

Written Statement for Keizer Station Area B Amendment

Applicant: City of Keizer

Request: Master Plan Amendment for Keizer Station Area B

DATE: June 2017

GENERAL INFORMATION

- A. OWNER:** The City of Keizer owns all of the parcels of land that will be affected by this proposed Masterplan Amendment. There are properties within the remainder of Area B that are owned by Marion County, the State of Oregon, Salem Area Mass Transit District, and Radiology Properties LLC, but no changes to the previously approved masterplan are proposed for those properties.
- B. PROPERTY LOCATION:** The site of Area B is bounded by Lockhaven Drive on its south perimeter, McLeod Drive on its west perimeter; the Portland & Western Railroad on the east perimeter; and the southern property line of homes along the south side of Dennis Ray Ave and a portion of Aldine Drive. Area B has two distinct areas due to the fact it is bisected by Keizer Station Boulevard. The area that is proposed to be modified is the area that is located to the northwest of Keizer Station Blvd.
- C. EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The site has street frontage on Lockhaven Drive, Keizer Station Boulevard, and McLeod Lane, which are all improved public streets. Public water and sanitary sewer are available to serve the subject site. Area B is currently undeveloped with the exception of the transit center located at 5860 Keizer Station Blvd, which is on the southeast side of Keizer Station Blvd.
- D. PLAN DESIGNATION AND ZONING:** The subject property is designated Commercial and Low Density Residential on the Comprehensive Plan Map. The property is zoned Commercial Mixed Use (CM) and a small portion in the northwest quadrant is zoned Residential Single Family (RS).
- E. ADJACENT ZONING AND LAND USES:** The site is bordered on the north by single family residential homes on Aldine Drive and Dennis Ray Avenue which are zoned Single Family Residential (RS); to the east across the Portland and Western Railroad is Area 'A' of Keizer Station which is zoned Employment General (EG); and, to the south across Lockhaven Drive are a number of single family homes, a new multi-family development, and a retirement facility on lands zoned Commercial Retail (CR), and Mixed Use (MU) which are located within Area C of Keizer Station.

- F. BACKGROUND:** The proposal seeks a minor AMENDMENT to the previously approved Masterplan for Area B (Masterplan/Conditional Use/Lot Line Adjustment Case 2010-10). This approval was adopted by Council Order on November 1, 2010. The amendment proposes to modify the site plan to allow for the reconfiguration of 2 of the buildings shown in the area to the northwest of Keizer Station Blvd. while keeping the overall amount of square footage the same. It is anticipated that some of the previously required conditions will be amended to address this request, and allow for flexibility in the development of Area B.

The original (2010) approval resulted in a plan that sited a medical office building, a transit center, a future commuter rail facility, a small park, and a mix of commercial uses consistent with the underlying zoning designation. A Traffic Impact Analysis (TIA) was conducted which outlined the need for transportation improvements and mitigation measures to support the proposed level of development on the site. Typical building elevations representing the architectural look of the proposed medical building, along with a site plan showing proposed building locations and sizes were submitted and adopted at that time. It should be noted that while the original approval provided for an overall conceptual master plan approval, it was understood that many of the specific design details would need to be evaluated during the building permit review process to assure compliance with the provisions of the Keizer Development Code. The proposed amendment does not seek to change these conditions.

- G. PROPOSAL:** The specific Review Criteria for Master Plan approval is outlined in Section 3.113 of the Keizer Development Code. The criteria range from overall master plan objectives and arrangement of uses to landscaping, site planning, and architectural details. The proposed amendment does not seek to change the original approval of these requirements. The proposed amendment is consistent with the previous masterplan approval.

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 shows one larger building at the corner of Keizer Station Blvd and Lockhaven Drive that is 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.

The specific modifications proposed are:

- Relocation of Building B and Building C as shown on the proposed site plan
- Change in building size for Building B and Building C
 - **Current** - Building B(14,000sqft); Building C(10,000 sqft)
 - **Proposed** – Building B(21,000 sqft); Building C(3,000 sqft)

- Change in Parking lot layout to accommodate new building footprints, and total number of parking spaces provided (northern section of Area B only)
 - **Current** – 206 spaces
 - **Proposed** – 253 spaces
- Modification to the master water and sewer plans in order to relocate lines according to proposed site plan modifications.
- Modification to timing of required transportation improvements to coincide with the appropriate development timeline and updated Traffic Impact Analysis (TIA), also reflecting the current schedule of the intersection construction.
- Modification to construction timeframe for the “park/storm water quality” feature to coincide with development timeline.

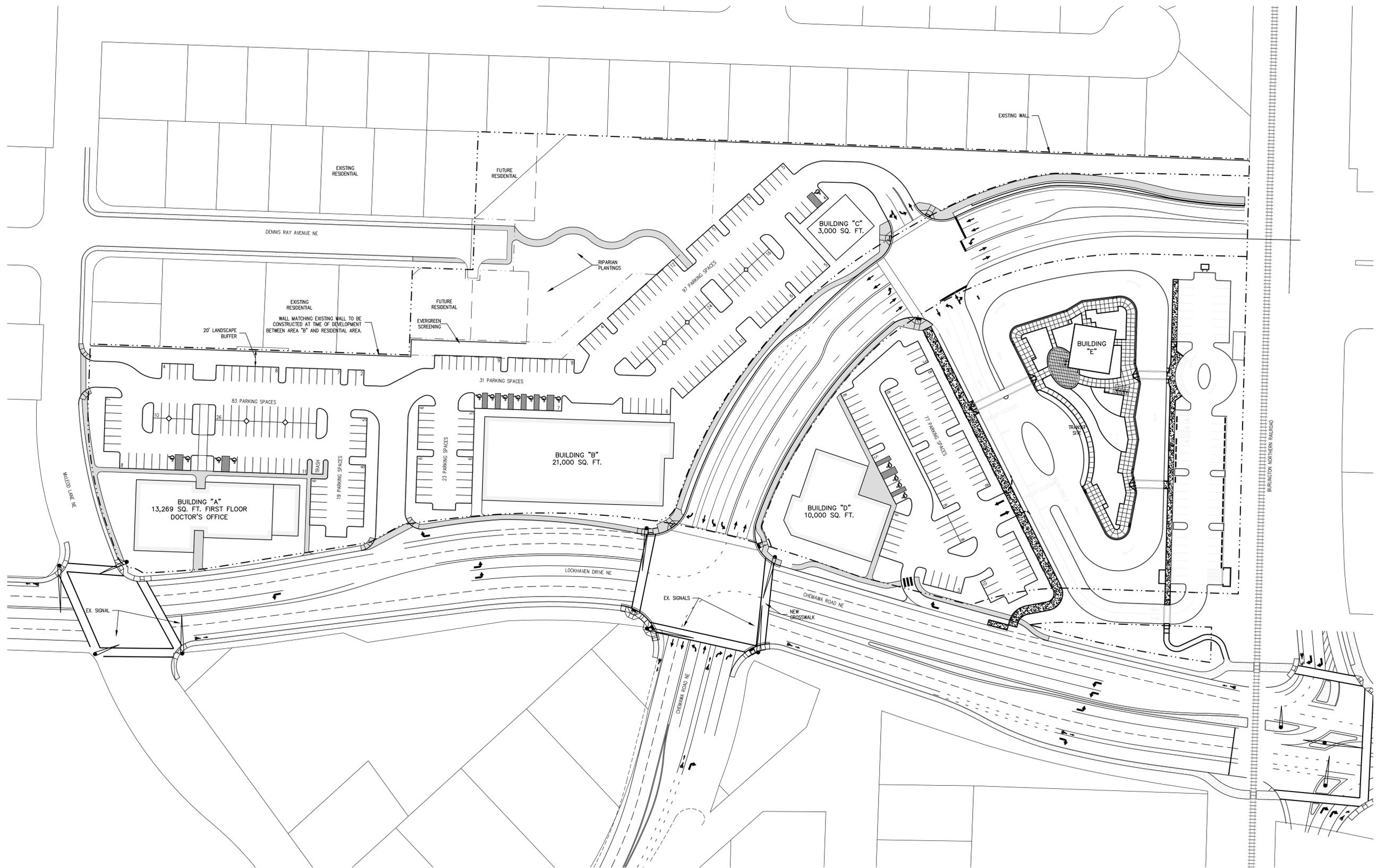
Previously approved Master Plan: 2010-10



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Proposed AMENDMENT - 2017

Keizer Station Area B



CITY OF KEIZER

KEIZER STATION
AREA 'B'

DESIGNED BY: INT
DRAWN BY: INT
CHECKED BY: INT
DATE: _____
SCALE: _____

REVISIONS:
REV: _____
DATE: _____

JOB NUMBER: JOBNO
SHEET: 1



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