



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Staff Report

File #: 17-528

Version: 1

Date: 11/13/2017

Item #: 7.2 a.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Norman Wright, Community Development Director

SUBJECT:

Proposed Comprehensive Plan Map Change - "Developing Residential" to "Multifamily Residential" for a 1.46-acre portion of a 2.64 acre property located at 1332 and 1334 Wallace Road NW.

Ward(s): Ward 1

Councilor(s): Kaser

Neighborhood(s): West Salem Neighborhood Association

ISSUE:

Should City Council conduct second reading of Ordinance Bill No. 23-17 changing the Comprehensive Plan Map designation from "Developing Residential" to "Multifamily Residential" for a 1.46-acre portion of a 2.64 acre property located at 1332 and 1334 Wallace Road NW?

RECOMMENDATION:

Conduct second reading of Ordinance Bill No. 23-17 changing the Comprehensive Plan Map designation from "Developing Residential" to "Multifamily Residential" for a 1.46-acre portion of a 2.64 acre property located at 1332 and 1334 Wallace Road NW.

SUMMARY AND BACKGROUND:

On August 3, 2017, the Planning Division received an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of an approximately 1.46-acre portion of the subject property from "Developing Residential" to "Multifamily Residential" and to change the zoning from RA (Residential Agriculture) to RM-2 (Multiple Family Residential) (Attachment 1).

Pursuant to ORS 197.010(1), an amendment to the Comprehensive Plan Map must be approved by City Council. The Planning Commission is forwarding its recommendation for approval of the proposed Comprehensive Plan Map Change to the City Council (Attachment 2). The Planning Commission has approved the proposed Zone Change, subject to the City Council's approval of the

proposed Comprehensive Plan Map Change (Attachment 3). The City Council conducted its first reading of this ordinance on October 23, 2017.

FACTS AND FINDINGS:

On August 3, 2017, Brandie Dalton of Multi-Tech Engineering Services, on behalf of applicant Nathan Quarry of Stonewell, LLC, filed an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of an approximately 1.46-acre portion of the subject property from "Developing Residential" to "Multiple Family Residential" and to change the zoning of that portion from RA (Residential Agricultural) to RM-2 (Multiple Family Residential).

On October 3, 2017 the Planning Commission held a public hearing on the consolidated application, deliberated and approved the requested Zone Change application and moved to forward a favorable recommendation to the City Council on the Comprehensive Plan Map Change. The facts and findings supported the Comprehensive Plan Map Change can be found in Ordinance No. 23-17.

Olivia Glantz
Planner II

Attachments:

1. 1332 and 1334 Wallace Road NW Vicinity Map
2. Planning Commission Recommendation to City Council
3. Planning Commission Decision for Zone Change
4. Ordinance Bill No. 23-17
5. Exhibit A to the Ordinance Bill - Findings
6. Exhibit B to the Ordinance Bill - Legal Description

10/26/2017