

APPENDIX D – PROPOSED COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan Map Amendments

1. Removing McNary Activity Center designation (outline)
2. Change Commercial and Medium High Density Residential designations to Mixed Use, consistent with the zoning map amendments in Appendix C.

Comprehensive Plan Text Amendments

III. FINDINGS AND POLICIES

D. PLAN DIAGRAM AND SPECIAL LAND USE POLICIES

[...]

2 GOALS AND POLICIES

[...]

b. Low-Density Residential

1) Allow single-family residential uses as the predominant land use type in low-density residential areas.

2) Ensure that:

a) Land use is predominately single-family residential, with as many as 8 units per gross acre.

b) A variety of housing types are allowed in this category such as detached, attached duplex and manufactured housing. The zoning and subdivision ordinance will more specifically describe structural types. In this district, each residential unit will be on a single lot.

c) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance.

3) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies and standards regarding housing in the Keizer Revitalization Plan area.

c. Medium Density Residential

1) Allow a mix of housing types in this category at a density averaging from 6 to 10 dwelling units per acre. Identify criteria and location for this category in the zoning ordinance.

2) Allow detached, attached, duplex, and multiple family housing in this category.

3) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria in the zoning ordinance.

4) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies and standards regarding housing in the Keizer Revitalization Plan area.

d. Medium and High Density Residential

- 1) Allow a mix of housing types in this category in two general levels of residential density:
 - a) Medium density-over 8 and up to 16 units per gross acre.
 - b) High density-over 16 units per gross acre. Identify criteria and location for these two sub-categories in the zoning ordinance.
- 2) Allow attached, duplex and multiple housing in this category.
- 3) Allow a ten-year surplus of vacant buildable land in this category.
- 4) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance.
- 5) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies and standards regarding housing in the Keizer Revitalization Plan area.

e. Mixed Use

1) Provide areas intended for development that combines commercial and residential uses in a single building or complex. These areas will allow increased development on busier streets without fostering a strip commercial appearance. The designation encourages the formation of neighborhood “nodes” of activity where residential and commercial uses mix in a harmonious manner. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the City. The emphasis of the nonresidential uses is primarily on locally oriented retail, service, and office uses. Commercial development may occur within the same building or complex as residential development.

Clusters of residential and commercial uses around landscaping features or parking areas will also occur. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses.

- 2) Allow detached, duplex and multiple family housing.
- 3) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies and standards regarding mixed use in the Keizer Revitalization Plan area.

f. Commercial

- 1) Provide for retail office centers:
 - a) Allowed uses are department stores, offices, other retail facilities, and medium and high-density housing.
 - b) A retail-office center should:
 - (1) Be from 20 to 50 acres in size.
 - (2) Have direct access from one or more arterial streets.
 - (3) Be centrally located to existing and future residential neighborhoods.
 - (4) Provide facilities and services to Keizer as a primary market.

(5) Not encourage traffic through residential neighborhoods.

~~e) A retail-office center will be located west of North River Road and north of Olson Street at the McNary Activity Center.~~

[...]

j. Activity Centers

1) Designate Activity Center overlay districts for:

~~a) McNary Activity Center~~

~~ba) Keizer Station~~

~~eb) Future high value employment site as identified in the EOA (2013)~~

[...]

7) Design Plans for all currently approved designated activity centers have been adopted.

~~8) The following objectives for the McNary Activity Center. (2013)~~

~~a) Primary uses are retail-office center, public park and open space lands including the 50-acre lake, medium and high density residential.~~

~~b) If possible, integrate the McNary Golf Course, lake, public open spaces, civic center, and Claggett Creek corridor for public access and enjoyment.~~

~~c) Encourage mixed use developments and multi-use structures. Within the district, pedestrian circulation and access should be emphasized.~~

~~d) Provide for adequate off-street parking and loading, and public transportation facilities.~~

9) The following objectives for the Keizer Station...

[...]

E. PUBLIC FACILITIES TO SUPPORT DEVELOPMENT

4. GOALS AND POLICIES: TRANSPORTATION

[...]

b. General Policies

1) The policies within the Keizer TSP, adopted April, 2009 are the basis for guiding surface transportation improvements in Keizer. (2013)

2) Encourage and assist in the updating of the SKATS.

a) Provide population and employment forecasts, and land use forecasts by traffic analysis zone to SKATS staff.

b) Continue to actively participate in the SKATS program.

3) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies, recommended improvements, and standards related to transportation in the Keizer Revitalization Plan area.

V. ACCOMPANYING PLAN DOCUMENTS

This chapter contains a list of accompanying plan documents, and incorporates these documents by reference in the Keizer Comprehensive Plan.

D. DOCUMENTS INCORPORATED INTO PLAN

~~1. McNary Activity Center Design Plan December 1991~~

~~21. Master Sewer Plan Update 1992~~

~~32. Master Sewer Plan Update December 1993~~

~~43. Dual Interest Area Agreement~~

~~54. Master Sewer Plan Update January 30, 2003~~

~~65. Parks and Recreation Master Plan dated January 2008~~

~~76. City of Keizer Transportation Systems Plan (April 2009)~~

7. Keizer Revitalization Plan ([adoption date])