

Section 17.12.1809.6 Official Zoning Map Amendment Approval Criteria.

- 1) *The proposed zone is consistent with the Comprehensive Plan map designation for the subject property unless a Comprehensive Plan Map amendment has also been applied for and is otherwise compatible with applicable provisions of the Comprehensive Plan.*

There is a concurrent application to amend the Comprehensive Plan Map designation from Residential to DRMU.

- 2) *Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.*

There is a 12-inch water main on E Washington St. There is a 8-inch sewer main in E Washington St. There is a 10-inch storm main in E Washington St.

- 3) *Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation and the proposed amendment is in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060)*

The applicant submitted an analysis of potential impacts of the Comprehensive Plan Map amendment on the transportation system. The analysis was prepared by Chris Clemow, PE, PTOE. The analysis estimated that under current LD and Residential designation the worst-case traffic generation would be 1 peak hour trips. The analysis projected traffic generation from a medical-dental office building as the worst-case scenario under the proposed zoning, with a net increase of 14 peak hour trips. The analysis concluded that all of the study intersections would function within their applicable mobility standards under a worst-case scenario for the proposed changes.

- 4) *The purpose of the proposed zoning district satisfies the goals and policies of the Comprehensive Plan.*

Three categories of Comprehensive Policies are appropriate to look at with this application: housing, land use and economic development.

Policy HO-4 is to encourage the maintenance, conservation and enhancement of existing residential areas and housing stock. The subject property is developed as a church, has been vacant since 2020 and never been developed as a residence.

Policy LU-1 is that the City will adopt a zoning map consistent with the Comprehensive Plan Map. This policy is implemented by an action that zoning district boundaries are to follow property lines and rights of way centerlines as much as practicable.

POLICY LU-6 is that the central business area of Stayton shall continue to be the primary retail business area of the community. The proposed zoning amendment would expand the DRMU area to an area adjacent to the central business district.

POLICY EC-1 is to maintain downtown Stayton as an area for retail shops, restaurants, entertainment, government offices, and professional offices.

POLICY EC-2 is to enhance and protect the vitality of the City's existing commercial and service sector while maintaining a level of retail growth that is proportional to the size of the city.

This proposal provides for a compatible mix of residential, commercial, and civic uses that support a vibrant, walkable community environment. The proposed dance school is a community-serving recreational and educational use that aligns with the district's purpose. The use contributes to neighborhood vitality, promotes pedestrian activity, and provides a local service amenity without introducing adverse impacts typically associated with higher-intensity commercial development. Additionally, the adaptive reuse of the existing building supports sustainability and preservation of neighborhood character

- 5) *Balance is maintained in the supply of vacant land in the zones affected by the zone change to meet the demand for projected development in the Comprehensive Plan. Vacant land in the proposed zone is not adequate in size, configuration, or other characteristics to support the proposed use or development. A Zone Map Amendment shall not eliminate all available vacant land from any zoning designation.*

There are 78 vacant lots in the City that are zoned LD, with a combined area of 36.4 acres. There is one vacant lot in the DRMU zone. The subject has historically been a church and the proposed use would allow the existing building to conform to standards and allow use of the building to continue.

- 6) *The proposed zone amendment satisfies applicable provision of Oregon Administrative Rules.*

The applicant provided an analysis required by OAR 660-012-0060

- 7) *The physical characteristics of the property proposed for rezoning are appropriate for the proposed zone and the potential uses allowed by the proposed zone will not have an adverse impact on the surrounding land uses.*

The subject property is flat and level. The property is already developed with a building and parking area. No physical characteristics, natural resources or hazards are identified that create obstacles or prevent its use in the proposed zone or for the proposed use.