

RESOLUTION NO.: PC 07-3

COMPREHENSIVE PLAN CHANGE/ZONE CHANGE 06-16

WHEREAS, a petition for a Comprehensive Plan change from "Commercial" and "Industrial" to "Industrial Commercial,"

and zone change from CR (Retail Commercial), IP (Industrial Park), and IG (General Industrial) to IC (Industrial Commercial)

for property located in the 3000 Block of Cherry Avenue NE

was filed by Strickfaden Oregon LLC

with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on March 6, 2007, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report(s) on this matter dated March 6, 2007, herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

(a) The proposed Comprehensive Plan change in this matter from "Commercial" and "Industrial" to "Industrial Commercial" be granted;

(b) The zone change from IP (Industrial Park), CR (Retail Commercial), and IG (General Industrial) to IC (Industrial Commercial) for the above defined area be granted.

ADOPTED by the Planning Commission this 6th day of March, 2006.



President, Planning Commission

Appeal of a Planning Commission decision is to the Salem City Council (Council), as set forth in Section 114.200 of the Salem Revised Code (SRC). Written notice of an appeal and the applicable fee shall be filed with the Planning Administrator within fifteen days after the record date of the decision. Salem Revised Code 114.210 states that whether or not an appeal is filed, the Council may, by majority vote, initiate review of a Planning Commission decision by resolution filed with the City Recorder. Such a review shall be initiated prior to the adjournment of the first regular Council meeting following Council notification of the Planning Commission decision. Review shall proceed according to SRC Section 114.200.

APPEAL PERIOD ENDS: March 27, 2007

Copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m.

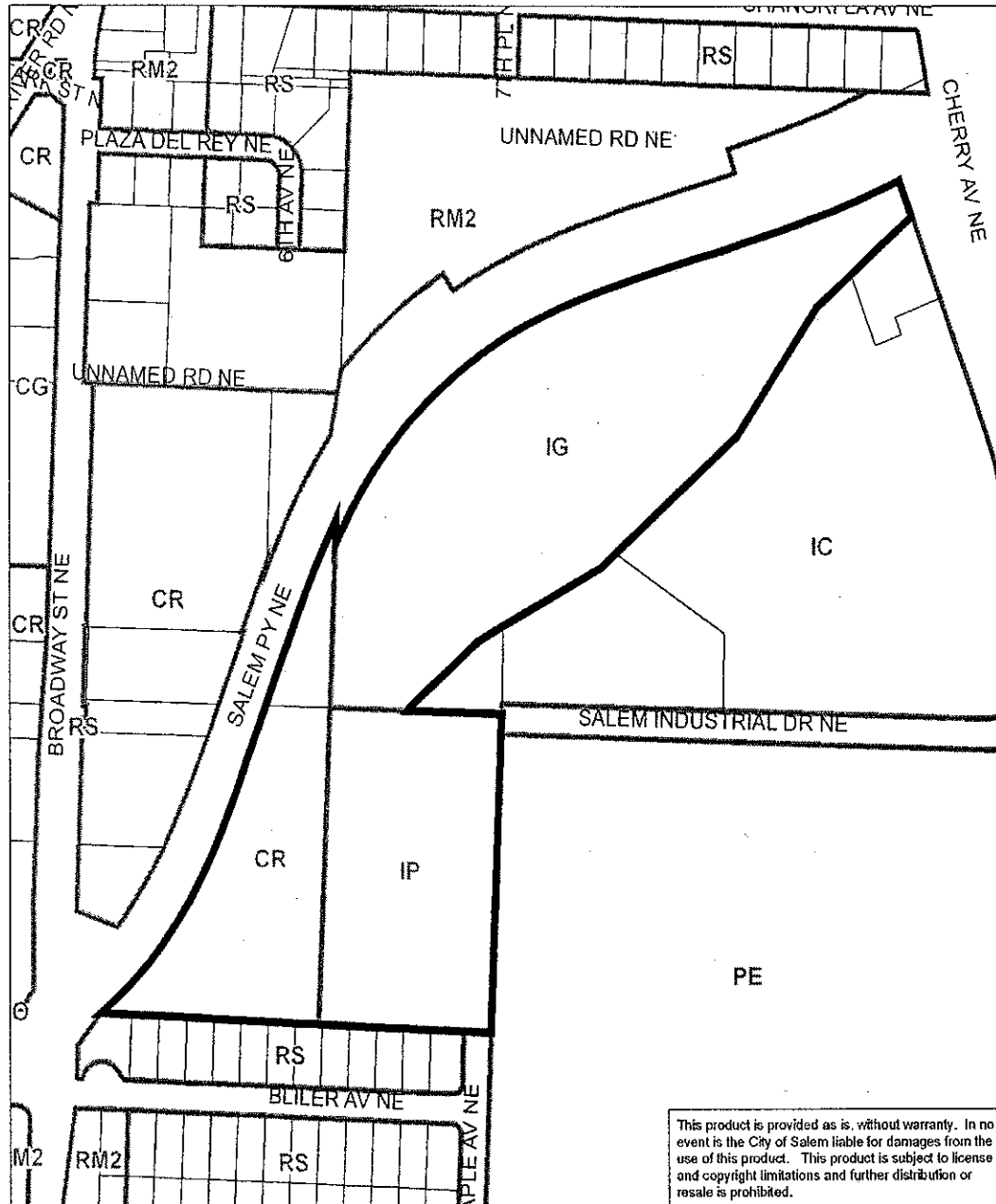
Planning Commission Vote: 6 Yes 0 No 1 Absent (Wiles)

PLANNING COMMISSION

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



Comprehensive Plan Change/Zone Change 06-16



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Legend

- Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

0 75 150 300 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

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SUMMARY OF ACTION

1. **Case:** Comprehensive Plan Change/Zone Change 06-16
2. **Summary of Issue(s):** To change the Salem Area Comprehensive Plan Map designation from "Commercial" and "Industrial" to "Industrial Commercial" and change the zoning from CR (Retail Commercial), IP (Industrial Park), and IG (General Industrial) to IC (Industrial Commercial) for a 22-acre site located at the 3000 Block of Cherry Avenue NE (Marion Co. Map and Lot Numbers 7-03-11CC, Lot 05300, 11CD, Lot 01601 and 14BB, Lot 00100).
3. **Staff Recommendation:** Approve the Comprehensive Plan Change/Zone Change.
4. **Neighborhood Association:** Highland Neighborhood Association
Written Testimony: Submitted a letter supporting the proposal.
5. **Interested Parties:**
Written Testimony: ODOT did not object to the proposal, however, expressed a desire to be part of any future TIA scoping process. DLCD commented that findings should be made to ensure compliance with the Transportation Planning Rule (TPR) to satisfy Statewide Planning Goal 12.
Staff Response: The development of the Salem Parkway divided the parcels and created irregular shaped parcels with fragmented zoning districts. This proposal will create one consistent zoning district for all three parcels. The IC zone was selected because it encapsulates the array of uses currently allowed under one of the three existing zoning districts currently on the parcels. Staff found that trips would not significantly change under the current or proposed zoning. Furthermore, impacts related to traffic will be adequately addressed through the UGA Development permit and prior to submittal of building or other development permits.
Testimony: The applicant's representative spoke in favor of the proposal.
6. **Decision:** The Planning Commission Granted the requested comprehensive plan change/zone change.
7. **Basis of Decision:** Based upon the Facts and Findings as provided by staff and the information provided at the public hearing, the Planning Commission granted the Comprehensive Plan Change/Zone Change. The Planning Commission based their decision on the following criteria: the character of the area, accommodation of Statewide planning goals, logical and harmonious with the current land use, conforms with the applicable goals and policies of the Comprehensive Plan, and benefits the public.

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