



## NOTICE OF PUBLIC HEARING Master Plan AMENDMENT CASE NO. 2010-10

**PURPOSE OF HEARING:** To hear an application for a Master Plan Amendment of Keizer Station Area B. The primary issue necessitating this amendment is the proposed change to the site plan in the northwest section of the development. The previous approval showed 2 separate buildings (B and C) located generally at the corner of Keizer Station Blvd and Lockhaven Drive that were envisioned to be developed with uses consistent with the underlying zone. This amendment proposes one larger building at the corner of Keizer Station Blvd and Lockhaven Drive proposed to be developed with a movie theater, along with a smaller building located further to the north along Keizer Station Blvd near the proposed signal to be developed with a retail or restaurant use. The parking lot layout is being modified as a result of this new site layout. No other substantive changes to the original masterplan are proposed. Additionally, due to the changed nature of the property ownership, the timing and assigned responsibility for required improvements is proposed to be clarified.

**LAND USE DECISION CRITERIA:** The criteria upon which the decision on this matter will be based can be found in Section 3.113 (Keizer Station Master Plan Review).

**DATE AND TIME OF HEARING:** City Council will hold a public hearing on Monday, July 17, 2017 at 7:00 pm.

**LOCATION OF HEARING:** City Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer.

**HOW TO PARTICIPATE:** Anyone desiring to speak for or against the proposal may do so in person, or by representative, at the public hearing or may submit written comments with the Keizer Community Development Department prior to the public hearing. The file with the staff recommendation relating to the above land use case may be reviewed or copies may be obtained at City Hall for a reasonable cost. After the close of the hearing the City Council will approve the application as submitted, approve with modified conditions, deny, or refer to the Planning Commission for additional consideration. Interested persons should become involved in the decision making process. Failure to raise an issue, either in person or in writing, or failure to provide sufficient specificity to afford the Council an opportunity to respond to the issue precludes appeal to Land Use Board of Appeal based on that issue.

Applicant's statement, proposal, original masterplan approval, and all submitted documents can be viewed on the City's web site, [www.keizer.org](http://www.keizer.org). Staff report will be available 7 days prior to the public hearing either at city hall, or on the city's webpage. Copies of the Keizer Development Code are available for viewing at: [www.keizer.org](http://www.keizer.org), follow menus to the Planning Division. Phone # (503) 856-3441 or (503) 856-3439.

UPON REQUEST, AUXILIARY AIDS AND/OR SPECIAL SERVICES WILL BE PROVIDED TO PARTICIPANTS WITH DISABILITIES. TO REQUEST SERVICES, PLEASE CONTACT CITY HALL AT (503)390-3700, OR TDD ACCESS AT 1-800-735-2900, AT LEAST TWO WORKING DAYS (48 HOURS) IN ADVANCE OF THE HEARING.