



## LAND USE APPEAL APPLICATION

### 1. GENERAL DATA REQUIRED *[to be completed by the appellant]*

CPC-ZC21-04 Feb 3 2022  
 Case # Being Appealed Decision Date  
 2900 Block of Kuebler BLVD  
 Address of Subject Property  
 555 Liberty St SE RM 305 Salem OR 97301  
 Appellants Mailing Address with zip code  
 SGNACHair@gmail.com 503-442-6639  
 Appellant's E-mail Address Day-time Phone / Cell Phone

Appellant's Representative or Professional to be contacted regarding matters on this application, if other than appellant listed above:

Jake Krishnan 5249 Klamath St SE Salem OR 97306  
 Name Mailing Address with ZIP Code  
 jakekrishnan@gmail.com 503-442-6639  
 E-Mail Address Day-time Phone / Cell Phone

### 2. SIGNATURES OF ALL APPELLANTS

Signature: Jake Krishnan Digitally signed by Jake Krishnan  
Date: 2022.02.07 17:43:39 -08'00' Date: 02/07/2022

Printed Name: Jake Krishnan

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### 3. REASON FOR APPEAL Attach a letter, briefly summarizing the reason for the Appeal. Describe how the proposal does not meet the applicable criteria as well as verification establishing the appellants standing to appeal the decision as provided under SRC 300.1010

#### FOR STAFF USE ONLY

Received By: Olivia Dias Date: 02/08/2022 Receipt No: \_\_\_\_\_  
 Appeal Deadline: 02/18/2022 Case Manager: Olivia Dias  
 See Attached



Ref: Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-04 for 2900 Block of Kuebler Blvd SE

Dear City Council,

South Gateway Neighborhood Association (SGNA), which encompasses the area under consideration for rezoning from RA to CR, is asking the City Council to reject this proposal. After hearing from representatives of the proposal, reviewing the project, and considering its further negative impacts on our neighborhood, the SGNA Board of Directors unanimously adopted a motion to oppose the action. SGNA is not alone in this opposition. It is our understanding that the proposal is also opposed by the Morningside Neighborhood Association, is not in conformance with Our Salem Project, and received a negative recommendation from city planning staff.

At the March meeting of the South Gateway Neighborhood Association, we were shown a preliminary proposal for the development of land on the East side of 27<sup>th</sup> Ave. SE, to the South of Kuebler Blvd. They said they were in the early stages of design and had no tenants yet but wanted to work with the community on development. We were told by proposal representatives that they wanted some upscale mixed use that might include medical offices, restaurants, walkable spaces and senior living facilities all of which would be compatible to the senior living development to the south. When queried as to why they wanted to change the zone from RA to Retail Commercial rather than Mixed Use-1 or Mixed Use-2, the answer was that while they didn't have any prospective tenants yet, but CR would open up more possibilities for development than Mixed Use.

The Mixed Use zone designation would be much more appropriate in this area which is surrounded by residential and church properties. The Mixed Use zone designation did not exist when the adjacent properties were rezoned to CR, so there were no other options at the time. This resulted in a major conflict with the neighborhood after a developer gave verbal promises which were not memorialized as conditions for approval. Further, when comparing permitted uses allowed in the various zoning classifications, we have been unable to find acceptable uses that would be permitted under the CR designation but not under MU or CO.

We would also like to point out that city staff, after painstaking research and investigation, had specifically pointed out potential traffic problems that would be caused by rezoning as CR designation, especially with the advent of the Costco site across 27<sup>th</sup> Ave. Adding another shopping development on the south side of Kuebler Blvd with drive-through services will create even more traffic problems and would therefore be an undesirable use on this property.

The Salem Gateway neighborhood Association urges you to reject the proposed rezoning action from RA to CR. Thank you for your consideration of our comments.

*Jake Krishnan*

Jake Krishnan

Chair, Board of Directors

South Gateway Neighborhood Association