

Resolution 2022-48

A RESOLUTION INITIATING PROPOSED AMENDMENTS TO THE SALEM ZONING MAP TO APPLY MIXED USE-II ZONING TO PROPERTIES ON COMMERCIAL STREET SE FROM SUPERIOR STREET S TO MCGILCHRIST STREET SE.

Whereas, the City Council adopted the Our Salem project to update the Salem Area Comprehensive Plan, Salem Comprehensive Plan Map, Salem Zoning Map, and Salem Revised Code, and to adopt the Salem Housing Needs Analysis; and

Whereas, the South Central Association of Neighbors (SCAN) requested during the Our Salem public hearing process that certain properties along Commercial Street SE within their neighborhood boundaries be rezoned to Mixed Use-II (MU-II) to encourage pedestrian-oriented development as opposed to MU-III as proposed by staff; and

Whereas, the City Council approved a motion directing staff to draft an ordinance to rezone properties on both sides of Commercial Street SE from Superior Street S to Jerris Avenue SE and properties on only the east side of Commercial Street SE between Jerris Avenue SE and McGilchrist Street SE to MU-II; and

Whereas, the Comprehensive Plan designation of the properties subject to the proposed zone change is Mixed-Use, so rezoning the properties to MU-II aligns the zoning with the existing Comprehensive Plan Map designation; and

Whereas, the City conducted outreach with the property owners that would be affected by the proposed zone change; and

Whereas, the MU-II zone would encourage pedestrian-friendly, mixed-use development by allowing, but not requiring, a broad range of residential and commercial uses and providing standards promoting pedestrian-oriented development; and

Whereas, a “legislative zone change” may be initiated by City Council under SRC 265.010(c), and the City Council may initiate a legislative land use proceeding by the adoption of a resolution under SRC 300.1110(a); and

Whereas, a 35-day notification to the Department of Land Conservation and Development is required under SRC 300.1110(d);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALEM, OREGON,
RESOLVES AS FOLLOWS:

Section 1. The City Council hereby initiates proposed changes to the Salem Zoning Map to rezone properties on both sides of Commercial Street SE from Superior Street S to Jerris Avenue SE and properties on only the east side of Commercial Street SE between Jerris Avenue SE and McGilchrist Street SE to MU-II and directs the City Manager to schedule the matter for a public hearing.

Section 2. This resolution is effective upon adoption.

ADOPTED by the City Council this 12th day of September, 2022.

ATTEST:

City Recorder

Approved by City Attorney:

Checked by: A. Ross