

Herber Property-Site Plan Revisions

*Tax Lot 2900:

Tax Lot 2900 is not part of this application proposal and will remain vacant. When this proposal is approved, the applicant will be proposing the donation of Tax Lot 2900 to the City of Keizer for public open space.

*Philip Street NE:

The applicant is also proposing that the City of Keizer initiate a right-of-way vacation for Philip Street NE located adjacent the subject property.

*Neighborhood meeting:

Another neighborhood meeting was held on February 3, 2016, to discuss the changes to the Herber Family Apartment Development.

*Transportation:

After several comments regarding traffic came up from adjacent property owners at the neighborhood meeting, the applicant's Traffic Engineer provided a Transportation Planning Rule memo dated March 17, 2016, to the City of Keizer.

*Building Height:

The applicant took into consider the comments received regarding building height and adjacent property owners views.

After listening to adjacent property owners and further consideration, the buildings adjacent Verda Lane will be a maximum of 2-stories in height. A berm along Verda Lane will be provided as well. The berm will help to eliminate the glare of car lights onto adjacent properties. All three-story buildings will be located along the western side of the property.

*Number of apartment Units:

In order to reconfigure the property and reduce the height of the buildings adjacent Verda Lane, the applicant has reduced the number of apartment units from 120 units to 112 units.

Comprehensive Plan Change- *Zone Change* *Revised April 20, 2016*

BACKGROUND/PROPOSAL

The subject property is approximately 7.5 acres in size and located on the west side of Verda Lane, the east side of Philip Street, and the south side of Chemawa Road (073W02AA/Tax Lots 3000 through 3600 and 073W02AD/Tax Lots 6700 through 7300). The subject property is zoned Single Family Residential (RS). The subject property is designated as "Low Density Residential" on the Comprehensive Plan Map.

The property also includes 073W02AA/Tax Lot 2900 (4.93 acres in size) and is owned by the applicants. Tax Lot 2900 is not part of this application proposal and will remain vacant. However, when this proposal is approved, the applicant will be proposing the donation of Tax Lot 2900 to the City of Keizer for public open space.

The applicant is proposing to rezone the subject property from Single Family Residential (RS) to High Density Residential (RH) and change the comprehensive plan designation from "Low Density Residential (LDR)" to "Medium and High Density Residential (MHDR)".

The applicant is also proposing that the City of Keizer initiate a right-of-way vacation for Philip Street NE located adjacent the subject property. When vacated the right-of-way will become part of Tax Lot 2900 located to the west of the subject property.

In the 1950's, the subject property was originally subdivided into a 14 lot subdivision. In order to eliminate those lots, the applicant is also requesting to replat the 14 lots into one large property about 7.5 acres in size. The applicant is proposing to replat the properties by applying for a Partition. See Site Plan and Partition application.

The subject property is not located within an established Neighborhood Association. However, a neighborhood meeting with adjacent property owners was held on February 3, 2016. This meeting allowed adjacent property owners and interested citizens the opportunity to ask questions and provide comments regarding the revised proposal.

EXISTING SITE CONDITIONS

The property has street frontage on Verda Lane to the east, Chemawa Road to the north, Philip Street to west (which is unimproved and will not be used), and Dearborn Avenue to the south. The subject property has several structures located throughout. The existing structures will be removed prior to development 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 Chemawa Road, Single Family Residential (RS); existing single family dwellings located to the north

East: Across Verda Lane, Single Family Residential (RS) zone; existing single family dwellings

South: Across Dearborn Avenue, Single Family Residential (RS) zone; existing single family dwellings

West: Across Philip Street, Single Family Residential (RS) (Tax Lot 2900); Park land

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 State Wide 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.

The subject property is not located within an established Neighborhood Association. However, a neighborhood meeting with adjacent property owners was held on February 3, 2016. This meeting allowed adjacent property owners and interested citizens the opportunity to ask questions and provide comments regarding the revised proposal.

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 replatting (partition application) and 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 Transportation Planning Rule memo Dated March 17, 2016, has been submitted to the City as part of this application. See attached memo.

The site is vacant. 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. Claggett Park is located about two blocks to the west (adjacent Tax Lot 2900) of the site on Chemawa Road.

Northview Park is located to the southeast of the subject property. These two sites provide 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 a housing type that is a less expensive option for families.

The proposal will provide a location for residential uses and along with that will come a new opportunity for employment with the construction of the apartments. 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. The construction of the site 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 applicant’s proposal is to rezone the site from RS and RH 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 housing needs also shows a need of 1,183 single family residential dwellings. However, due to traffic and access issues, this is not an ideal site for single family homes. With single family homes there will be about 14 driveways that would access directly onto Verda Lane. Whereas with a multi-family development 2 driveways (3 driveways max) are needed onto Verda Lane. The development of multi-family on the site is a safer and more efficient use of this site. Proposed subdivisions within the City of Keizer will make up for the loss of this 14 single family lots/dwellings.

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 housing. 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 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) ¹	NEW UNITS NEEDED (2033) vs. CAPACITY						Total Units	
			S.F. Detached	S.F. Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home		
			2,269	255	38	351	1,437	162	4,513	← New Units Needed (2032)
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	
Totals/Averages:		2,322	1,343	151	0	0	829	0	2,322	← 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.

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 15 on Verda Lane and 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.

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 Verda Lane. 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 development the site. The multi-family development will provide two driveways within and throughout the site onto Verda Lane. Whereas the single family lots would require 14 driveways onto Verda Lane. Therefore, from a traffic and safety standpoint, the development of this site as apartments is safer.

A Transportation Planning Rule memo Dated March 17, 2016, has been submitted to the City as part of this application.

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 RS to RH 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. 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 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 Verda Lane. The major streets are in place due to previous development. Sidewalks and needed improvements will be made to Verda Lane, Philip Street, Chemawa Road, Dearborn Avenue 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 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:

The subject property has several structures located throughout. The existing structures will be removed prior to development of the site.

In order to provide a mixture of housing in the area, the applicant is requesting a zone change. The comprehensive plan encourages a mixture of housing types within a neighborhood. The infill development will encourage a type of needed housing along Verda Lane 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 housing. 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 infill development with 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 Verda Lane (east), Chemawa Road (north), Dearborn Avenue (south), and Philip Street (west). 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 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 RS and RH 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..." 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 housing. 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 buildings adjacent Verda Lane will be a maximum of 2-stories in height as shown on the site plan and colored building elevations. This will help to minimize the any visual impacts on adjacent property owners. A berm along Verda Lane will be provided as well. The berm will help to eliminate the glare of car lights onto adjacent properties. All three-story buildings will be located along the western side of the property.

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.

The applicant has provided a tree plan, identifying the location and size of all existing trees on the site.

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

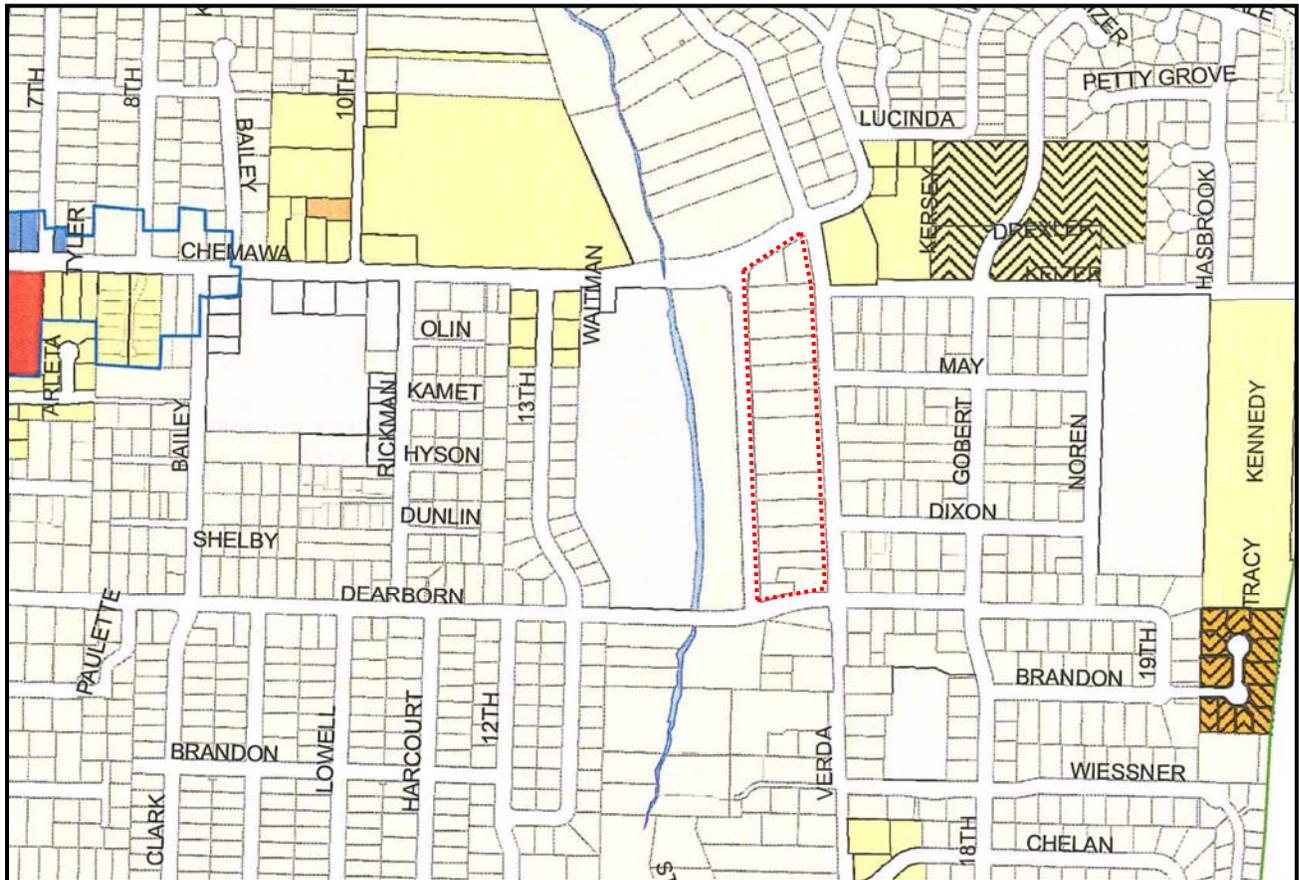
There is a lack of appropriately designated vacant RM and RH sites within this vicinity. This site gives the applicant the ability to provide mixed housing within this area along Chemawa Road and Verda Lane. There is land zoned and designated for Medium High Residential Density. However, these designated properties along Chemawa Road 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 Chemawa Road and are developed.

According to the Housing Needs Analysis, Keizer has a deficit of capacity in the MF designation, with a deficit 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 within an infill lot 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 7.5 acres of multi-family (RH) 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 existing zone is RS. If developed as RS, the site will provide 14 single family lots, where 1,183 lots are needed in order to meet the housing needs. Fourteen lots don't help the housing needs of this area. Furthermore, currently there are several subdivisions with in Keizer that have been approved and will more than make up for the loss of these 14 lots.

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) ⁵	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)¹</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) ²	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 ³	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)¹</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 ⁴	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>	
Totals/Averages:		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

The subject property is currently vacant. In order to provide a mixture of housing in the area, the applicant is requesting a zone change. A majority of the properties along Chemawa Road are zoned for single family development and all the properties along Verda Lane are zoned for single family development.

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

The buildings adjacent Verda Lane will be a maximum of 2-stories in height as shown on the site plan and colored building elevations. This will help to minimize the any visual impacts on adjacent property owners. A berm along Verda Lane will be provided as well. The berm will help to eliminate the glare of car lights onto adjacent properties. All three-story buildings will be located along the western side of the property. See attached site plans.

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 (north), Verda Lane (east), Philip Street (west), and Dearborn Avenue (south). 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 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.

APPLICANT'S REASONS ADDRESSING THE ZONE CHANGE CRITERIA

The subject property is currently zoned RS but is underdeveloped. The proposed RH zone will implement the requested "Multi-Family 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 property from RS to RH 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 designated 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 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 Verda Lane. The major streets are in place due to previous development. Sidewalks and needed improvements will be made to Verda Lane, Philip Street, Chemawa Road, Dearborn Avenue 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 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:

The subject property is currently vacant. In order to provide a mixture of housing in the area, the applicant is requesting a zone change. The comprehensive plan encourages a mixture of housing types within a neighborhood. The infill development will encourage a type of needed housing along Verda Lane 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 housing. 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 infill development with 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 Verda Lane (east), Chemawa Road (north), Dearborn Avenue (south), and Philip Street (west). 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 evaluates the housing needs for all residential types. According to the study, Keizer is in need 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 RS and RH 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 designated land, with a deficit of 362 dwelling units. The rezoning 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 housing. 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 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.

The applicant has provided a tree plan, identifying the location and size of all existing trees on the site.

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 RH development should have a positive effect on the neighborhood by providing a 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 single family-density 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 RH 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 15 on Verda Lane and 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 RH (High Density Residential). The purpose of the RH zone is to encourage 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 RH 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 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 RS and RH 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. 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 housing. 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 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.

APPLICANT'S REASONS ADDRESSING THE PARTITION CRITERIA

The applicant is requesting a concurrent partition. The partition will replat the existing 14 lots into one large lot consisting of 7.5 acres.

The lot will be of size to accommodate a large apartment development. At the time of development the parcel will have safe and efficient access onto Verda Lane. All services will be in place for the development of the site.

At this time, the applicant is not proposing the removal of any trees on the site. If the applicant decides to remove trees, a tree removal permit will be applied for prior to development of the site.

The partition/replating of the site is in compliance with the requirements of the Keizer Code. See attached site plan.

