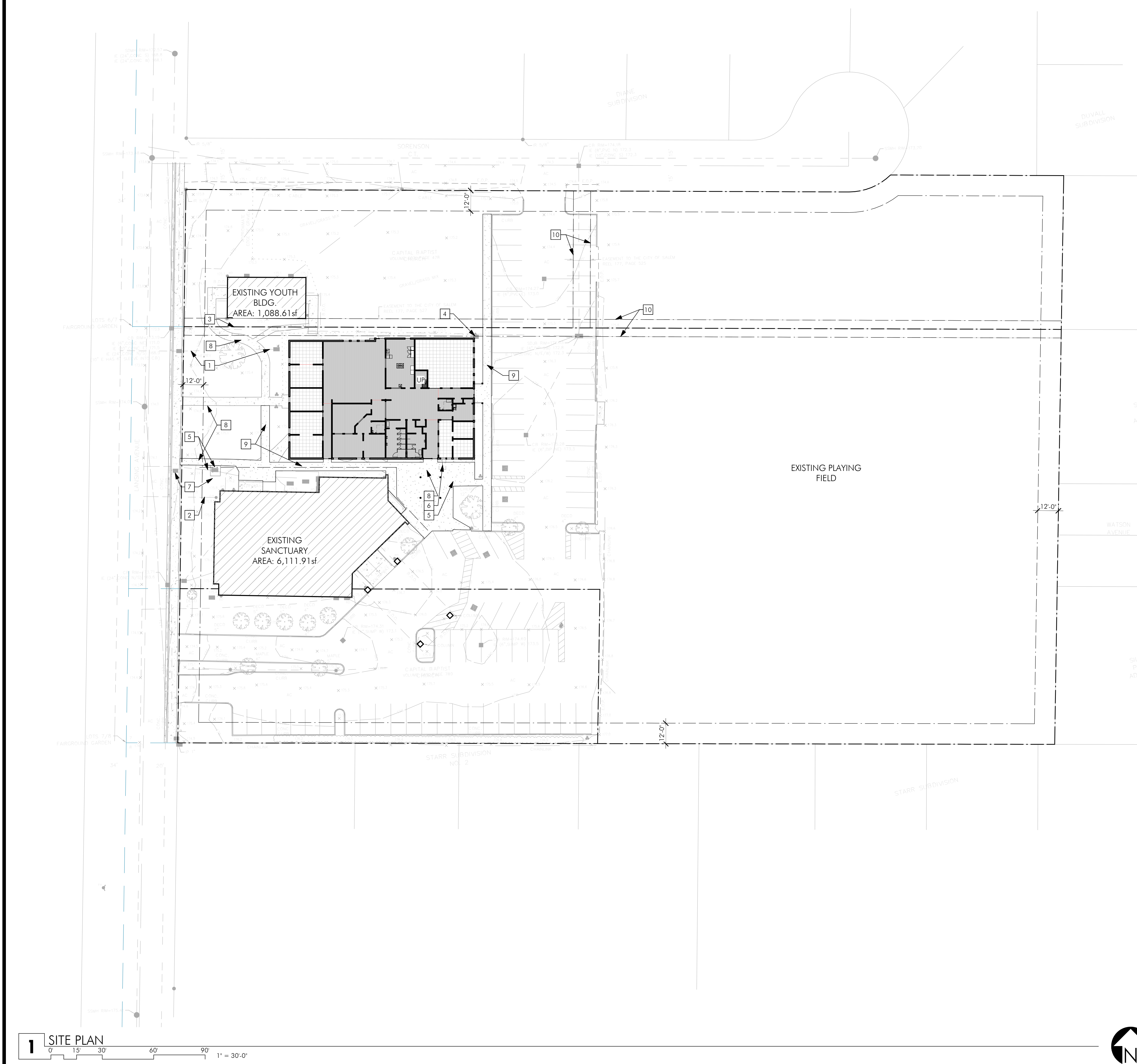
DESCRIPTION	AREA sf	PERCENT	REMARKS
BUILDINGS	14,729.52	100.00%	
LANDSCAPING	0.00	0.00%	
ASPHALT PAVING	0.00	0.00%	
ACCESSORY STRUCTURES	0.00	0.00%	
CONCRETE SIDEWALKS	0.00	0.00%	
CONCRETE CURBS	0.00	0.00%	
CONCRETE PAVING AND MISC CONCRETE PADS	0.00	0.00%	
MISCELLANEOUS	0.00	0.00%	
8	14,729.52	100.00%	

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%	
3	0.00	0.00%	

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" SERVING EXISTING BUILDINGS. CONNECT NEW BUILDING TO EXISTING WATER SERVICE.
- EXISTING PEDESTRIAN PATHWAYS TO BE MAINTAINED.
- NEW PEDESTRIAN PATHWAYS TO BE INSTALLED AND CONNECTED TO EXISTING PATHWAYS.
- EXISTING STORM EASEMENT TO REMAIN



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

