



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 / Class 2 Adjustment Case No. SPR-ADJ21-21
PROPERTY LOCATION:	1996 Mission St SE, Salem OR 97302
NOTICE MAILING DATE:	August 4, 2021
PROPOSAL SUMMARY:	A site plan review to expand the existing Withnell Hyundai with adjustments to reduce landscaping and required pedestrian access.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, August 18, 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.
CASE MANAGER:	Jamie Donaldson, CD Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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:	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):	DEW Investments LLC (David Withnell)
APPLICANT(S):	Josh Wells, West Tech Engineering, on behalf of David Withnell
PROPOSAL REQUEST:	A Class 3 Site Plan Review for the expansion of the existing Withnell Hyundai, consisting of construction of a 2,040 square foot building addition and 1,350 square feet of canopy addition and associated site improvements, in conjunction with a Class 2 Adjustment to reduce the landscaping requirement from 15 percent to 4.5 percent, and a Class 2 Adjustment to reduce the required number of pedestrian access connections from 7 to 3. The subject properties are approximately 5 acres in size, zoned IC (Industrial Commercial), and located at 1996 Mission Street SE (Marion County Assessor's Map and Tax Lot numbers: 073W35BA / 5600, 0100, & 0500).
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:	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: 21 110342, 21 110343

**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 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-21

PROJECT ADDRESS: 1996 Mission St SE, Salem OR 97302

AMANDA Application No.: 21-110342-RP, 21-110343-ZO

COMMENT PERIOD ENDS: August 18, 2021

SUMMARY: A Site Plan Review to expand the existing Withnell Hyundai with adjustments to reduce landscaping and required pedestrian access.

REQUEST: A Class 3 Site Plan Review for the expansion of the existing Withnell Hyundai, consisting of construction of a 2,040 square foot building addition and 1,350 square feet of canopy addition and associated site improvements, in conjunction with a Class 2 Adjustment to reduce the landscaping requirement from 15 percent to 4.5 percent, and a Class 2 Adjustment to reduce the required number of pedestrian access connections from 7 to 3. The subject properties are approximately 5 acres in size, zoned IC (Industrial Commercial), and located at 1996 Mission Street SE (Marion County Assessor’s Map and Tax Lot numbers: 073W35BA / 5600, 0100, & 0500).

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, August 18, 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: Jamie Donaldson, CD Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

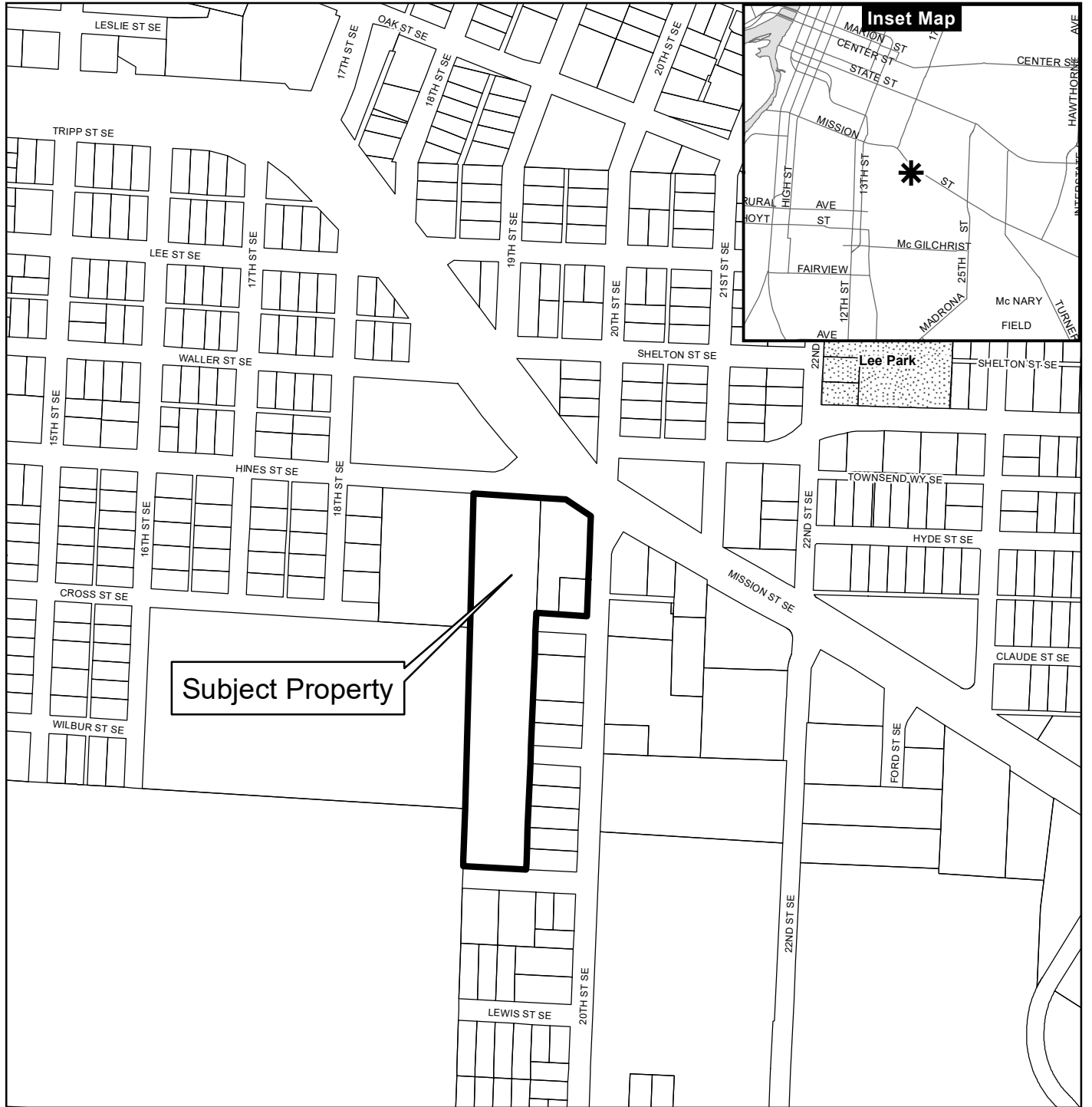
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 1996 Mission Street SE



Legend

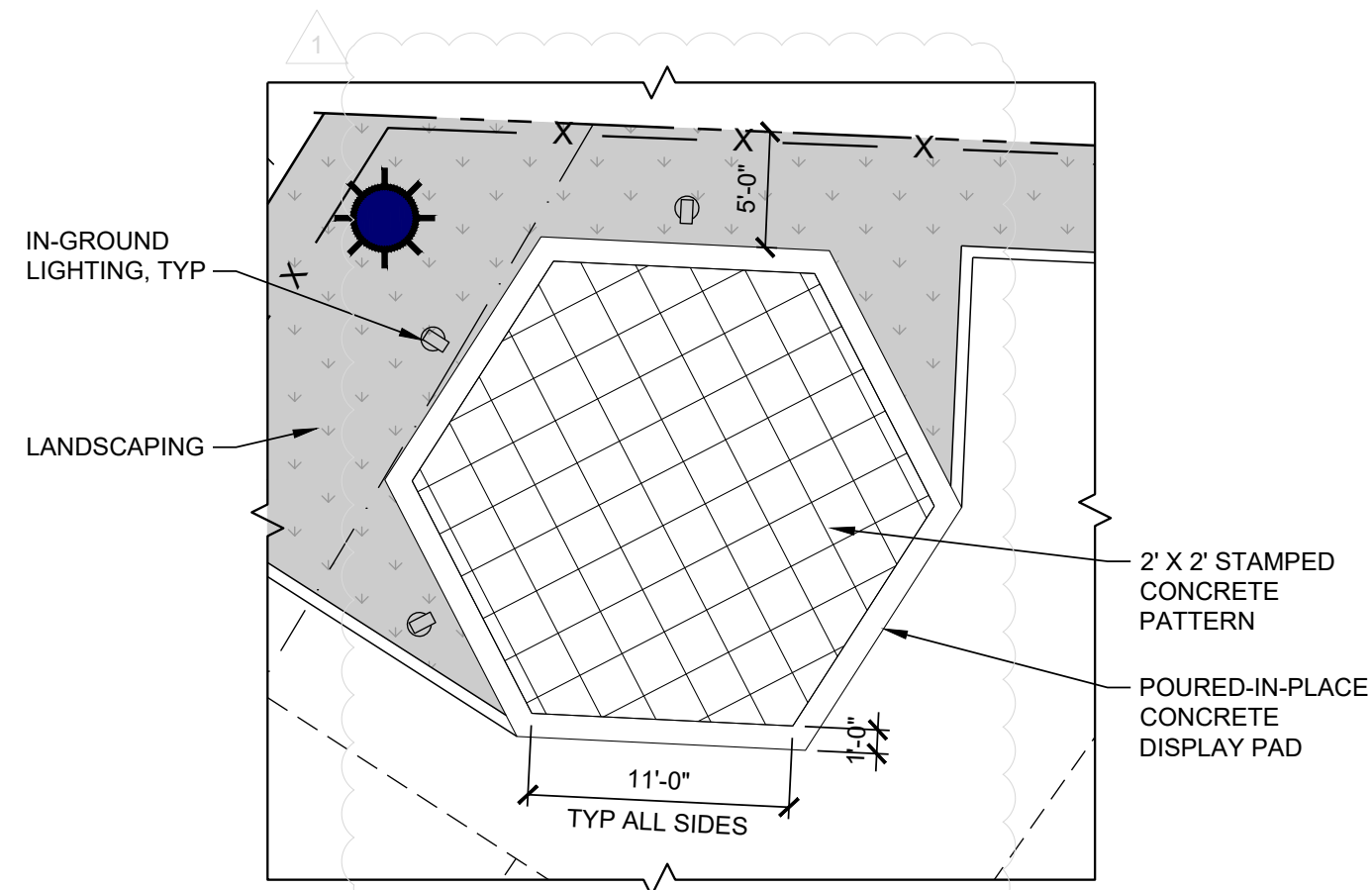
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

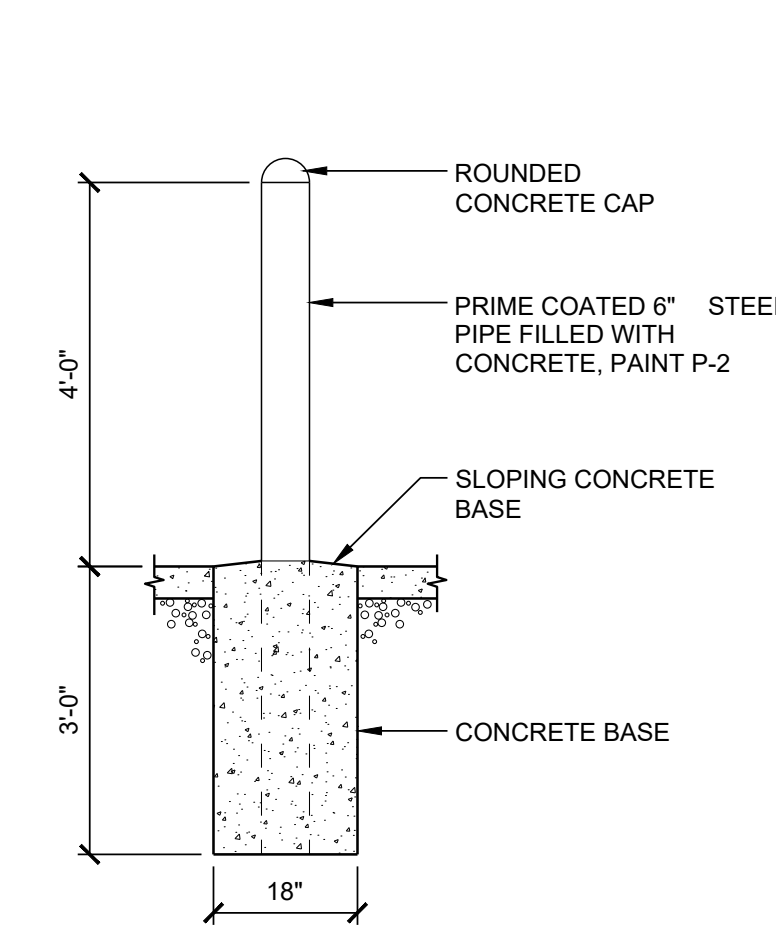
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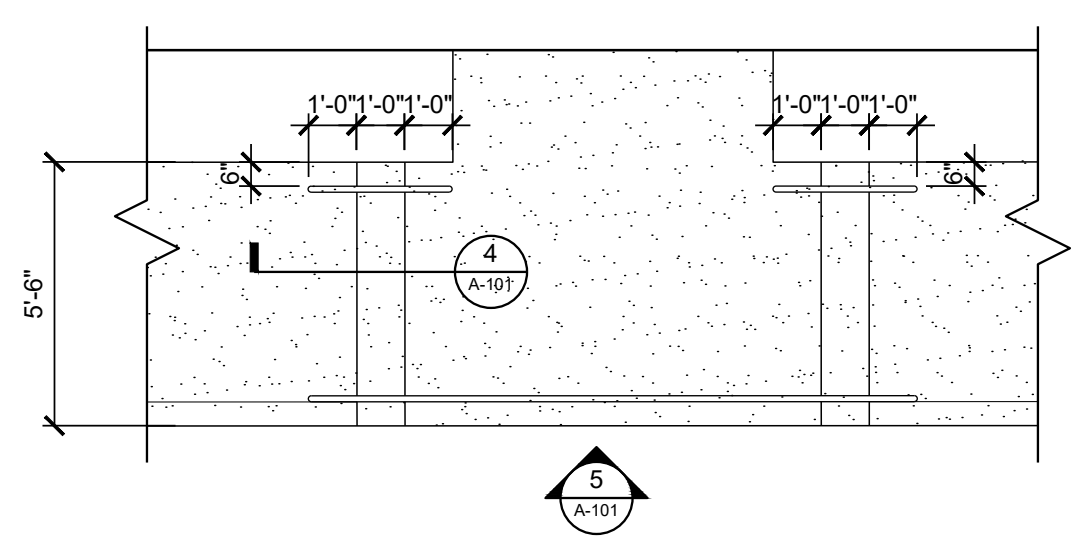
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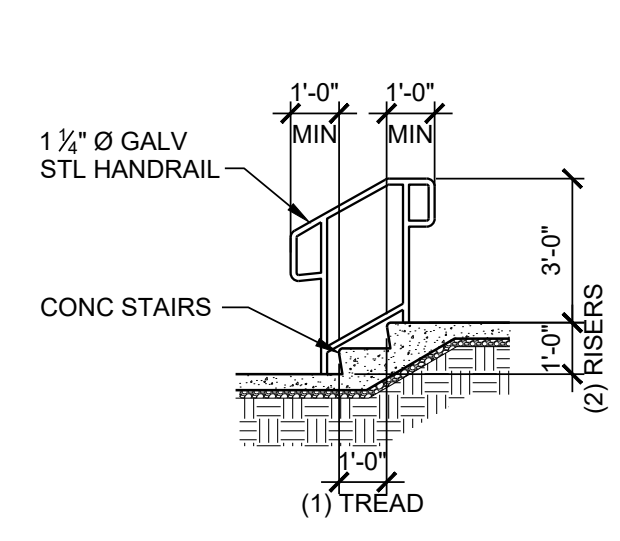
1 VEHICLE DISPLAY PAD
1/8" = 1'-0"



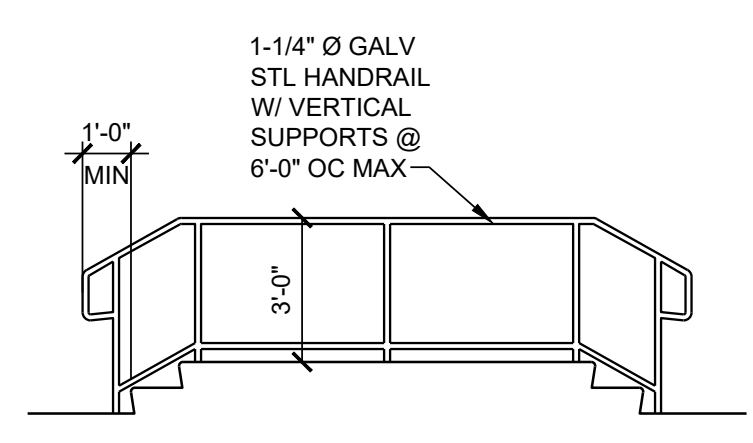
2 PIPE BOLLARD DETAIL
1/2" = 1'-0"



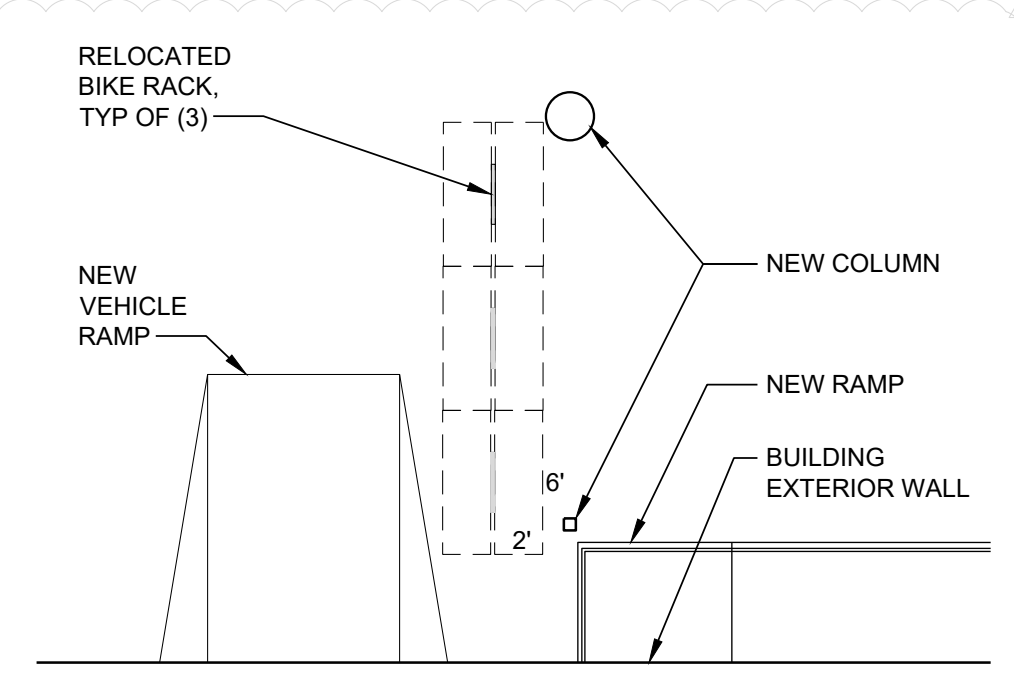
3 LARGE SCALE STAIR PLAN
1/4" = 1'-0"



4 STAIR SECTION
1/4" = 1'-0"



5 RAILING ELEVATION
1/4" = 1'-0"



6 VEHICLE DISPLAY PAD
1/8" = 1'-0"

ZONING CODE SUMMARY

TAX LOT: 073W35BA 00100, 00500, 05600
 TOTAL SITE AREA: 5.09 AC
 ZONE: IC (INDUSTRIAL COMMERCIAL)
 PROPOSED USE: AUTO DEALER SHOWROOM & DISPLAY LOT

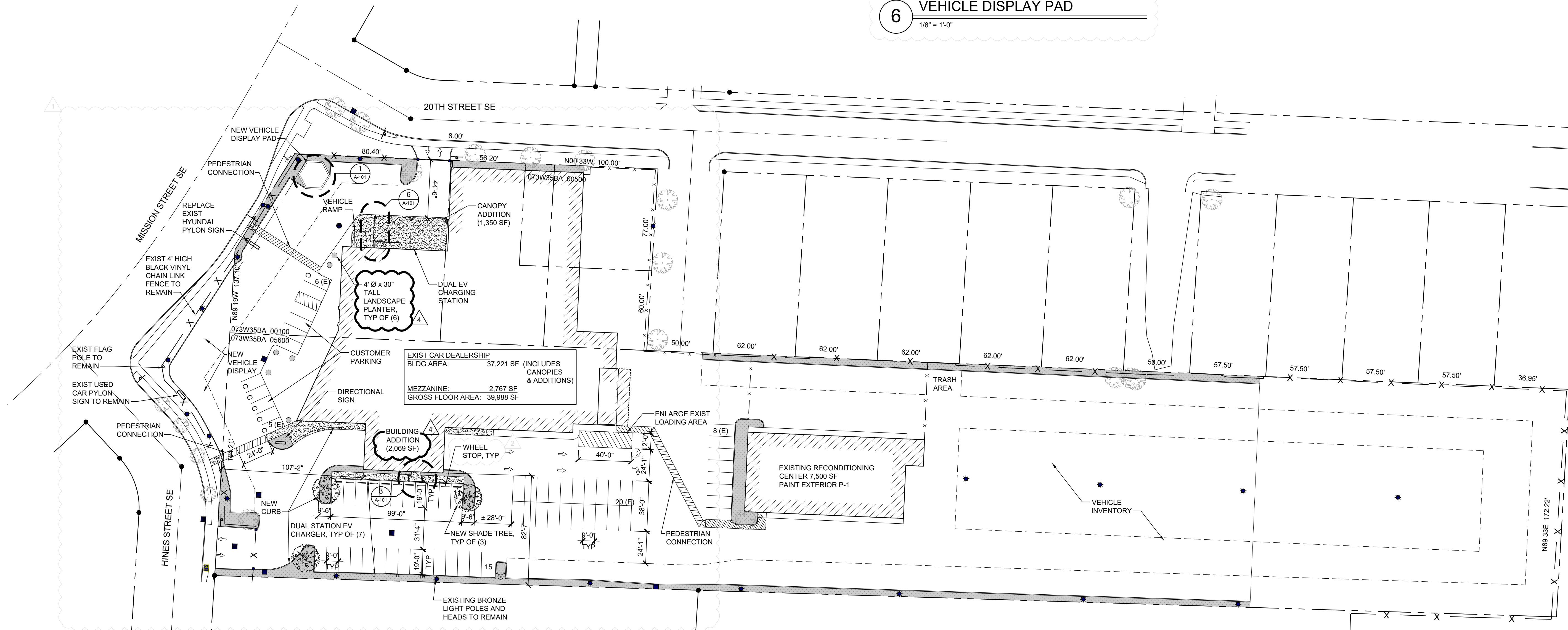
PARKING REQUIREMENTS:
 MIN REQUIRED: 53 (1 PER 900 SF)
 MAX ALLOWED: 93 (MIN x 1.75)
 BICYCLE PARKING REQ'D: 5 (1 PER 9,000 SF)

	EXISTING	PROPOSED
RECONDITIONING CENTER:	7,500 SF	7,500 SF
DEALERSHIP:		
1ST FLOOR	35,827 SF	37,221 SF
2ND FLOOR	4,455 SF	2,767 SF
TOTAL GROSS FLOOR AREA:	47,782 SF	47,488 SF (NET DECREASE OF 294 SF)

PARKING AREA:	24,053 SF	24,115 SF
PARKING LANDSCAPE AREA:	1,640 SF (7%)	2,926 SF (12%)
TOTAL LOT COVERAGE:	212,888 SF	211,780 SF
TOTAL LANDSCAPING:	8,866 SF (4.0%)	10,091 (4.5%)

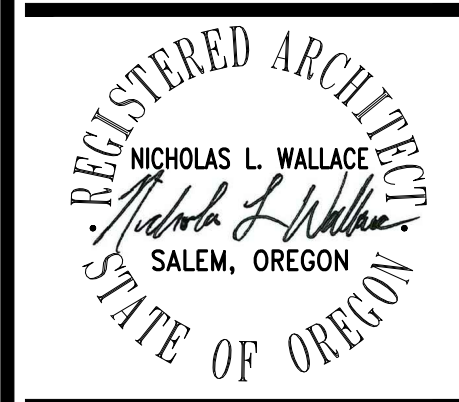
PARKING:	EXISTING	PROPOSED
ACCESSIBLE	3 (2 VAN ACCESSIBLE)	3 (2 VAN ACCESSIBLE)
COMPACT	6 SPACES	6 SPACES
STANDARD	61 SPACES	56 SPACES
TOTAL	70 SPACES	65 SPACES

LOADING SPACES:	1	1
SHADE TREES:	3	6
BICYCLE PARKING:	6	6



SITE PLAN
1" = 40'

CARLSON VEIT JUNGE ARCHITECTS PC
 ARCHITECTURE • INTERIOR DESIGN
 3095 RIVER RD N. SALEM, OREGON 97303
 WWW.CARLSONVEIT.COM • 503-390-0281



project: **WITHNELL HYUNDAI REMODEL**
 1996 MISSION STREET SE
 SALEM, OR 97302
 consultants:

revisions:

1	05-23-2021	PLAN REVIEW COMMENTS
2	06-25-2021	PLAN REVIEW COMMENTS
4	07-28-2021	SPR COMMENTS

date: 04-23-2021
 project: 06720
 dwg file: A-SP-06720
 drawn by: NW
 checked by:
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 Carlson Veit Junge Architects PC

SITE PLAN

sheet: **A-101**
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