



CITY COUNCIL MEETING: APRIL 17, 2023

To: Mayor Clark and City Council Members

THRU: Adam J. Brown, City Manager

FROM: Shane Witham, Planning Director

SUBJECT: **KEIZER STATION AREA D MASTER PLAN AMENDMENT**

PROPOSED MOTION:

"I move the City Council direct staff to prepare an order adopting the proposed Area D Master Plan Amendment Approval with conditions."

I. SUMMARY:

This matter is before the Council for public hearing to consider an amendment to the Area D Master Plan. The property in question is Keizer Station Area D (Commerce Center) and is located at the Chemawa/Interstate 5 interchange. This amendment will modify the previously approved plan by changing the location and number of buildings and uses, overall parking lot layout, and landscaping features in the area south of Ulali Drive. The original approval provided for a total of eight buildings with a gross leasable area of 87,975 square feet to be developed with a mix of retail, office, and flex-industrial uses. The proposed amendment will reduce the gross leasable area to 72,535 square feet and will include six buildings and a drive through coffee kiosk. Most of the proposed uses will involve eating and drinking uses, along with some retail, a car wash, tire sales, and hotel tenant. No changes are proposed to the northern side of Ulali Drive.

II. BACKGROUND:

- A. The Area D Master Plan was originally approved by City Council Order on November 1, 2004. A subsequent Master Plan Amendment/Major Variance request was approved by City Council Order on September 8, 2020 which repealed and replaced the original 2004 order. This approval was further amended by Council Order on February 16, 2021. Both of these requests amended the area north of Ulali Drive. The current request will be the 3rd overall request for amendment to the original Master Plan approval and second amendment to the September 8, 2020 order. The amendment only affects the area to the south of Ulali Drive, which has previously been referred to as phase 2 of the development area.

- B. The applicant wishes to develop the south side of Ulali Drive and has potential tenants that have expressed serious interest. They have been unable to recruit “flex-office” and “flex-industrial” users to the site and now wish to amend the plan accordingly. This proposal will allow for the development of the site with additional retail, eating and drinking establishments, car wash, tire store, a hotel, and other uses allowed by the underlying zoning district. This is a substantial shift from the original Master Plan which envisioned the majority of this are being developed with flex-office/flex-industrial buildings.
- C. The applicant has submitted materials to support their request including:
 - a. A written narrative addressing the applicable review criteria and purpose for the requested amendment.
 - b. The existing approved site plan
 - c. The proposed site plan (applicant’s proposal)
 - d. A trip generation compliance report
 - e. A letter regarding lack of flex-office or flex-industrial users
 - f. An updated landscaping site plan that aligns with the proposed site plan
 - g. Building façade examples proposed for the development area
- D. Public Notice was provided as outlined in the Keizer Development Code. Notice was: mailed to property owners within 250 feet of Keizer Station Area D; published in the Keizertimes newspaper on April 7, 2023; and posted at the property identifying the time and place for the public hearing. Request for comments were also mailed to affected agencies as required by the Keizer Development Code. The Public Works Department submitted comments which have been incorporated into the proposed conditions of approval. The City of Salem responded they have no comment on the proposal. No other comments were received regarding this application.

III. CURRENT SITUATION:

- A. The property to the north of Ulali Drive has been developed with a Chick-Fil-A restaurant and 7-11 convenience store/gasoline service station. There is an additional pad site approved for the northern portion of Area D which has not been developed at this time. The traffic signal on Ulali Drive has been constructed and is operational at this time. The area south of Ulali Drive is currently vacant and undeveloped.
- B. The applicant is requesting an amendment to the previously approved master plan to change the number and layout of buildings, parking lot area, and mix of uses for this area. Proposed findings are attached that address the applicable review criteria for this request. In addition, proposed conditions are attached which are

recommended to apply to the entire Area D Master Plan. The proposed conditions incorporate the requirements submitted by the Public Works Department.

IV. ANALYSIS:

- A. **Strategic Impact** – No strategic impact
- B. **Financial** – There are no direct financial impacts to the City. Development of the property will result in additional tax revenue and the creation of employment opportunities.
- C. **Timing** – Notice has been published, posted on the property, and sent to surrounding property owners identifying the time and place for the public hearing.
- D. **Policy/legal** – The Keizer Development Code requires that Master Plan Amendments be heard before the City Council and that adoption of a Master Plan Amendment be accomplished by City Council order.

ALTERNATIVES:

- A. Direct Staff to prepare an order adopting the proposed Area D Master Plan Amendment Approval. (recommended)
- B. Direct Staff to prepare an order with modified conditions (if deemed necessary by Council) adopting the proposed Area D Master Plan Amendment Approval.
- C. Deny the application on the basis that Council feels the applicant has not met one or more of the applicable review criteria.
- D. Continue the public hearing to a date certain if Council feels more information is needed to make a determination on the matter.

RECOMMENDATION:

Staff recommends that the City Council Open the public hearing, receive testimony, close the public hearing, deliberate, and: direct staff to prepare an order adopting the proposed Area D Master Plan Amendment Approval.

ATTACHMENTS:

- Application/Materials for current proposal (submitted by applicant)
- Proposed draft findings
- Proposed draft conditions
- Public Works Department Requirements (comments submitted)