

**ISSUE:** Zone Change 06-10

**DATE OF DECISION:** December 18, 2006

**APPLICANT:** Wyant Family Trust

**PURPOSE OF REQUEST:**

To change the zone from CO (Commercial Office) to CR (Retail Commercial) for a .49-acre site located at 1560 Lancaster Drive NE.

**ACTION:**

The Hearings Officer GRANTS the request to change the zoning from CO (Commercial Office) to CR (Commercial Retail), for property approximately .49 acres in size and located at 1560 Lancaster Drive NE, subject to meeting the applicable provisions of the Salem Revised Code, the Salem Commercial Building Code, Uniform Fire Code, and the following condition:

1. If a proposed development plan is submitted resulting in 1,000+ trips per day, a traffic impact analysis will be required prior to the issuance of the building permit.

Application Filing Date: August 3, 2006  
State Mandated Decision Date: December 19, 2006  
Withdrawn Application Date: September 19, 2006  
Re-Application Filing Date: November 3, 2006  
State Mandated Decision Date: March 3, 2007

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, not later than January 2, 2007, 5:00 p.m. The appeal must state where the decision failed to conform to the provisions of the Zone Change ordinance (SRC Chapter 113). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

A copy of the findings and conclusions for this decision may be obtained by calling the Salem Planning Division at (503) 588-6173, or writing to the following address: Salem Planning Division; Room 305, Civic Center; 555 Liberty Street SE; Salem, Oregon 97301.

Case Planner: Kevin Russell, Associate Planner, Ext. 7597, [krussell@cityofsalem.net](mailto:krussell@cityofsalem.net)

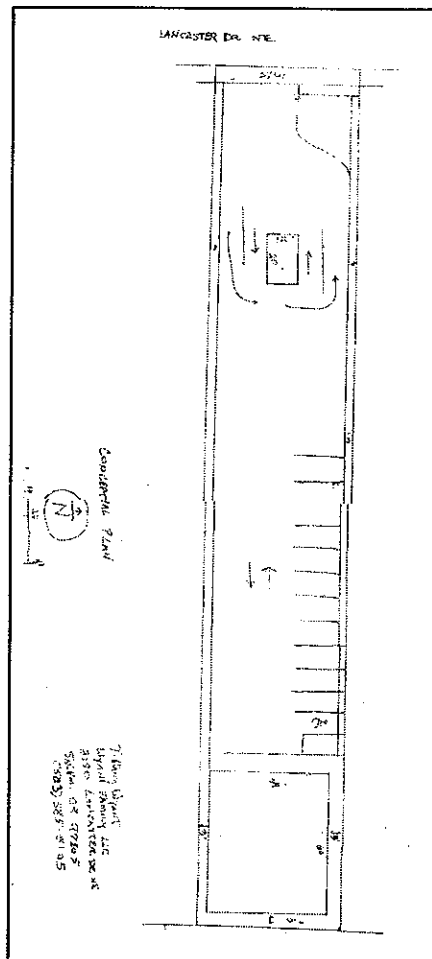
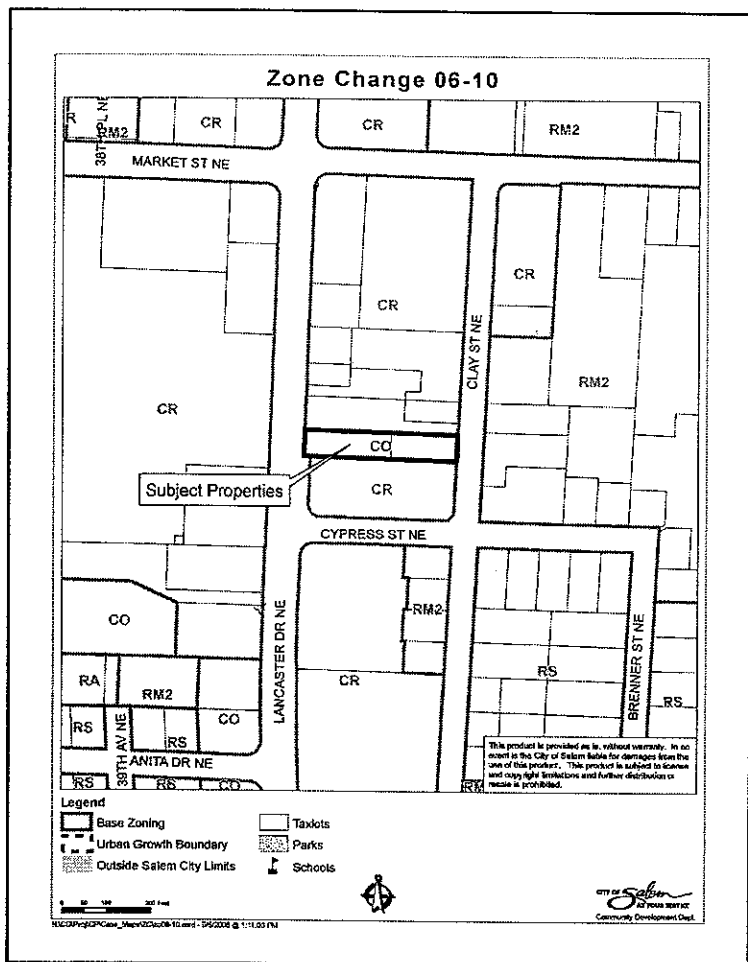
**HEARINGS OFFICER**

PLANNING DIVISION  
555 LIBERTY ST. SE/ROOM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



# NOTICE

## PUBLIC HEARING AFFECTING THIS AREA



<p><b>TIME OF HEARING:</b> 5:30 P.M.  <b>HEARD BY:</b> HEARINGS OFFICER  <b>DATE OF HEARING:</b> DECEMBER 13, 2006</p>	<p><b>LOCATION OF HEARING:</b> City Council Chambers          Civic Center/Room 240          555 Liberty Street SE          Salem, OR 97301</p>
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**CASE NO.**

**ZONE CHANGE 06-10**

**ADDRESS:** 1560 Lancaster Drive NE  
**PROPERTY OWNERS:** Wyant Family Trust  
**FILER:** Tiffany Wyant

**PROPOSAL**

**ZONE CHANGE:** To change the zone from CO (Commercial Office) to CR (Retail Commercial) for a .49 acre parcel located at 1560 Lancaster Drive NE.

**NOTICE MAILING DATE:** November 22, 2006

**CONTINUED ON THE REVERSE SIDE**

## SUMMARY OF ACTION

1. **Case:** Zone Change 06-10
2. **Summary of Issue(s):** To change the zone from CO (Commercial Office) to CR (Retail Commercial) for a .49-acre site located at 1560 Lancaster Drive NE.
3. **Staff Recommendation:** Approve the Zone Change
4. **Neighborhood Association:** North Lancaster Neighborhood Association  
**Testimony:** None  
**Written:** Concerns regarding access onto the site via Lancaster Drive NE.  
**Staff Response:** The applicant is working with the City Traffic Engineer to obtain access to the site which is in compliance with Public Works Access Management Standards.
5. **Interested Parties:**  
**Testimony:** None  
**Written:** None
6. **Decision:** The Hearings Officer granted the requested zone change as recommended by staff.
7. **Basis of Decision:** Based upon the Facts and Findings as provided by staff and the information provided at the public hearing, the Hearings Officer granted the Zone Change. The Hearings Officer's decision was based on the approval criteria for zone changes contained within the zoning code including: conformance with all applicable criteria imposed in the zoning code and the applicable goals and policies of the Comprehensive Plan, a change in the social, economic, or demographic patterns of the neighborhood or community, and the effect of the proposal on the neighborhood.

Note: This summary statement is for information only and is not a part of the official record or finding of the case.