

# Comprehensive Plan Change- Zone Change

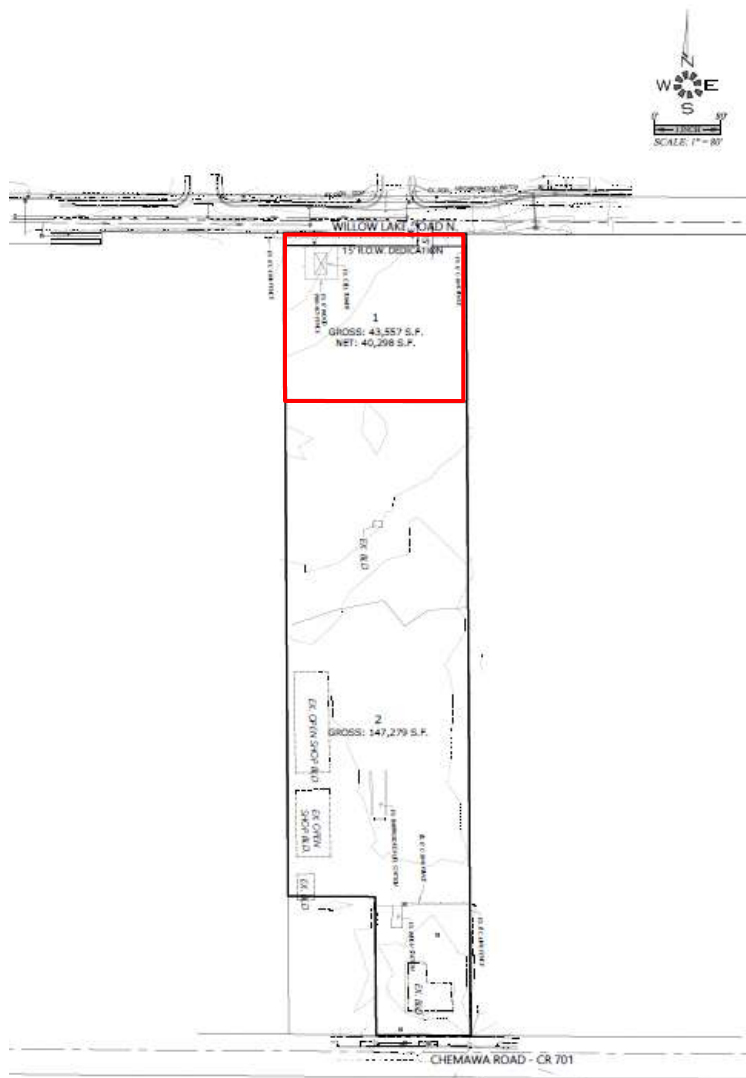
## BACKGROUND

The subject property is approximately 4.38 acres in size and located at 1141 Chemawa Road (073W03BA/Tax Lot 2100). The subject property is zoned CG (General Commercial). The subject property is designated as "Commercial" on the Comprehensive Plan Map.

On January 17, 2023, a pre-application meeting was held with the applicant and City staff to discuss development of the site.

## PROPOSAL

The applicant is proposing to rezone the northern 1-acre portion of the site located along Willow Lake Road from CG (General Commercial) to RM (Medium Density Residential). Along with change the Comprehensive Plan designation from 'Commercial' to 'Medium-High Density Residential'.



## EXISTING SITE CONDITIONS

The property has street frontage on Willow Lake Road to the north and Chemawa Road to the south. The subject property has several structures located on the southern portion of the site. Since the proposed comprehensive plan/zone change is only for the northern 1 acre of the site, the existing structures will remain on the southern portion of the site.

### **Vicinity Information:**

The vicinity map is attached as shown. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

North: Across Willow Lake Road, Single Family Residential (RS) and Medium Density Residential (RM); existing single-family dwellings and existing multi-family dwellings (apartments)

East: Commercial General (CG) zone and Medium Density Residential (RM); existing multi-family dwellings (apartments and attached units)

South: Southern portion of the site, Commercial General (CG), existing commercial use

West: Single Family Residential (RS); vacant land and existing single-family dwelling



## **APPLICANT'S REASONS ADDRESSING THE COMPREHENSIVE PLAN CHANGE CRITERIA**

Section 3.109.01 defines a comprehensive plan change: "A Comprehensive Plan Map Amendment Request allows a property owner to amend the Comprehensive Plan Land Use Map that is allowed with the new Comprehensive Plan Land Use Map designation for the property."

This plan change involves only land that the applicant owns. The plan change is consistent with the overall objectives of the Keizer Comprehensive Plan.

***Criterion A: The following Statewide Planning Goals apply to this proposal:***

The request is in conformance with Statewide Planning and all applicable land use standards imposed by state law and administrative regulation, which permit applications to be filed. Development of the subject property can meet the minimum standards of the zone code and the Transportation System Plan. The proposal complies with the applicable intent statements of the Comprehensive Plan as addressed in this report. The applicant has presented evidence sufficient to prove compliance with these standards.

***Goal 1 – Citizen Involvement:***

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Keizer. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Hearing's Officer. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision.

These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

***Goal 2 – Land Use Planning:***

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Keizer Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Keizer Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the comprehensive plan change/zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed comprehensive plan/zone change, along with findings and evidence to support the zone change applications. For these reasons, the proposal conforms to the land use planning process established by this Goal.

***Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces:***

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City maps there is a floodplain overlay located on the lower portion of the site. The floodplain area will not be affected by the development of the property. The City's applicable floodplain development standards will apply at the time of development and will ensure compliance with Goal 5 and this policy.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Goal 6 – Air, Water and Land Resources Quality:

The City's adopted Comprehensive Plan, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The City has identified the process through which water; sewer and storm drainage will be supplied to the site as stated in previous meetings with the applicant.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary streets. The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact.

A TPR Analysis dated May 25, 2023 has been submitted as part of this packet.

The subject property has several structures located on the southern portion of the site. Since the proposed comprehensive plan/zone change is only for the northern 1 acre of the site, the existing structures will remain on the southern portion of the site. The proposed change will have no significant impact on the quality of the land. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land. The City's adopted facility plans implement Goal 6.

Goal 8 – Recreational Needs:

The City's adopted Comprehensive Plan Activity Centers, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. At the time of development, the proposal will provide improved public pedestrian connections via hard-surfaced sidewalks. Keizer Rapids Park is located about ½ a mile to the west of the site on Chemawa Road. This site provides adequate parks and recreation within the area. However, at the time of development, the multi-family development on the site will have common open space and private open space for the residents. Therefore, the proposal complies with this Goal.

Goal 9-Economic Development:

The proposed zone change will have a positive impact on the economy of the City of Keizer. The rezone will allow the underdeveloped property to be developed, which will create employment along with a housing type that is a less expensive option for families.

The proposal will provide a location for residential uses along with new opportunity for the local labor force to obtain employment. The subject property is currently underutilized. The site is currently unproductive and returns little value to the City. Redevelopment contributes to the economic base of the urban area, which is consistent with this Goal. The site will offer economic diversification because it will provide for the expansion of new residential. It will provide an opportunity to encourage hiring of local unemployed, skilled and unskilled local residents.

### Goal 10 – Housing:

The City of Keizer has an adopted housing needs analysis, “Keizer Housing Needs Analysis 2013-2033”, that is dated May 2013. The City has projected a need for residential units in the City’s “Housing Needs Analysis” to address State Land Use Goals 10 by establishing population projections. The Housing Needs Analysis reevaluates the housing needs for all residential types. According to the study, Keizer is in need of 362 multi-family units within the RM and RH zoned residential land in order to help fill the deficit for multi-family housing.

The Housing Needs Analysis looks at both multi-family residential and single family dwelling. Both housing types are needed in Keizer and both housing types provide housing. The Keizer Housing Needs Analysis and Comprehensive Plan Goals and Policies encourage developers to provide all types of housing opportunities. This proposal will provide a needed multi-family housing type in this part of Keizer. The proposal will also provide a type of housing that is consistent with the existing multi-family developments located to the east and north of the site, while also providing a needed housing.

The applicant’s proposal is to rezone the site from CG and RM to allow a higher density to be built on the site. As stated above, according to the Housing Needs Analysis, Keizer has a deficit of 362 dwelling units in multi-family units. The rezone helps maximize the density while helping to meet housing needs within the City of Keizer.

The development will also be located in an area in close proximity to existing and proposed services. There is at least two parks located within a mile or less of the site. Commercial services are currently available to the west along Chemawa Road and River Road N.

The existing neighborhood consists of single-family and multi-family dwellings. The surrounding properties are zoned for residential and commercial development. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines.

The City’s adopted Comprehensive Plan, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

The City’s subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in the City of Keizer.

**FIGURE 14: PROJECTED NEW UNIT NEED MINUS REMAINING BLI CAPACITY, KEIZER (2033)**

Zoning Designation		Capacity of Vacant Lands (In Units) <sup>1</sup>	NEW UNITS NEEDED (2033) vs. CAPACITY						Total Units	← New Units Needed (2032)
			S.F. Detached	S.F. Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home		
			2,269	255	38	351	1,437	162		
RS	Single Family Residential	1,183	1,064	120	-	-	-	-	1,183	
RL	Limited Density Residential	-	-	-	-	-	-	-	0	
RL-LU	Limited D.R. - Limited Use	-	-	-	-	-	-	-	0	
RM (Medium)	Medium Density Residential	-	-	-	-	-	-	-	0	
RM (Medium High)	Medium Density Residential	362	-	-	-	-	362	-	362	← Distribution of Remaining BLI Capacity
RM-LU	MDR - Limited Use	-	-	-	-	-	-	-	0	
RH	High Density Residential	-	-	-	-	-	-	-	0	
UT	Urban Transition	310	279	31	-	-	-	-	310	
MU	Mixed Use (Keizer Station)	153	-	-	-	-	153	-	153	
MU	Mixed Use (Other)	314	-	-	-	-	314	-	314	
<b>Totals/Averages:</b>		<b>2,322</b>	<b>1,343</b>	<b>151</b>	<b>0</b>	<b>0</b>	<b>829</b>	<b>0</b>	<b>2,322</b>	← Total Capacity of Buildable Lands
<i>Accessory Dwelling Unit Assumption :</i>				62	38				100	
			926	42	0	351	609	162	2,090	← Remaining Unit Need

Sources: City of KEIZER, MWVCOG, Johnson Reid LLC

"As Figure 14 shows, the projected number of future housing units exceeds the capacity of buildable lands by an estimated 2,090 units. Therefore, there is a projected need for an additional residential land in order to accommodate this additional need for housing by 2033."

The proposal will help provide additional housing units within the City of Keizer.

**FIGURE 15: PROJECTED NEW RESIDENTIAL LAND NEED, KEIZER (2033)**

Zoning Designation		REMAINING UNIT NEED, AFTER BLI BUILD-OUT						Total Units	Target Density (Units/ Net Acre) <sup>1</sup>	Net Acreage Needed	Gross Acreage Needed
		S.F. Detached	S.F. Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home				
		926	42	0	351	609	162				
RS	Single Family Residential	926					162	1,088	6.6	164.9	206.2
RL	Limited Density Residential							0	-	-	-
RL-LU	Limited D.R. - Limited Use							0	-	-	-
RM (Medium)	Medium Density Residential							0	-	-	-
RM (Medium High)	Medium Density Residential		42					42	15.0	2.8	3.5
RM-LU	MDR - Limited Use							0	-	-	-
RH	High Density Residential				281	487		768	22.0	34.9	43.6
UT	Urban Transition							0	-	-	-
MU	Mixed Use (Keizer Station)							0	-	-	-
MU	Mixed Use (Other)				70	122		192	16.8	11.4	14.3
<b>Totals/Averages:</b>		<b>926</b>	<b>42</b>	<b>0</b>	<b>351</b>	<b>609</b>	<b>162</b>	<b>2,090</b>	<b>9.8</b>	<b>214.1</b>	<b>267.6</b>

Sources: City of KEIZER, MWVCOG, Johnson Reid LLC

**Goal 11 - Public Facilities and Services:**

The City's adopted Comprehensive Plan, residential, and Transportation Goal and Polices and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route (Route 18 on Chemawa Road CPC/ZC #7511

Chemawa Road), bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in this Keizer area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

Traffic from this site is diverted away from residential areas and has convenient access to the existing streets. Aesthetics and landscaping will be considered in the design of the circulation system to cut down on headlight glare, heat, and improved traffic direction.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

### Goal 12 – Transportation:

The City's adopted Comprehensive Plan Transportation Goals and Policies and the adopted Transportation Plan implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Chemawa Road and Willow Lake Road. The major streets are in place due to previous development.

The development of multi-family units on this site is a safer and more convenient way to develop the site. The multi-family development will provide a driveway throughout the site onto Willow Lake Road.

A TPR Analysis dated May 25, 2023, has been provided as part of this submittal.

### **Criterion B: Comprehensive Plan Goals and Policies**

The intent of Keizer Comprehensive Plan (KCP) Residential Development goals is to promote a variety of housing and opportunities for all income levels. The comprehensive plan change/zone change will allow the property to be developed at a higher density, therefore, meeting the intent of the residential goals.

### **Residential Development Policies**

#### General Policies 1 & 2:

The applicant's proposal is to rezone the property from CG to RM to allow a higher density to be built on the site. As stated above, according to the Housing Needs Analysis, Keizer has a deficit of capacity in the multi-family designation, with a deficit of 47 gross acres of multi-family residential land. The rezone helps maximize the density while helping to meet housing needs within the City of Keizer.

The rezoning of the subject property will help to provide a variety of housing in the area and will be compatible with the existing single family dwellings and existing multi-family dwellings adjacent to the subject property. This is a growing area that already has more than a sufficient amount of single family land for development. Multi-family development will provide a needed housing type in the area while helping to meet housing needs as well. Therefore, establishing a mixture of residential uses within the area.



#### General Policies 3 & 4:

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Keizer Transportation System Plan implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Chemawa Road and Willow Lake Road. The major streets are in place due to previous development. Sidewalks and needed improvements will be made to Willow Lake Road if required.

The City's adopted Comprehensive Plan, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

#### General Policies 5 & 6:

As stated above, the rezoning of the subject property will help to provide a variety of housing other than single-family dwellings. This is a growing area that already has more than a sufficient amount of single-family land for development. Multi-family development will provide a needed housing type in the area while helping to meet housing needs as well. The development will also be consistent with the existing multi-family developments located to the east of the site.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks (McNary HS and Keizer Rapid Park) located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

#### General Policies 7, 8, & 9:

The subject property has several commercial structures located in the southern portion of the site. The CPC/ZC is for the northern 1 acres of land only, which is currently vacant.

In order to provide a mixture of housing in the area, the applicant is requesting a zone change from the northern 1 acre of the site. The comprehensive plan encourages a mixture of housing types within a neighborhood. The infill development will encourage a type of needed housing along Willow Lake Road and Chemawa Road.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial services are currently available to the west along Chemawa Road and River Road N.

The existing neighborhood consists of single family and multi-family housing. The surrounding properties are zoned for residential development and developed. In order to provide an alternative housing pattern while being consistent with the neighborhood, the proposed development will provide a higher density of needed housing in this area of Keizer. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines.

The comprehensive plan change/zone change will promote development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

General Policy 10:

The development will also be located in an area in close proximity to existing and proposed services. The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

General Policy 13:

The subject property is located along Willow Lake Road (north) and Chemawa Road (south). Sidewalks and needed improvements will be made if required. The major streets are in place due to previous development and the subject property is surrounded by right-of-way. Therefore, there will not be any through traffic to existing neighborhoods.

General Policy 15, 18, & 19:

The City of Keizer has an adopted housing needs analysis, "Salem-Keizer Housing Needs Analysis 2012-2023", that is dated May 2011. The Housing Needs Analysis re-evaluates the housing needs for all residential types. According to the study, Keizer is in need of 47 acres of RM and RH zoned residential land in order to help fill the deficit for multi-family housing.

The applicant's proposal is to rezone the northern portion of the site from CG and RM to allow a higher density to be built on the site. As stated above, according to the Housing Needs Analysis, "Keizer has a deficit of capacity in the multi-family designation, with a deficit of 362 dwelling units and a deficit of 47 gross acres of residential land. The rezone helps maximize the density while helping to meet housing needs within the City of Keizer.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

The existing neighborhood consists of single family and multi-family housing. The surrounding properties are zoned for residential development and are developed. In order to provide an alternative housing pattern while being consistent with the neighborhood, the proposed development will provide a higher density of needed housing in this area of Keizer. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines.

The City's adopted Comprehensive Plan, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

The City's subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in the City of Keizer.

General Policy 16:

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary streets. The traffic generated from the site will be minor compared to the total volume of traffic in this area and will not create a significant additional air quality impact. The TIA identifies the traffic needs for the site and mitigation measures.

#### General Policy 17:

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there is a floodplain overlay located on the lower portion of the site. The floodplain area will not be affected by the development of the property. The City's applicable floodplain development standards will apply at the time of development and will ensure compliance with Goal 5 and this policy.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required.

The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

#### General Policy 21:

The cumulative effect of all new residential development in the Keizer Urban Area should average 6.5 dwelling units per gross acre of residential development. The comprehensive plan change/zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average.

#### ***Criterion C: Alternative sites***

There is a lack of appropriately designated vacant RM and RH sites within this vicinity. This site gives the applicant the ability to provide mixed housing within this area along Chemawa Road and Willow Lake Road. There is land zoned and designated for Medium High Residential Density. However, these designated properties along Windsor Island Road (east and north) are fully developed.

As shown on the City land zone map there is no property contiguous to the existing site that is vacant, and there is none in the area. The only appropriately designated properties within the necessary proximity to the existing site are located on Windsor Island Road and are developed.

According to the Housing Needs Analysis, Keizer has a deficit of capacity in the MF designation, with a deficit of 47 gross acres of medium and high zoned residential land. With a multi-family designation, the subject property can be developed as multi-family dwellings; the rezone helps maximize the density while helping to meet housing needs within the Keizer Urban Area.

The subject property will not only be a site that will contribute to the multi-family housing needs, but it is also a site that can help improve the transportation circulation in the area. The development of the site will encourage a mixture of housing types and higher densities along Chemawa Road.

There are no appropriately designated alternative sites within the vicinity for the proposed use that are currently vacant. Therefore, the proposal satisfies this criterion met.

### ***Criterion D: Projected Needs***

The proposed rezoning will provide 1 acre of multi-family (RM) zoned property within the Keizer Urban Area, where a total of 362 units of multi-family dwellings are needed in order to meet the City of Keizer housing needs.

The HNA shows that there is a total of 250 acres of RS and UT zoned property (vacant and partially vacant) available for the development of single-family dwellings. Whereas, there is only 24.1 acres of medium to high density (RM and RH) land available within Keizer for the development of multi-family units. This indicates that there is a great need for vacant land zoned for the development of multi-family units within the City of Keizer.

Also, due to the requirements of the Comprehensive Plan to provide a mixture of housing types, the need for multi-family housing in this area is greater than the need for single family housing. There are currently a wider range of housing opportunities for single family dwellings in the area than for multi-family units.

This criterion is met, by establishing a use that is consistent with the future residential needs in the area, by addressing how residential needs of the Keizer area are being met by this proposal, and by providing higher density for housing needs and a logical transition along Chemawa Road and Verda Lane.

**FIGURE 13: RESIDENTIAL COMPREHENSIVE PLAN DESIGNATIONS, CITY OF KEIZER**

ZONING DESIGNATION		Net Vacant Buildable Acres	Observed Density (Units/ Net Acre)	Target Density (Units/ Net Acre) <sup>5</sup>	Capacity of Vacant Lands (Units)	Underlying Comp Plan Designation
RS (Vacant, Redev.)	Single Family Residential	56.1	6.6	6.6 det. 8.0 att.	378	Low Density Residential
<i>RS (Partially vacant)<sup>1</sup></i>	<i>Single Family Residential</i>	<i>142.7</i>	<i>na</i>	<i>6.6 det.</i>	<i>805</i>	<i>Low Density Residential</i>
RL	Limited Density Residential	0	4.8	-	-	Medium D.R. or Medium High D.R.
RL-LU	Limited D.R. - Limited Use	0	9.6	-	-	Medium High Density Res.
RM (Medium) <sup>2</sup>	Medium Density Residential	0	na	-	-	(See footnote)
RM (Medium High)	Medium Density Residential	24.1	9.6	15.0	362	Medium High Density Res.
RM-LU	MDR - Limited Use	0	9.6	-	-	Medium High Density Res.
RH <sup>3</sup>	High Density Residential	0	na	-	-	(See footnote)
UT (Vacant, Redev.)	Urban Transition	9.4	6.6	6.6 det. 8.0 att.	63	Low Density Residential
<i>UT (Partially vacant)<sup>1</sup></i>	<i>Single Family Residential</i>	<i>41.4</i>	<i>na</i>	<i>6.6 det.</i>	<i>247</i>	<i>Low Density Residential</i>
MU <sup>4</sup>	Mixed Use (Keizer Station)	22.8	6.7	6.7	153	Mixed Use
MU	Mixed Use (Other)	18.7	16.8	16.8	314	Mixed Use
<i>Accessory Dwelling Unit Assumption:</i>					<i>100</i>	
<b>Totals/Averages:</b>		315.2		9.3	2,422	

Sources: MWVCOG, City of KEIZER, Johnson Reid LLC

**Criterion E and Criterion F: Lane Use Patterns and Adjacent Land**

In order to provide a mixture of housing in the area, the applicant is requesting a zone change to the northern portion of the site only. A majority of the properties along Chemawa Road are zoned for single family development and all the properties along Willow Lake Road are zoned for single family development.

The existing neighborhood consists of single-family housing and multi-family dwellings (east and north). In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards.

There are no foreseeable adverse effects of the proposal to adjacent properties. The adjacent properties have public street frontage on and access to major streets. Therefore, this criterion is met.

***Criterion G: Public Facilities and Services***

The City's adopted Comprehensive Plan Transportation Goal and Policies and the Transportation System Plan implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located Chemawa Road (south) and Willow Lake Road (north). The major streets are in place due to previous development. Sidewalks and needed improvements will be made to if required.

The City's adopted Comprehensive Plan, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

## **APPLICANT'S REASONS ADDRESSING THE ZONE CHANGE CRITERIA**

The subject property is currently zoned RS but is underdeveloped. The proposed RM zone will implement the requested "Medium-High Density Residential" Comprehensive Plan map designation.

### **Criterion (a) is addressed as follows:**

As stated above, the proposed zone is appropriate for the Comprehensive Plan Land Use designation and is consistent with the applicable Comprehensive Plan policies.

### **Residential Development Policies**

#### **General Policies 1 & 2:**

The applicant's proposal is to rezone the northern portion of the property from CG to RM to allow a higher density to be built on the site. As stated above, according to the Housing Needs Analysis, Keizer has a deficit of capacity in the multi-family designation, with a deficit of 47 gross acres of multi-family residential land. The rezone helps maximize the density while helping to meet housing needs within the City of Keizer.

The rezoning of the subject property will help to provide a variety of housing other than single family dwellings. This is a growing area that already has more than a sufficient amount of single family land for development. Multi-family development will provide a compatible and needed housing type in the area while helping to meet housing needs as well. Therefore, establishing a mixture of residential uses within the area.

#### **General Policies 3 & 4:**

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Keizer Transportation System Plan implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located along Chemawa Road and Willow Lake Road. The major streets are in place due to previous development. Sidewalks and needed improvements will be made if required.

The City's adopted Comprehensive Plan, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

#### **General Policies 5 & 6:**

As stated above, the rezoning of the subject property will help to provide a variety of housing other than single family dwellings. This is a growing area that already has more than a sufficient

amount of single family land for development. Multi-family development will provide a compatible and needed housing type in the area while helping to meet housing needs as well.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

General Policies 7, 8, & 9:

In order to provide a mixture of housing in the area, the applicant is requesting a zone change for the northern 1 acre of the site. The comprehensive plan encourages a mixture of housing types within a neighborhood. The development will encourage a type of needed housing along Willow Lake Road and Chemawa Road.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

The existing neighborhood consists of single-family and some multi-family dwellings. The surrounding properties are zoned for single family development. In order to provide an alternative housing pattern while being consistent with the neighborhood, the proposed development will provide a higher density of needed housing in this area of Keizer. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines.

The comprehensive plan change/zone change will promote the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

General Policy 10:

The development will also be located in an area in close proximity to existing and proposed services. The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

General Policy 13:

The subject property is located along Willow Lake Road (north) and Chemawa Road (south). Sidewalks and needed improvements will be made if required. The major streets are in place due to previous development and the subject property is surrounded by right-of-way. Therefore, there will not be any through traffic to existing neighborhoods.

General Policy 15, 18, & 19:

The City of Keizer has an adopted housing needs analysis, "Salem-Keizer Housing Needs Analysis 2012-2023", that is dated May 2011. The Housing Needs Analysis reevaluates the housing needs for all residential types. According to the study, Keizer is in need of 47 acres of RM and RH zoned residential land in order to help fill the deficit for multi-family housing.



The applicant's proposal is to rezone the site from CG and RM to allow a higher density to be built on the site. As stated above, according to the Housing Needs Analysis, "Keizer has a deficit of capacity in the Multi-Family designation, with a deficit of 362 dwelling units and a deficit of 47 gross acres of residential land. The rezone helps maximize the density while helping to meet housing needs within the City of Keizer.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

The existing neighborhood consists of single family and some multi-family housing. The surrounding properties are zoned for residential development. In order to provide an alternative and compatible housing pattern while being consistent with the neighborhood, the proposed development will provide a higher density of needed housing in this area of Keizer. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines.

The City's adopted Comprehensive Plan, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

The City's subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in the City of Keizer.

#### General Policy 16:

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary streets. The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact. The TPR identifies the traffic needs for the site and mitigation measures.

#### General Policy 17:

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there is a floodplain overlay located on the lower portion of the site. The floodplain area will not be affected by the development of the property. The City's applicable floodplain development standards will apply at the time of development and will ensure compliance with Goal 5 and this policy.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required.

The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

General Policy 21:

The cumulative effect of all new residential development in the Keizer Urban Area should average 6.5 dwelling units per gross acre of residential development. The comprehensive plan change/zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average.

**Criterion (b) is addressed as follows:**

An RM development should have a positive effect on the neighborhood by providing a compatible and needed housing type in the area, while recognizing the physical capacity of the site and the necessary provisions of public facilities and services. All necessary public facilities are required to be made available to the subject property, and adequate transportation facilities are already in place.

An overall positive finding can be made that the effects of the proposal are appropriate considering the impact on the existing neighborhood, the physical characteristics and capacity of the site, and the availability of public facilities and services to be extended upon development. The development will take an undeveloped site and create a development that is visual appealing to the neighborhood. At the time of building permits, Design Standards will be in place to help eliminate any impacts to the neighborhood and create a positive development.

**Criterion (c) is addressed as follows:**

The proposed RM zone can be established in compliance with the development requirements of this Code. The applicant will be required to obtain building permits. The building permits will be reviewed for compliance with the Code.

New development on the site will be according to City standards which are the minimum community development standards established by the City. By meeting these requirements at the development stage, the development will meet the City's development standards which are designed to make abutting land uses compatible with each other. The redevelopment of this site is subject to City codes as well as market forces which dictate an attractive, easily accessible project in order to attract both investors and customers.

The Cities Development Code will help implement direction of outdoor lighting, bufferyards, improved access, street improvements, paved parking lots and paved surfaces to limit dust. The applicant will work with staff to assure that the City of Keizer Design Standards and Code requirements are met prior to development of the site.

**Criterion (d) is addressed as follows:**

The City's adopted Comprehensive Plan, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate

public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route (Route 18 on Chemawa Road), bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in this Keizer area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

Traffic from this site is diverted away from residential areas and has convenient access to the existing streets. Aesthetics and landscaping will be considered in the design of the circulation system to cut down on headlight glare, heat, and improved traffic direction.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this goal are met.

**Criterion (e) is addressed as follows:**

The applicant is proposing to rezone the subject property to RM (Medium Density Residential). The purpose of the RM zone is to encourage medium to high residential densities for multifamily dwellings. The applicant is proposing to develop the site with the maximum multi-family dwellings allowed. The rezone will allow the applicant to develop the site at a higher density than allowed under the current zone. The development of apartment units on the site will meet the intent of the RM zone.

***Criterion (f) is addressed as follows:***

The City of Keizer has an adopted housing needs analysis, "Salem-Keizer Housing Needs Analysis 2012-2023", that is dated May 2013. The Housing Needs Analysis evaluates the housing needs for all residential types. According to the study, Keizer is in need of 47 acres of RM and RM zoned residential land in order to help fill the deficit for multi-family housing.

The applicant's proposal is to rezone the site from CG and RM to allow a higher density to be built on the site. As stated above, according to the Housing Needs Analysis, Keizer has a deficit of capacity in the Multi-Family designation, with a deficit of 362 dwelling units and a deficit of 47 gross acres of multi-family residential land. The rezone helps maximize the density while helping to meet housing needs within the City of Keizer.

The development will also be located in an area in close proximity to existing and proposed services. There are at least two parks located within a mile or less of the site. Commercial Services are currently available to the west along Chemawa Road and River Road N.

The existing neighborhood consists of single family and some multi-family housing. The surrounding properties are zoned for residential development. In order to provide an alternative housing pattern while being consistent with the neighborhood, the proposed development will provide a compatible and higher density of needed housing in this area of Keizer. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards and provide bufferyards along property lines.

The City's adopted Comprehensive Plan, Residential, Transportation Goals and Policies and applicable adopted facilities plan implement the Statewide Housing Goal.

The City's subdivision and land use processes implement applicable Housing Goals and Policies. There is a deficit in multi-family residential land in the City of Keizer.

### **CONCLUSION**

We believe that the requested Comprehensive Land Plan Change/Zone Change applications are appropriate for the subject property for the reasons described herein. The proposal is consistent and in compliance with the applicable goals and policies of the Comprehensive Plan and the Statewide Planning Goals, and satisfies all applicable criteria. As demonstrated herein, the "Medium-High Density Residential" Comprehensive Plan designation and corresponding RM zoning designation is appropriate for the subject property.

We believe that the materials submitted address all the relevant City criteria for a Comprehensive Plan Change/Zone Change. For these reasons, we believe that the proposal is warranted and that the Planning Staff has sufficient findings to grant the proposal as requested.